

**BEFORE THE BOARD OF SUPERVISORS, COUNTY OF SAN BENITO**  
**RESOLUTION NO.2019- 95**

**RESOLUTION OF THE BOARD OF SUPERVISORS OF SAN BENITO COUNTY**  
**CONSIDERING AND ACCEPTING THE CORRECTED LAND USE FIGURES 3.2-**  
**3.6 OF THE 2035 GENERAL PLAN DOCUMENT**

**WHEREAS**, in 2015, the San Benito County 2035 General Plan update proposed four locations along U.S. Highway 101 to be designated as Commercial Regional “nodes” as shown on the proposed *Land Use Diagram*. Those nodes are referred to by the names “Betabel Road,” “State Route 129,” “Rocks Ranch”, and “U.S. Highway 101 and State Route 156”; and

**WHEREAS**, prior to certification of the General Plan EIR and adoption of the General Plan, the San Benito County Planning Commission held a public hearing on July 1, 2015, after which they made a recommendation to the County Board of Supervisors to delete the node at the intersection of U.S. Highway 101 and State Route 156, as reflected in the meeting minutes, meeting video and Resolution No. 2015-04; and

**WHEREAS**, as a result of the Planning Commission recommendation, proposed General Plan Policy LU-5.3 was edited to reflect the exclusion of the U.S. Highway 101 and State Route 156 node, and the U.S. Highway 101 and State Route 156 node was removed from Figure 3-5 *Commercial and Industrial Nodes* of the General Plan, but due to editorial oversight, it was not removed from Figure 3.2 *Land Use Diagram*, and Figure 3-6 of the General Plan EIR; and

**WHEREAS**, the Planning Commission further recommended the U.S. Highway 101 and State Route 156 node be moved to the “Livestock 101” location as reflected in the July 1, 2015 meeting video at approximately the 2-hour: 56-minutes time stamp, immediately prior to the motion for General Plan approval. The Commission passed a motion (4-1 vote with Lowe opposed) to adopt Resolution No. 2015-04 that recommended the Board certify the 2035 General Plan Update EIR and approve the 2035 General Plan with the exclusion of the U.S. Highway 101 and State Route 156 node and the addition of a Commercial Regional node at Livestock 101; and

**WHEREAS**, this Planning Commission recommendation for node removal and relocation/addition recommendation was considered at the Board of Supervisors’ 2035 General Plan public hearing on July 21, 2015; and

**WHEREAS**, the Board of Supervisors adopted the General Plan and certified the General Plan EIR with the understanding that the Commercial Regional node would be moved from U.S. Highway 101 and State Route 156 to Livestock 101. However, due to a clerical error in failing to edit the maps to reflect the Planning Commission recommendation and Board of Supervisors’ decision, the Livestock 101 node was not included in the final General Plan *Land Use Diagram* Figure 3.2 and several other maps, