



General Plan Annual Progress Report

County of San Benito, California

Date Sent: **TBD**

Deadline for Submission: April 1, 2021

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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 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

February 17, 2021 at Planning Commission and March 9, 2021 at the Board of Supervisors.

Measures Associated with General Plan Implementation

LAND USE SECTION

- 1. LU-A: Urban/Agricultural Buffer Requirement:** The County shall prepare and adopt guidelines and regulations to assist in the determination of the appropriate location, type, and width of buffer areas necessary to minimize agricultural and urban-scale residential conflicts. Urban-scale residential refers to any residential uses greater than two units per acre. (RDR)

The County is beginning to evaluate an urban/agricultural buffer requirement as part of its Zoning Code Update.

- 2. 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 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. There were no additional agricultural open space easements bought in 2020.

- 3. 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 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 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.” The ordinance continues to list all allowable uses and conditional uses for agriculturally zoned parcels. The Ordinance continues to be a good resource for the County but will be reviewed in conjunction with the County’s zoning code update.

- 4. 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.

- 5. LU-E: Agricultural-Industrial Zoning:** The County shall consider adopting a new zoning designation to apply to agricultural-related industrial uses in agricultural areas to meet the evolving needs of the agricultural industry. (RDR)

The County has been awarded Grant 19-PGP-13450 in the amount of \$160,000 to begin work on a comprehensive Zoning Code Update. An Agricultural – Industrial Zoning Designation is under consideration with the work commissioned for the Interwest Zoning Code update. The direction from the General Plan indicates that the new zoning designation shall consider application to agricultural related industrial uses in existing Agricultural areas.

- 6. LU-F: Clustered Residential Program:** The County shall periodically review and update the Clustered Residential Program to identify additional incentives to encourage any new residential development proposals in rural areas to use a cluster design in order to preserve the maximum amount of agricultural and open-space land. (MPSP)

Resource Management Agency staff continually searches for Clustered Residential Program incentives for clustering residential developments. Staff and applicants have proposed and used the Planned Unit Development Overlay district designation where customary development standards as to lot sizes and setbacks for structures and clustering may be considered for modification / reduction in order to preserve open space aesthetics, and allow the continuation of agricultural grazing or growing activities. Reduced parcel sizes meet a minimum parcel size limitation when needing on site wells and septic systems, not connected to municipal sewer. This implementation program is under consideration with the work commissioned for the Interwest Zoning Code update.

- 7. LU-G: Transfer of Development Credit Program:** The County shall periodically review and update the voluntary Transfer of Development Credit (TDC) program as an incentive to preserve farmland and focus future development away from the most productive farmland. (MPSP)

County still needs to review and update the Transfer of Development Credit Program but will need to be more expansive by including the City of Hollister and San Juan Bautista for consideration of Receiver Zones for additional density. An updated program will be needed to facilitate open space and agricultural protections while steering residential development towards urban areas serviced by municipal water and sewer and will have additional information in next year's annual report.

- 8. LU-H: Signage Program:** The County shall prepare, adopt, and periodically update a comprehensive Signage Program which includes standards for signs and wayfinding in the county. The Planning Commission shall be responsible for enforcing the Signage Program. (MPSP)

A Wayfinding Master Plan was adopted in 2014 and is discussed in more detail under ED-G: Signage and Wayfinding program.

In 2020, the County started an update to portions of the sign ordinance as a result of the Gilbert case, to correct some content-based distinctions in the sign ordinance which would have been prohibited as a result of the Gilbert case. In Gilbert, the Supreme Court concluded that laws that are facially content based must be subject to strict scrutiny regardless of their motivations. Such content-based regulations are generally only upheld if they are "narrowly tailored" to address a "compelling government interest." As a result, the County eliminated the distinction between political signs and other types of temporary signs, and the ordinance was modified to ensure that political signs would have to follow the rules pertaining to all other types of temporary signs. Staff recommends that the sign ordinance be revised so that posting a temporary sign is not overly costly

or burdensome to individuals desiring to post the sign, or unduly time consuming to staff to issue permits merely posting a temporary sign. Sign ordinance revisions were approved by Planning Commission on January 15 by the Board of Supervisors approved Ordinance 1002 on February 4, 2020. The second set of sign ordinance revisions, Ordinance 1017, were approved by Planning Commission on September 16, 2020, was brought to the Board of Supervisors meeting on December 15, 2020, but the item was continued to a date uncertain.

9. LU-I: New Community Review Factsheet: The County shall prepare a factsheet to assist applicants in preparing application materials for development within new communities consistent with applicable general plan policies.

We are currently working on this implementation program and expect it to be ready in 2021.

10.LU-J: County General Plan Consistency Report: The County shall prepare a written report to the Local Agency Formation Commission (LAFCO) regarding the consistency with the General Plan of any proposed changes in the sphere of influence or other urban boundaries for governmental entities that provide water or sewer services. (PSR)

Our Zoning Code Update is reviewing consistency with the County's General Plan. The County is planning to provide the County General Plan Consistency Report to LAFCO in 2021.

11.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.

