

BEFORE THE PLANNING COMMISSION, COUNTY OF SAN BENITO

RESOLUTION NO. 2019-__

**RESOLUTION OF THE PLANNING COMMISSION OF SAN BENITO COUNTY
HAVING CONSIDERED THE “BETABEL ROAD” COMMERCIAL NODE REZONE
ADDING A COMMERCIAL THOROUGHFARE C-1 OVERLAY ADDENDUM TO THE
2035 GENERAL PLAN UPDATE FEIR**

WHEREAS, the Final Environmental Impact Report San Benito County 2035 General Plan Update, State Clearinghouse No. 2011111016, was certified on July 21, 2015, by the Board of Supervisors of the County of San Benito, by Resolution No. 2015-58 (“General Plan EIR”); and

WHEREAS, the Planning Commission is considering a proposed zoning map amendment ordinance to change the zoning of the Betabel Road Commercial Node to add a Commercial Thoroughfare (C-1) District Overlay to the existing Regional Commercial C-3 District (referred to as “proposed project”), with the environmental analysis prepared pursuant to the provisions of the California Environmental Quality Act (CEQA) Guidelines Section 15164; and

WHEREAS, in accordance with the CEQA Guidelines, the County has determined that an addendum to the General Plan EIR is an appropriate environmental document for the proposed project; and

WHEREAS, the Betabel Road Commercial Node Rezone Adding a Commercial Thoroughfare C-1 Overlay Addendum (“Addendum”), attached hereto as Attachment A, was prepared to review the rezoning to add a Commercial Thoroughfare (C-1) Overlay District and examines whether, as a result of proposed changes by the proposed project or new information that was not known and could not have been known, any new or substantially more severe significant impacts could occur that were not identified in the General Plan EIR; and

WHEREAS, the environmental analysis presented in the Addendum revealed that the proposed zone change to add the C-1 Overlay District will not result in new significant impacts or substantially increase the severity of previously identified significant effects in the General Plan EIR; and

WHEREAS, there are no mitigation measures or alternatives previously found not to be feasible that will in fact be feasible, or that are considerably different from those analyzed in the certified General Plan EIR, which would substantially reduce one or more significant impacts. No further environmental review is required.

NOW, THEREFORE, BE IT RESOLVED, the Planning Commission declares it has reviewed and considered the Addendum and concurs with the determination that no new significant impacts would result from the C-1 Overlay District rezoning, and, therefore, an addendum was the appropriate CEQA document to be prepared; and

BE IT FURTHER RESOLVED, the Planning Commission of San Benito County hereby recommends that the Board of Supervisors adopt the Addendum and Findings, attached hereto as Attachment B, as required under the California Environmental Quality Act that are incorporated by reference in the proposed Ordinance.

BE IT FURTHER RESOLVED, the Planning Commission of San Benito County hereby finds that the adoption of the ordinance to amend the San Benito County Zoning Map to change the zoning of the Betabel Road Commercial Node to add the Commercial Thoroughfare (C-1) Overlay District to the existing Regional Commercial (C-3) District implements, and is consistent with, the Objectives, Goals, Policies, Standards, and Programs of the 2035 San Benito County General Plan.

PASSED AND ADOPTED by the Planning Commission, County of San Benito, State of California on this ____ day of _____ 2019, by the following vote:

AYES:

NOES:

ABSTAINING:

ABSENT:

By _____
Robert Rodriguez, Chair
San Benito County Planning Commission

Date: _____

ATTEST:

Taven M. Kinison Brown, Principal Planner
Resource Management Agency San Benito County

Date: _____

**ATTACHMENT A
TO CEQA RESOLUTION FOR
BETABEL ROAD C-1 OVERLAY REZONING
FINAL ADDENDUM
PLN190060 COMMERCIAL THOROUGHFARE (C-1)**
Planning Commission
November 20, 2019

**ATTACHMENT B
TO CEQA RESOLUTION FOR
BETABEL ROAD COMMERCIAL NODE C-1 OVERLAY REZONING
FINDINGS**

PLN190060 COMMERCIAL THOROUGHFARE (C-1)

Planning Commission

November 20, 2019