

BEFORE THE BOARD OF SUPERVISORS, COUNTY OF SAN BENITO

RESOLUTION NO. 2020-

**RESOLUTION OF THE BOARD OF SUPERVISORS OF SAN BENITO
COUNTY HAVING CONSIDERED THE “Betabel Road Commercial Node Rezone to
add C-1 Overlay” TO APPROVE AN ADDENDUM TO THE CERTIFIED 2035
GENERAL PLAN UPDATE EIR PRIOR TO ADOPTING THE TITLE 25 ZONING
MAP CHANGE TO THOROUGHFARE COMMERCIAL (C-1) ZONING
DISTRICT**

WHEREAS, the *Revised Draft Environmental Impact Report San Benito County 2035 General Plan, State Clearinghouse No. 2011111016*, was certified on July 21, 2015 (“General Plan EIR”); and

WHEREAS, the Board of Supervisors is considering proposed zoning map amendment ordinances to: 1) repeal Ordinance No. 992, adopted September 24, 2019, that established C-3 zoning for a 29-acre area for the Betabel Road Commercial Node and revert to the previous Agricultural Rangeland with Flood Plain combining district (AR-FP); and 2) to the Thoroughfare Commercial (C-1) Combining District (referred to interchangeably as the “C-1 Zoning District” or “proposed project”) for the 29-acre area previously zoned C-3, 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 *Certified Environmental Impact Report for the San Benito County 2035 General Plan, State Clearinghouse No. 2011111016* (General Plan EIR), certified on July 21, 2015 is an appropriate environmental document for the proposed project because only minor changes to the certified General Plan EIR are required (see Addendum Section 4.0, Changes to General Plan EIR); and

WHEREAS, an addendum was prepared to review the rezoning to Thoroughfare Commercial (C-1) Zoning District, attached hereto as Attachment A, (hereinafter, “Addendum”) 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 with the changes to the certified General Plan EIR, the proposed zone change to the C-1 Zoning Combining District will not result in new significant impacts or substantially increase the severity of previously identified significant effects in the General Plan EIR. There are no mitigation measures or alternatives that were previously found not to be feasible that will in fact be feasible, or that will be considerably different from those analyzed in the certified General

Plan EIR, which will substantially reduce one or more significant impacts. No further environmental review is required; and

NOW, THEREFORE, BE IT RESOLVED, the Board of Supervisors declares it has reviewed and considered the Addendum and concurs with the determination that no new significant impacts would result from the C-1 Zoning District rezoning, but minor modifications were required to the 2035 General Plan Update EIR and, therefore, an addendum was the appropriate CEQA document to be prepared; and

BE IT FURTHER RESOLVED, the Board of Supervisors of San Benito County hereby adopts 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 Board of Supervisors of San Benito County hereby finds that the adoption of the ordinance recommended by the Planning Commission to amend the San Benito County Zoning Map to change the zoning of the Betabel Road Commercial Node to Commercial Thoroughfare (C-1) Zoning 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 Board of Supervisors, County of San Benito, State of California on this 24th day of March 2020, by the following vote:

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

By _____
Jaime De La Cruz, 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: _____

By: _____
Joel Ellinwood, Assistant County Counsel

Date: _____

Date: _____

**ATTACHMENT A
TO CEQA RESOLUTION FOR
BETABEL ROAD COMMERCIAL NODE REZONING
FINAL ADDENDUM
PLN190060 REGIONAL COMMERCIAL (C-1)**

Board of Supervisors
March 24, 2020

**ATTACHMENT B
TO CEQA RESOLUTION FOR
BETABEL ROAD COMMERCIAL NODE REZONING
FINDINGS**

PLN190060 REGIONAL COMMERCIAL (C-1)

Board of Supervisors

March 24, 2020