

**NOTICE OF PUBLIC HEARING  
COUNTY OF SAN BENITO PLANNING COMMISSION  
SPECIAL MEETING OF SEPTEMBER 4, 2019 @ 6:00 pm**

**NOTICE IS HEREBY GIVEN** that the Planning Commission of the County of San Benito, Hollister, California, is scheduled to review the following items:

**2035 General Plan Implementation**

A series of five separate related requests to implement the County 2035 General Plan Land Use Diagram Designation of Commercial Regional (CR) and associated General Plan policies. The Commission will consider one or more resolutions to make a recommendation to the Board of Supervisors for the following items. On May 15, 2019, the Planning Commission recommended the Board of Supervisors approve each of the actions listed below. This matter is being brought back to the Planning Commission to consider modifications to the proposed Zoning Ordinance, as well as to have the Planning Commission review and take action on listed items. The changes to the proposed zoning ordinance include, but are not limited to, changes in the definitions, and the sections related to permitted uses, Design Review Permits, uses allowed with a Site Plan Review, conditional uses, master development plans and other related changes. These changes require more uses to be permitted through the conditional use permit process, and adds additional submittal requirements for Master Development Plans related to water supply.

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. ENVIRONMENTAL EVALUATION: The proposed Code amendments are not subject to further environmental review in accordance with CEQA Guidelines Sections 15126 and 15162. The creation and adoption of a new zoning district to implement the General Plan was considered in the preparation of the Final Environmental Impact Report for the 2035 General Plan Update, as certified and adopted by Resolution No. 2015-58. Adoption of the code amendment does not approve any development projects.
2. **Amend the County Zoning Map to establish node boundaries for the Regional Commercial (C-3) District.** If the Code amendment is approved, amend the County Zoning Map by four separate ordinances 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 design review in accordance with General Plan Policy LU.5-4 and Code provisions included in new Article IV of Chapter 25.16.
  - 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, 023, -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. ENVIRONMENTAL EVALUATION: An addendum was prepared for the proposed change in zoning consistent with CEQA Guidelines Section 15164. The zone change is not subject to further environmental review because in accordance with CEQA Guidelines Sections 15126 and 15162 changes in zoning consistent with the General Plan update project were considered in the preparation of the Final Environmental Impact Report for the 2035 General Plan Update, as certified and adopted by Resolution No. 201558.
  - 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 (ARFP), Rural or Commercial Thoroughfare (C-2) to Regional Commercial (C-3) on approximately 33-acres. GENERAL PLAN DESIGNATION: Rural or Rangeland/Commercial Regional. ENVIRONMENTAL EVALUATION: An addendum was prepared for the proposed change in zoning consistent with CEQA Guidelines Section 15164. The zone change is not subject to further environmental review because in accordance with CEQA Guidelines Sections 15126 and 15162 changes in zoning consistent with the General Plan update project were considered in the preparation of the Final Environmental Impact Report for the 2035 General Plan Update, as certified and adopted by Resolution No. 201558.

- 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. ENVIRONMENTAL EVALUATION: An addendum was prepared for the proposed change in zoning consistent with CEQA Guidelines Section 15164. The zone change is not subject to further environmental review because in accordance with CEQA Guidelines Sections 15126 and 15162 changes in zoning consistent with the General Plan update project were considered in the preparation of the Final Environmental Impact Report for the 2035 General Plan Update, as certified and adopted by Resolution No. 2015-58.
- d. **PLN180024- ZC4 “Livestock 101”.** OWNER/APPLICANT: Warren Family Trust. LOCATION: Northerly side of U.S. 101 and easterly side of Cole Road, 4400 Hwy 101, Aromas, CA (APN 011280-027, -028, -029, -030, -034, -035 & -036). ZONING DESIGNATION: Request to change zoning from Rural (R) or Commercial Thoroughfare (C-2) to Regional Commercial (C-3) on approximately 159.3-acres. GENERAL PLAN DESIGNATION: Rural and Commercial Regional. ENVIRONMENTAL EVALUATION: An addendum was prepared for the proposed general plan amendment and the change in zoning consistent with CEQA Guidelines Section 15164. The general plan amendment and the zone change are not subject to further environmental review because in accordance with CEQA Guidelines Sections 15162 and 15126 both changes are consistent with the General Plan update project as considered in the preparation of the Final Environmental Impact Report for the 2035 General Plan Update, as certified and adopted by Resolution No. 2015-58.

**NOTICE IS HEREBY FURTHER GIVEN** that the Planning Commission will hold a Special Public Hearing on these items in the Board of Supervisors Chambers of San Benito County, located at 481 Fourth Street, Hollister, California, on **Wednesday, September 4, 2019, at 6:00 p.m.** or as near as possible thereafter, at which time and place interested persons may appear and be heard thereon.

If you challenge these items in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the County of San Benito at, or prior to, the Public Hearing.

Documents related to these items may be inspected by the public on weekdays between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday, at the County Resource Management Agency, 2301 Technology Parkway, Hollister, CA. Please note that the items listed are only the agenda items that require a public hearing. 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)

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