In October of 2020, the County awarded a contract with Interwest Consulting and began work on a comprehensive Zoning Code Update. This review of the County Zoning Ordinance for consistency with the General Plan is presently in progress.

ECONOMIC ELEMENT SECTION

12.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, and CEDs content guidelines was used in 2020. 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 infrastructure, maintenance, and growth, support an entrepreneurial culture, ensure community safety and health, and create economic resiliency. The Economic Development Corporation of San Benito County 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.

13.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.

Additionally, Resource Management Agency staff and management regularly participate in joint collaborations and information sharing with the EDC. Resource Management Agency staff regularly field calls regarding potential new business activities looking to establish in San Benito

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

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_CSB%20(002).pdf

County. County staff share land use and permitting opportunities and constraints and work to facilitate collaborative conversations and often include sharing contacts and introductions to the EDC.

14.ED-C: Economic Development Marketing Program: The County shall collaborate with the Economic Development Corporation of San Benito County and the San Benito County Chamber of Commerce and Visitors Bureau, the San Benito County Business Council, the Hollister Downtown Association, and interested public and private stakeholders to prepare and adopt a comprehensive marketing program that will enhance the county's image, support expansion of existing businesses, and encourage relocation of new businesses to the county. The marketing program should target specific economic sectors that need to be expanded, including wineries, tourism, hospitality, organic agriculture, specialty food processing, medical and health services, research and development, renewable energy industries, green industries, and corporate and regional headquarters. (MPSP/IGC/JP)

The County has begun working on this implementation program and expects to have additional information in next year's General Plan Annual Progress Report.

15.ED-D: Commercial and Industrial Sites Database: The County shall coordinate with local real estate brokers to prepare and maintain a comprehensive database of available commercial and industrial sites within the county in order to assist potential investors and employers looking to locate in San Benito County. The database should be maintained by the County and available online. (PSR/JP)

The County will be submitting a budget addition for the next fiscal year to contract with a consultant to begin working on this item.

16.ED-E: Wine/Hospitality Combining District: The County shall prepare and adopt a Wine/Hospitality Combining District in the Zoning Ordinance to provide a means through which the County can facilitate the development of vineyards, wineries, and wine-related tourist uses such as bed and breakfasts, hotels, spas, and other guest accommodations, restaurants, delis, related retail stores, and processing facilities related to the wine industry with the goal of establishing San Benito County as a premier wine destination. (RDR)

The formation of a Wine/Hospitality Combining District is presently in progress with the Zoning Code update / general plan implementation efforts underway by staff and Interwest Consultants.

17.ED-F: Tourist Promotion Program: The County shall collaborate with other public and private organizations to help market and promote local tourism, eco-tourism, agritourism, wine and culinary tourism, and locally grown agricultural products. (MPSP/IGC/JP)

Staff in the past year or two have reviewed and the Planning Commission has approved several proposals from private property owners with agricultural tourism-type operations: Swank Farms, Suncoast Organic Bakery, Brewery and Winery, the Damm (Water) Winery and the Troy Van Dam Wine Tasting Room and Winery. Our relationships with the San Benito Economic Development Council, San Benito Business Council, and San Benito Chamber of Commerce the other public and private organizations, we have partnered with them to assist us in our pandemic response until the tourism industry recovers. Furthermore, the County is also offering Small Business Disaster Relief Grants to those business' that have been affected by the COVID-19 pandemic.

18.ED-G: Signage and Wayfinding Program: The County shall coordinate with Caltrans, the Council of San Benito County Governments, the Cities of Hollister and San Juan Bautista, the San Benito County Chamber of Commerce and Visitors Bureau, the San Benito County Business Council, the Hollister Downtown Association, the San Benito County Winegrowers Association, and interested public and private stakeholders to prepare, adopt, and periodically update a countywide signage and wayfinding program designed to help visitors and tourists easily and efficiently find cultural, historical, recreational, commercial, and winery destinations. (MPSP/IGC/JP)

In 2013, the City of Hollister, San Juan Bautista, and the County completed a comprehensive study that identified several components for a community and economic platform, one of which was for the need for a civic wayfinding system. The wayfinding system was to assist travelers in experiencing all of Hollister, San Juan Bautista, and San Benito County. When Pinnacles National Park became recognized as part of the National Monument registry, the City and County staff predicted the increase in tourism to the Cities and County. The Cities and County found the need for the development of a wayfinding system that would target the history, beauty, and attractions of the County. The completion of the San Benito County Multi-Governmental Wayfinding System – Wayfinding Master Plan in 2014 included the following objectives; increase economic opportunities, reinforce the identities of Hollister and San Juan Bautista, define pathways for vehicle traffic in and out of the County and pathways to parking areas with the development of transition points between modalities to encourage pedestrian activity, create awareness of destinations within the County, enhance the healthy living initiative that are already in place, and encourage travelers to return to San Benito County. The wayfinding system included an identity system, vehicular directional system, tertiary system, and pedestrian system. In addition, the wayfinding system used design criteria including user friendly, minimalism, aesthetically pleasing,

sustainability, location, orientation, and consistency.³ The Wayfinding Master Plan is still currently used with the County.

