

BEFORE THE BOARD OF SUPERVISORS, COUNTY OF SAN BENITO
RESOLUTION NO. 2019-xxx

**RESOLUTION OF THE BOARD OF SUPERVISORS OF SAN BENITO COUNTY
APPROVING A 2035 GENERAL PLAN TEXT AMENDMENT TO THE
PUBLIC/QUASI-PUBLIC (PQP) LAND USE DESIGNATION TO ALLOW
ALTERNATE LAND USES**

WHEREAS, the purpose of the San Benito County 2035 General Plan Public/Quasi-Public (PQP) Land Use designation is to *provide for public and quasi-public uses, including public utility facilities and services. This designation applies to the following uses: schools, landfills, recycling, resource recovery, government lands (non-parkland), sewage treatment plants, fire stations, sheriff stations/substations, jails, religious meeting areas, libraries, energy generation and distribution, water distribution, and public meeting halls, and other similar uses related to the operation of County government services; and*

WHEREAS, the County seeks flexibility to facilitate the development of other alternate land uses that may be in the public interest, such as affordable housing, in the PQP designation without the need for a General Plan amendment; and

WHEREAS, such alternate uses should be determined to be compatible with the surrounding existing or planned uses and otherwise implement the General Plan goals and policies; and

WHEREAS, there is a very limited number of parcels (12) designated PQP in the unincorporated County with even fewer existing users (8); and

WHEREAS, the staff recommends the PQP designation be amended with the additional text: “An alternate use of property designated PQP may be approved without an amendment to the Land Use Diagram if such alternate use is compatible with existing and planned uses on neighboring properties and is consistent with applicable General Plan policies.”; and

WHEREAS, the proposed text amendment will have very limited applicability; and

WHEREAS, the Planning Commission held a public hearing and considered the proposed text amendment at a their November 20, 2019 meeting and adopted a resolution recommending the Board of Supervisors adopt the General Plan text amendment; and

WHEREAS, the County assessed the potential for any substantial effect on the environment for the project consistent with the requirements of the California Environmental quality Act (CEQA) and determined it to be Exempt from the requirements of CEQA per California Environmental Quality Act (CEQA) Guidelines Section 15061 (b) (3); and

NOW, THEREFORE, BE IT RESOLVED, the Board of Supervisors hereby approves the General Plan text amendment and directs that the 2035 General Plan be so revised and republished using (date tbd) 2019 as the revised version date.

PASSED AND ADOPTED by the Board of Supervisors, County of San Benito, State of California on this ____ day of _____ 20__, by the following vote:

AYES:	SUPERVISORS
NOES:	SUPERVISORS
ABSTAINING:	SUPERVISORS
ABSENT:	SUPERVISORS

By _____
Mark Medina, Chairperson
Board of Supervisors, County of San Benito

ATTEST:
Janet Slibsager, Clerk of the Board

APPROVED AS TO LEGAL FORM:
Barbara Thompson, County Counsel

By: _____
[name] Deputy Clerk

By: _____
[name] [title] County Counsel

Date: _____

Date: _____