

**NOTICE OF PUBLIC HEARING
COUNTY OF SAN BENITO BOARD OF SUPERVISORS
MEETING OF SEPTEMBER 10, 2019**

NOTICE IS HEREBY GIVEN that the Board of Supervisors of the County of San Benito, Hollister, California, is scheduled to hold a public hearing and review the following land use items on September 10, 2019.

2035 General Plan Implementation

On May 15, 2019, the Planning Commission adopted a resolution recommending the Board of Supervisors approve a series of separate related requests to implement the County 2035 General Plan Land Use Diagram Designation of Commercial Regional (CR) and associated General Plan policies. The Planning Commission will consider a limited number of proposed modifications to the draft Regional Commercial (C-3) Zoning District at a Special Meeting scheduled for September 4, 2019. The Planning Commission will forward their recommendation to the Board by resolution. The Board of Supervisors will consider and take final action to either adopt the proposed ordinances as appropriate, or otherwise deny the following items.

1. **PLN180024-ZA (Zoning Code Amendment):** Change provisions of County Code including Chapter 25.16 and Sections 25.03, 25.05 and 25.29 to adopt by ordinance the Regional Commercial (C-3) Zoning District and associated minor Code amendments.
2. **Amend the County Zoning Map to establish boundaries for the Regional Commercial (C-3) District:** If the Code amendment is approved, amend the County Zoning Map by ordinance to change the zoning district for land area recommended for inclusion in each of four separate Commercial Regional nodes, with specific site and property boundaries, to Regional Commercial (C-3) Zoning District. Each site will have its own unique theme and undergo site-specific review for uses not allowed through a master development permit or conditional use permit process in accordance with General Plan Policy and new Code provisions.
 - a. **PLN180024-ZC1 “Betabel” (Zone Change):** OWNER/APPLICANT: McDowell Charitable Trust and Betabel RV Park, LLC. LOCATION: West side of U.S. 101 at Betabel Road interchange, 9664 and 9644 Betabel Road, San Juan Bautista, CA (APN 013-150-017, -018, -024 & -025). ZONING DESIGNATION: Request to change zoning from Agricultural Rangeland-Floodplain (AR-FP) to Regional Commercial-Floodplain (C-3-FP) on approximately 29-acres. GENERAL PLAN LAND USE DESIGNATION: Rangeland/Commercial Regional.
 - b. **PLN180024-ZC2 “SR129/Searle Road” (Zone Change):** OWNER/APPLICANT: Weiler Family, Johnson Family, Lavagnino Family & Burke Family Trusts, Mohssin & Saleh, and Rubio. LOCATION: Westerly side of U.S. 101 at Highway 129/Searle Road, San Juan Bautista, CA (APN 012-010-006, -007, -017, -021, -024, 012-030-019 & -023). ZONING DESIGNATION: Request to change zoning from Agricultural Rangeland-Floodplain (AR-FP), Rural (R), or Commercial Thoroughfare (C-1) to Regional Commercial (C-3) on approximately 33-acres. GENERAL PLAN DESIGNATION: Rural or Rangeland/Commercial Regional.
 - c. **PLN180024-ZC3 “Rocks Ranch” (Zone Change):** OWNER/APPLICANT: Bingaman Trust. LOCATION: Southerly side of U.S. 101 at San Juan Road interchange, San Juan Bautista, CA (portion of APN 011-310-006). ZONING DESIGNATION: Request to change zoning from Agricultural Rangeland (AR) or Agricultural Productive (AP) to Regional Commercial (C-3) on approximately 77.3-acres. GENERAL PLAN DESIGNATION: Commercial Regional and Rangeland or Agriculture
 - d. **PLN180024-ZC4 “Livestock 101” (Zone Change):** OWNER/APPLICANT: Warren Family Trust. LOCATION: Northerly side of U.S. 101 and easterly side of Cole Road, 4400 Hwy 101, Aromas, CA (APN 011-280-027, -028, -029, -030, -034, -035 & -036). ZONING DESIGNATION: Request to

change the zoning from Rural (R) and Neighborhood Commercial (C-2) to Regional Commercial (C-3) on approximately 159.3-acres. GENERAL PLAN DESIGNATION: Rural/Commercial Regional

Environmental Evaluation: The proposed code amendments and zoning changes are not subject to further environmental review in accordance with Public Resources Code section 21166 and CEQA Guidelines Sections 15126 and 15162. The creation and adoption of a new zoning district to implement the General Plan and the proposed C-3 zoning districts implement and effectuate the County 2035 General Plan and, as such, impacts associated with C-3 zoning district nodes were evaluated in the County 2035 General Plan Final Environmental Impact Report (General Plan EIR), Resolution No. 2015-58. Addenda were completed for adoption of the new C-3 zoning district and each of the four proposed C-3 district nodes to evaluate whether new or substantially more severe environmental impacts not analyzed in the General Plan EIR would result from C-3 district zoning implementation. It was determined that no new or substantially more severe impacts would result from the C-3 zoning implementation, but minor modifications were required to the General Plan EIR, and therefore, an addendum was the appropriate CEQA document to be prepared. Per CEQA guidelines section 15162, the General Plan EIR was certified for the County 2035 General Plan and no subsequent EIR is necessitated because:

1. there are no substantial changes proposed that would require major revisions of the previous EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;
2. there are no substantial changes with respect to the circumstances under which the project is undertaken which would require major revisions of the previous EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; and,
3. there is no new information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete.

2035 General Plan Land Use Maps Clerical Corrections: The Board will consider for accuracy five General Plan Land Use maps (Figures 3.2-3.6) corrected to accurately reflect the Board's adoption of the 2035 General Plan on July 21, 2015. The maps have been corrected to show consistently the removal of the fourth commercial regional node not approved at State Route 156 that the Board approved for relocation to the "Livestock 101" site. This item will correct clerical mapping errors.

Said public hearing will be heard on **Tuesday, September 10, 2019, at 9:00 a.m.** (or as soon thereafter as the matter may be heard) in the Board Chamber, 481 Fourth Street, San Benito County Administration Building, Hollister, CA.

Written comments on any of these agenda items may be submitted to Janet Slibsager at jslibsager@cosb.us, or comments can be sent via US mail to: Janet Slibsager, Clerk of the Board, 481 Fourth Street, 1st Floor, Hollister, CA 95023. Verbal and written comments may also be submitted at the public hearing. **NOTICE IS FURTHER GIVEN**, pursuant to Government Code Sec. 65009, if any person challenges an action taken on the foregoing matter in court, they may be limited to raising only those issues raised at the public hearing described in this notice or in written correspondence delivered to the Board of Supervisors at or prior to the public hearing.

The public may inspect documents related to these items between the hours of 8:00 a.m. and 5:00 p.m. Monday through Friday at the Resource Management Agency, 2301 Technology Parkway, Hollister, California. Please call the Project Planner if there are any questions and/or for complete agenda information at (831) 637-5313.

PROJECT PLANNER: Darryl Boyd (dboyd@cosb.us)

Janet Slibsager, Clerk of the Board of Supervisors
County of San Benito

Dated: August 23, 2019

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