19.ED-H: New and Existing Business Support (SO): The County shall identify and develop financial incentives to attract new investment and support existing local businesses, particularly small locally owned businesses. This should include pursuing funding for entrepreneurial entities, including private and venture capital funding; and supporting investment within Enterprise Zones. (FB)

Resource Management Agency staff is currently searching for a partner agency to begin work on this item.

20.ED-I: Economic Development and Revenue Agreement: The County shall coordinate with the cities of Hollister and San Juan Bautista to prepare, adopt, and maintain a memorandum of understanding (MOU) that establishes an efficient and equitable distribution of the costs and benefits of economic development to local government jurisdictions in the county. The program should include a countywide capital improvement plan and equitable tax sharing agreement(s) between the County and the cities. (FB/SO/IGC/JP)

A county-wide capital improvement plan is currently under development for implementation in fiscal year 2021-2022. Tax sharing agreements have been re-negotiated and established between the City of Hollister and County of San Benito for residential development in residential areas incorporating into the City of Hollister, yet commercial development tax sharing revenue agreements have been left to be negotiated on a project by project basis.

HOUSING ELEMENT SECTION

This was reviewed and will be submitted on **April 1, 2021** as part of the Housing Element Annual Progress Report.

CIRCULATION ELEMENT SECTION

21.C-A: Update Road Standards: The County shall review and update the Road Standards within the Subdivision Ordinance to reflect the policies of the General Plan. (RDR)

The County is working to update our road standards in the fiscal year 2021-2022.

³ National Sign Plazas, Inc. (2014). Multi-Governmental Wayfinding System Wayfinding Master Plan (pp. 1-26, Rep.). CA.

22.C-B: Monitor Intersections: The County shall monitor non-signalized intersections for the potential need for signalization or other necessary improvements to maintain an LOS D. (PSR)

The County in evaluation of development review projects has evaluated traffic impacts to add additional traffic signals or pay traffic impact fees to the County. The County does have an adopted Traffic Impact Fee Master Plan.

23.C-C: Thresholds of Significance: The County shall develop and adopt thresholds of significant for the evaluation and identification of significant environmental impacts to the transportation system. (RDR)

The County has engaged the services of a traffic consultant (Hexagon) to facilitate the evaluation of a new required state-level metric for traffic at the community level, called VMT or Vehicle Miles Traveled. This evaluation will lead to a policy discussion at the Public Works, RMA, and Administrative levels to develop Thresholds of Significance of what type and level of new development may have minor and mitigable traffic impacts and what levels and types of development will necessitate the preparation of Environmental Impact reports. Without establishing Thresholds of Significance for VMTs, the potential exists that even very small new residential projects may require that Environmental Impact Reports be prepared during their development review with the County, greatly increasing the expense and time of processing (1+ years). The study was commissioned by former Resource Management Agency Director Harry Mavrogenes and is being paid for through traffic impact fees collected by the County.

24.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 are planning to update and include it into Chapter 23 Subdivision, but the regulations are being followed.

25.C-E: Standards to Require Hazards Analysis: The County shall review and update the Subdivision Ordinance to require applicants to analyze the seismic, flood, landslide, and fire hazard potential for proposed new road alignments and avoid such hazards to the extent feasible. (RDR)

Seismicity, flooding, landslide hazards and fire hazards are required components of environmental impact evaluation under CEQA, the California Environmental Quality Act. Without the standards being written in the subdivision Ordinance these hazards are still being evaluated and construction

conditions or mitigation measures are (or would be) incorporated into any staff recommendation to the Planning Commission.

26.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)

The County RMA has regular participation with the San Benito Council of Governments Technical Advisory Committee. The County also regular participates with the Highway 25 Project and Santa Clara County VTA Mobility Partnership.

27.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. San Benito Council of Governments has identified the need and potential funding source to update the County's portion of the Bicycle and Pedestrian Master Plan.

28.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 (currently unscheduled). The County is looking into adding elementary schools to the list of educational facilities.

29.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 Council of Governments/Local Transit Authority. The County actively looks for opportunities to assist the public transit provider in information distribution.

30.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 Council of Governments/Local Transit Authority is the public transit provider and makes decisions regarding the feasibility of service to recreation areas. San Benito Council of

Governments/Local Transit Authority completes an annual progress report to solicit community feedback and provide responses regarding gaps in transportation services including to recreational areas.

31.C-K: Identify Farm-to-Market Routes: The County shall identify farm-to-market routes and needed improvements and maintenance for those routes and seek funding to complete those improvements. (FB/PSR)

This study and program have not been created or implemented yet, but the County is looking to complete in the next couple years and work to find funding for improvements.

32.C-L: Design Standards: The County shall review roadway design standards (SBC Code §23.31.023) every five years, in collaboration with Caltrans, SBCOG, and the Cities of Hollister and San Juan Bautista, to ensure updated and consistent standards are applied, taking into account speed limits (SBC Code §17.01.002), the Circulation Diagram, the Monterey Bay Area Complete Streets Guidebook, and other factors agreed upon to be relevant. (RDR)

The County is in progress for applying for a traffic safety grant for a combined agency plan and will have more to report on next year.

PUBLIC FACILITIES AND SERVICE ELEMENT SECTION

33.PFS-A: Infrastructure Improvements and Funding: The County shall prepare, adopt, and periodically update capital improvement programs for all County-owned and operated facilities and services to ensure consistency with the General Plan in order to maintain an adequate level-of service. (FB)

During 2020, a Facilities Master Plan for San Benito County was drafted to provide assessment of all County-owned and operated facilities. This plan is scheduled to be presented to the Board of Supervisors on February 16, 2021.

34.PFS-B: Adopt Public/Quasi Public Zoning: The County shall prepare and adopt a Public/Quasi Public Facilities Zoning designation, consistent with the Public/Quasi Public General Plan designation, to ensure adequate opportunities to accommodate needed public facilities within the county. (RDR)

In October of 2020, the County awarded a contract with Interwest Consulting and began work on a comprehensive Zoning Code Update. This review of the County Zoning Ordinance for consistency with the 2035 General Plan is presently in progress.

35.PFS-C: Climate Change Impacts Monitoring: The County shall monitor and prepare regular reports on expected impacts on public facilities and services due to the results of climate change. Based on findings from these reports, the County shall make necessary updates to facility and services plans and operations to help the county adapt to the anticipated effects of climate change. (MPSP/PSR)

Currently our activities are departmentalized, and funding will be required to hire the appropriate consultant to unify our singular efforts.

36.PFS-D: Sustainability Master Plan: The County shall prepare and adopt a Sustainability Master Plan that guides County efforts to incorporate sustainability strategies (e.g., energy efficiency, water conservation, waste reduction/recycling, purchasing preferences) into its facilities, operations, and activities. (MPSP)

The County Resource Management Agency, including Integrated Waste Management and the Planning Division are meeting in 2021 to facilitate the necessary foundations to prepare a Sustainability Master Plan.

37.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 the Environmental Health Department 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 SGMA 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 2020.

38.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 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, Environmental Health 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(DDW) must review, approve and issue a domestic water supply permit for the proposed system. The State DDW requires engineering design, water quality and 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 Environmental Health 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.

Additionally, the Resource Management Agency Planning Division attends and participates with the Pajaro Compass Network. The Pajaro Compass Network includes a diverse membership representing conservation, agriculture, transportation, government, and community interests with a common conservation vision for the Pajaro River watershed. <https://pajarocompass.org/>

39.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 Environmental Health area of responsibility during project review (along with Planning and other land use agencies). PFS-5.5, 5.6, and 5.7 are under Environmental Health 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 in 2021.

40.PFS-H: Best Management Practices: The County shall prepare and adopt revised and updated standards and best management practices for new development projects as part of its stormwater management and grading ordinance, project stormwater pollution preventions plans, and Non-Point Discharge Elimination System (NPDES) general construction permits, that encourage alternative storm water management systems, natural drainage systems and low impact development approaches to managing stormwater that improve water quality. (RDR)

The County has begun work on updating standards and best management practices for a Storm Water Resource Plan and is working to complete in the fiscal year 2021-2022.

41.PFS-I: Integrated Waste Management Plan: The county shall coordinate with local agencies to prepare an update to the County’s Integrated Waste Management Plan to determine existing and projected waste disposal needs, methods of disposable land characteristics suited for disposable sites, and anticipated locations. (MPSP)

While the County Integrated Waste Management Division regularly and annually corresponds with and reports to the state agency responsible for overseeing waste management (The California Department of Resources Recycling and Recovery, known as “Cal Recycle”), the County does not presently have an Integrated Waste Management Plan In 1996 and 2003 a summary plan for the San Benito County Regional Agency Integrated Waste Management Plan was prepared but was never adopted with the County. The County is looking to finish and adopt an updated Integrated Waste Management Plan.

42.PFS-J: Sheriff Department Standards: The County shall prepare a study to determine appropriate and feasible Sheriff’s Department staffing ratios to provide adequate law enforcement services. Based on findings from the study, the County shall develop and adopt an appropriate Sheriff’s Department staffing ratio standard. This study shall also include a determination on appropriate and feasible department response times for service in all areas of the county. Based on findings from the study, the County shall develop and adopt appropriate Sheriff’s Department response time standards. (MPSP/SO/PSR)

A study has not been prepared, but the Sheriff’s Department is looking into a study this year, and we should have additional information in next year’s annual report.

43.PFS-K: Fire Department Standards: The County shall prepare a study to determine appropriate and feasible Fire Department staffing ratios to provide adequate law enforcement services. Based on findings from the study, the County shall develop and adopt an appropriate Fire Department staffing ratio standard. This study shall also include a determination on appropriate and feasible department response times for service in all areas of the county. Based on findings from the study, the County shall develop and adopt appropriate Fire Department response time standards. (MPSP/SO/PSR)

In the second quarter of 2017, Emergency Services Consulting International (ESCI) was retained by San Benito County (County) in association with the City of Hollister (Hollister) and the City of San Juan Bautista to conduct a comprehensive feasibility study of fire protection and life-safety. Fire services within the unincorporated areas of the County were contracted to CAL FIRE (CFD) for approximately fifty years. On June 23, 2013, the CFD contract was not renewed by mutual agreement of both the County and CAL FIRE, and the County established a new contract with the City of Hollister (Hollister). The County has three one-year extensions which can extend the County contract with Hollister until October 1, 2021. The current Fire Protection Standing Committee with representation from the County, Hollister, San Juan Bautista, CAO, City Managers, and Fire Chiefs provides a medium to develop agreement and consensus, develop performance criteria, review options, and make decisions regarding these options and the need for any future county-wide special tax. The feasibility study established travel time performance objectives. ESCI recommends that the County, Hollister, and San Juan Bautista establish the below Travel Time performance criteria goals by resolution for each agency.⁴ In addition, the 2019 California Fire Code Amendments was adopted as part of Ordinance 1001 approved by the Board of Supervisors on February 18, 2020.

NATURAL AND CULTURAL RESOURCES ELEMENT SECTION

44.NCR-A: Habitat Conservation Plan: The County shall consider working with the State and federal agencies to prepare and adopt a Habitat Conservation Plan (HCP) for listed and candidate species in San Benito County. The County shall collect fees to finance the preparation of the plan through the provisions of Ordinances 532 or 541 or any amendments. (MPSP/FB)

The County is looking into funding opportunities under the Endangered Species Act Non-Traditional Section 6 Grant Program Habitat Conservation Plan Planning Assistance to pursue effort to a county wide Habitat Conservation Plan/Natural Community Conservation Plan. This effort will be continued into 2021. An introductory report on the federal funding opportunities will be presented to the Board of Supervisor February 9, 2021, and action / authorization to pursue the

⁴ Emergency Services Consulting International. (2018). Fire Protection & Life Safety Feasibility Study (pp. 1-171, Rep.). CA.

funding opportunity may be on the agenda for Board of Supervisors consideration and action February 23, 2021.

45.NCR-B: Park and Recreation Master Plan: The County shall periodically review and update, as necessary, the countywide Park and Recreation Master Plan that identifies long-range recreational needs of the county, potential trail corridors, and areas for potential recreational-tourist services/programs. This should include an inventory of recreational facilities in existing communities and an analysis of needed additional facilities. (MPSP/PSR)

The County will be requesting funding to complete during the fiscal year 2020-2021.

46.NCR-C: Park and Recreation Facility Financing: The County shall pursue funding for acquisition and development of needed recreational facilities through alternatives including Mello-Roos Assessment Districts, private contribution of land, improvements from service clubs, and County impact fees pursuant to Ordinance 541. In addition, the County shall implement Ordinance 540, a park and recreation impact fee, to establish and maintain a source of revenue for the acquisition and development of park and recreation facilities. (RDR/MPSP/FB)

The County collects parkland dedication fees or parkland land dedication from development projects. In addition, the County will be actively looking for grant funding when available.

47.NCR-D: San Benito County Water Conservation Plan: The County shall periodically review and update and implement the San Benito County Water Conservation Plan as necessary. As part of this effort, the County should pursue funding sources for resolution of water quality problems including Federal and State grants and assessment districts. The County should also continue to compile information on water bodies that have limited information including but not limited to Tequisquita Slough, Clear Creek, Laguna Creek, and Tres Pinos Creek. (MPSP/FB)

The County is working on a Water Conservation Plan and will have additional information to add in next year's 2035 General Plan annual report.

48.NCR-E: Water Efficient Landscape Ordinance: The County shall prepare, adopt, and periodically update, as necessary, a Water Efficient Landscape Ordinance, consistent with the Model Water Efficient Landscape Ordinance prepared by the California Department of Water Resources, in order to promote local, efficient plant selection in new development. (RDR)

The County reviewed and started preparation for adoption a Water Efficient Landscape Ordinance but was not finished in 2020. The County is current on all reporting requirements to the California Department of Water Resources through calendar year 2015-2019. Both the cities of Hollister and San Juan Bautista have adopted their own ordinance.

49.NCR-F: Remove Barriers to Renewable Energy: The County shall periodically review and update, as necessary, building and development codes and the zoning ordinance and remove or otherwise address barriers to renewable energy production. (RDR)

In October of 2020, the County awarded a contract with Interwest Consulting and began work on a comprehensive Zoning Code Update. As part of this update this implementation program is being reviewed for adoption.

50.NCR-G: Historic and Archeological Resources Information: The County shall prepare and distribute, as necessary, information related to inventories of historic resources in the county. This should include educational materials regarding the laws, codes, and ordinances that forbid collecting of items associated with archeological, historical, and paleontological sites, particularly artifacts or other objects found in association with human remains. (PSR/PI)

An update to the General Plan in 1994 created a list of significant historic and cultural resources in the unincorporated area as part of the plan's Environmental Resources and Constraints Inventory. This information is available to the public. A further, more detailed cultural resources inventory, confidential and prepared in the 1980s, is available to qualified personnel for planning purposes. This inventory contains features protected from disturbance by County Code Chapter 19.05, which sets standards for investigating archaeological significance and gives procedures in case of resource discovery.

51.NCR-H: Oak Woodland Inventory Program: The County shall coordinate, as necessary, with neighboring counties where oak hardwood communities intermingle to inventory resources, educate private and public landowners, and develop programs for regeneration and maintenance of these significant plant communities. (PSR/IGC)

This will be included as part of the County's work on a Park and Recreation Master Plan in the upcoming fiscal year 2021-2022.

52.NCR-I: Scenic Corridor Combining District Ordinance: The County shall review and update the Scenic Corridor Combining District Ordinance, as necessary, to enhance protection of scenic corridors. (RDR)

In October of 2020, the County awarded a contract with Interwest Consulting and began work on a comprehensive Zoning Code Update. As part of this update this implementation program is being reviewed for adoption.

53.NCR-J: Revise Sign Ordinance: The County shall review and update the Sign Ordinance, as necessary, to improve interpretability and facilitate implementation. (RDR)

Earlier this year, the County started its update of the sign ordinance because of the Gilbert case, to correct some content-based distinctions in the sign ordinance which would have been prohibited

because of the Gilbert case. In Gilbert, the Supreme Court concluded that laws that are facially content based must be subject to strict scrutiny regardless of their motivations. Such content-based regulations are generally only upheld if they are "narrowly tailored" to address a "compelling government interest." As a result, the County eliminated the distinction between political signs and other types of temporary signs, and the ordinance was modified to ensure that political signs would have to follow the rules pertaining to all other types of temporary signs. However, the requirement for temporary signs was not modified, so political signs are now therefore required to comply with all requirements of temporary signs. However, even disregarding political signs, most people posting temporary signs in San Benito County do not obtain a permit. Therefore, staff believes the sign ordinance should be revised so that posting a temporary sign is not overly costly or burdensome to individual desiring to post the sign, or unduly time consuming to staff to issue permits merely posting a temporary sign. Sign ordinance revisions were approved by Planning Commission on January 15 by the Board of Supervisors approved Ordinance 1002 on February 4, 2020. The second set of sign ordinance revisions, Ordinance 1017, were approved by Planning Commission on September 16, 2020, was brought to the Board of Supervisors meeting on December 15, 2020 but was continued to a date uncertain.

HEALTH AND SEAFETY ELEMENT SECTION

54.HS-A: Inventory of Unsafe Structures: The County shall review and update its inventory of unreinforced masonry structures, which may be hazardous during an earthquake, and provide this information to the Office of Emergency Services. (PSR)
This program has not been implemented yet.

55.HS-B: Disaster Simulation Exercise: The County shall conduct a biannual disaster simulation exercise to clarify and test staff emergency duties. (SO)
The County -Office of Emergency Services was activated in mid-February due to the COVID-19 pandemic. There were no exercises conducted in 2020, as the Office of Emergency Services is currently operating with an active emergency event.

56.HS-C: Multi-Hazard Mitigation Plan: The County shall review the Multi-Hazard Mitigation Plan every two years to determine if updates are needed, and update the plan, as necessary. This review and update of the Multi-Hazard Mitigation Plan shall also address hazards associated with the potential impacts of climate change. (MPSP)
In 2015, the County of San Benito along with the City of Hollister, City of San Juan Bautista, San Benito County Water District and Sunnyslope Water District adopted a multi-jurisdictional, local Hazard Mitigation Plan that is being used. "The purpose of hazard mitigation and this plan is to reduce or eliminate long-term risk to people and property from natural hazards and their effects. This plan has been prepared to meet the Disaster Mitigation Act of 2000 (DMA 2000) requirements to maintain San Benito County's eligibility for FEMA Pre-Disaster Mitigation (PDM) and Hazard

Mitigation Grant Programs (HMGP). The Plan also serves to enhance the County’s Community Rating System (CRS) Floodplain Management Program.”⁵

57.HS-D: Regional Catastrophe Preparedness Plan: The County shall prepare, adopt, and periodically update a Regional Catastrophe Preparedness Plan in coordination with local, regional, and State emergency response agencies. The County shall pursue grant funding through the Regional Catastrophic Preparedness Grant Program to fund the planning effort. (MPSP/FB)

In 2015, the County of San Benito adopted the San Benito County Operational Area Emergency Operations Plan provides the needed foundation for the management of emergencies and disasters and addresses the integration and coordination with other governmental levels when required. The plan describes the fundamental systems, strategies, policies, assumptions, responsibilities, and operational priorities that San Benito County will utilize to guide and support emergency management efforts.⁶ We are actively in a regional / global catastrophe with the COVID-19 pandemic.

58.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 Geographic Information System software to make information available for both the public and the County.

59.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 many 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.

⁵ Multi-Jurisdiction Local Hazard Mitigation Plan (Rep.). (2015). Retrieved February 11, 2021, from □ County of San Benito □ City of Hollister □ City of San Juan Bautista □ San Benito County Water District □ Sunnyslope County Water District website: <https://www.cosb.us/home/showpublisheddocument?id=238>

⁶ Environmental Health. (2021, January 15). Retrieved February 11, 2021, from <https://hhsa.cosb.us/environmental-health/>

60. HS-G: Elimination Program for Hazardous Buildings: The County shall develop and adopt a long-range program for the elimination of existing hazardous buildings and develop equitable rules, which will eventually eliminate these structures without undue economic hardships and relocation problems. (MPSP)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.

This program has not been implemented yet.

61.HS-H: Incorporate Fire Standards: The County shall review and update the subdivision and other appropriate ordinances within the county to incorporate fire safe standards as delineated in the California Department of Forestry publication where they apply to San Benito County. (RDR)

In October of 2020, the County awarded a contract with Interwest Consulting and began work on a comprehensive Zoning Code Update. As part of this update this implementation program is being reviewed for adoption. In addition, 2019 California Fire Code Amendments were adopted as part of Ordinance 1001 approved by the Board of Supervisors on February 18, 2020.

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

63.HS-J: GHG Monitoring Program: The County shall conduct periodic greenhouse gas emissions inventories (e.g., every 3 to 5 years) to monitor progress in meeting its GHG reduction targets. (MPSP)

This program has not been implemented yet.

64.HS-K: Hazardous Waste Management Plan: The County shall review the Hazardous Waste Management Plan every two years and update as necessary. (MPSP)

The County's Certified Unified Program Agency (CUPA) with Environmental Health consolidates the administration, billing, permitting, and inspection of hazardous material and hazardous waste programs including underground and aboveground storage tanks, hazardous materials, County's California Accidental Release Program (CalARP) programs, and hazardous waste generator and treatment programs.⁷ It is current, robust, and effective Hazardous Waste Management Plan.

⁷ Environmental Health. (2021, January 15). Retrieved February 11, 2021, from <https://hhsa.cosb.us/environmental-health/>

65.HS-L: Hazardous Materials Incident Response Plan: The County shall review the Hazardous Materials Incident Response Area Plan every two years and update as necessary. (MPSP)

Environmental Health department oversees, reviews, and updates as necessary the County's California Accidental Release Program (CalARP) Public health and environmental protection through regulation of facilities that store or handle extremely hazardous materials through enforcement of the California Accidental release Program regulations.⁸

66.HS-M: Hazardous Materials Transportation Routes: The County shall coordinate with the City of Hollister to designate travel routes through San Benito County for vehicles transporting hazardous materials, in accordance with State and Federal regulations. (RDR/IGC)

This program has not been implemented yet. However, any transportation of hazardous material requires a permit from Department of Toxic Substances Control.

67.HS-N: Update Noise Ordinance: The County shall review and update the Noise Ordinance to be consistent with the noise standards contained in Table 9-1, to include standards regulating noise from construction activities, and to facilitate a procedure for exemptions for special events, such as concerts and festivals. (RDR)

In October of 2020, the County awarded a contract with Interwest Consulting and began work on a comprehensive Zoning Code Update. As part of this update this implementation program is being reviewed for adoption.

ADMINISTRATION ELEMENT SECTION

68.AD-A: Development Review and Permit Streamlining: The County shall review its existing development review and permitting process to improve the efficiency for both the County and project applicants. This may include, as necessary, the following components: a. Use a triage system to minimize permit backlog during periods of high development demand. This can include identifying projects that will need considerable staff resource to review early in the process for them to be efficiently managed. b. Provide regular status reports on project review schedules to the Planning Commission and Board of Supervisors during public meetings. c. Use consistent processing procedures for all projects. d. Provide pre-application meetings to coordinate review of large or complex projects. (RDR)

The County reviews development review per project application to determine considerable staff resources and has on-call additional staff services for such need. The County Planning Department has been working on a multitude of internal process procedures to provide consistent processing procedures for all projects. Since 2018, the County has offered pre-application with county design review committee for \$1,500 as a method for projects to receive preliminary comments without a

⁸ Environmental Health. (2021, January 15). Retrieved February 11, 2021, from <https://hhsa.cosb.us/environmental-health/>

full application submittal. In addition, on large or complex projects the County will hold an inter-agency review meeting to coordinate with other agency's on projects components.

69. Program AD-B: Digital Government: The County shall identify and implement measures to expand the public digital access to County government functions. This should include providing online streaming meeting video, property searches, permitting, and administration services to provide the public greater access to information and more efficient services. (SO/PI)

The County has progressed toward increased use of online permitting through Accela Civic Platform, including remote payment and application submittal and records availability, and began interactive remote public meetings.

70. 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.

71. 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)

This report represents the second 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.

72. AD-E: Five Year General Plan Review: The County shall conduct a major review of the General Plan beginning every five years from the adoption date of this 2035 General Plan. The review shall focus on amendments that are necessary for the plan to stay relevant with current issues and consistent with State legal requirements. (RDR)

This program has not been implemented yet.

73.AD-F: Periodic Housing Element Updates: The County shall update the Housing Element on a periodic basis as required by Article 10.6 of the Government Code (§65580-65590). These updates shall be coordinated with the State Department of Housing and Community Development to ensure the updated element will achieve State certification upon adoption by the Board of Supervisors. (RDR)

The County sought for in 2020 and received a Regional Early Action Planning (REAP) grant toward the coming Housing Element update and is expected to be completed by 2024.

74.AD-G: General Plan Review and Updating Funding: The County shall investigate and identify, as appropriate, financial mechanisms to be used for funding updates of the General Plan. (FB)

The County is looking at possible financial mechanisms to be used for funding updates and will have additional information in next year's annual report.

75.AD-H: Ordinance Consistency: The County shall review and amend, as necessary, applicable ordinances and regulations to ensure consistency with the 2035 General Plan. These shall include at a minimum the following: Zoning Ordinance, Subdivision Ordinance, Building and Engineering Regulations, Land Use and Environmental Regulations, and Traffic Regulations. (RDR)

In October of 2020, the County awarded a contract with Interwest Consulting and began work on a comprehensive Zoning Code Update. As part of this update this implementation program is being reviewed for adoption. In addition, 2019 California Fire and Building Code Amendments were adopted as part of Ordinance 1001 approved by the Board of Supervisors on February 18, 2020.

Housing Element APR

The Housing Element Annual Progress Report will be submitted separately on **April 1, 2021**.

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 finalized an update to its Affordable Housing Ordinance 1014 which was approved by Planning Commission on September 2, 2021 and approved by the Board of Supervisors on November 17, 2020. The Affordable Housing AdHoc Committee began analyzing the current Affordable Housing Ordinance for specific amendments and to develop a housing in-lieu fee program. In Winter of 2019, the Resource Management Agency contracted with Vernazza Wolfe Associates to complete an affordability gap analysis and feasibility study. The purpose of the affordable gap analysis examines the difference between the amount households at alternative income levels can afford to pay toward housing and the actual cost of typical housing units of various types. Additionally, the purpose of the feasibility study is to produce an independent study to test the amount of fee that will not impede development. Currently, the ordinance does not provide a specific in-lieu fee amount or provide feedback on how an in-lieu amount is determined. The consultant has participated in multiple committee meetings listening to the comments and providing feedback. Many of the ordinance amendments are to provide clarity for staff, Planning Commissioners, Board of Supervisors, and members of the public.

Proposed examples include

- Expanding the definition to provide rental options
- Decreasing expectations for minimum number of bedrooms

Items to Consider

- Minimum Project size
- Affordability Targets
- Minimum unit sizes
- Terms of Affordability for rentals

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

The adoption of the Frazier Lake Airpark Airport Land Use Compatibility Plan in December 2020 was one of the County’s General Plan Amendments.

Major Development Applications Processed

A Use Permit for the expansion of the existing Fireclay Tile Factory at an industrial site. The proposed project is located at 521 Quarry Road, Aromas CA, 95004, within San Benito County, California. The project site is made up of a 4.89-acre parcel (Assessor’s Parcel Number [“APN”] 011-390-006) and would include access and drainage improvements on two adjacent parcels; 30.18 acre parcel APNs 011-390-040 (Driscoll property) and 25.63 acre parcel 011-309- 050 (Granite Rock property). The proposed project consists of the expansion of the existing Fireclay Tile Factory at an industrial site. The proposed expansion includes construction of two new production and storage buildings, and an office building. The proposed storage building (Building X) would be approximately 29,100 square feet (“SF”), the proposed production building (Building Z) would be approximately 22,680 SF, and the proposed office (Building Y) would be approximately 11,900 SF. The project would also include access and drainage improvements on two adjacent parcels.

A code amendment, zone change, and vesting tentative subdivision map was approved by Planning Commission on September 2, 2020 and approved by the Board of Supervisors on December 15, 2020. The request was to Amend County Code Chapter 25.19 Planned Unit Development (PUD) District to update development standards, design criteria and permitted uses to implement and be consistent with the 2035 General Plan; change the project site zoning from Rural Residential (RR) to Residential Multiple (RM) and PUD Combining District; and a Vesting Tentative Subdivision Map for 149 single-family residential lots, public park, affordable housing and infrastructure improvements on approximately 49.95-acres. Proposed lot sizes range in size from 4,500 to 16,125 square feet with an average size of 8,960 sq. ft. The project site is the 49.95-acre property located at 213 Enterprise Road (APN 020-290-051 &-055). The project would result in a residential subdivision consisting of 149 single-family lots developed during four phases of construction. Of the 149 total lots, 16 lots would be restricted to for sale as moderate income level housing units (80-120% of areawide median income). Residential lot sizes would be between 4,505-16,126 sq. ft. with an average lot size of 8,941 sq. ft. The project’s overall site plan is shown below. The subdivision would include a 3.5-acre stormwater drainage facility in the northeastern corner of the site. A 3.84-acre park and trail will be constructed in the southwestern corner of the site. To develop the proposed project as shown, the applicant is requesting changes to the PUD Combining District and a zone change to RM-PUD.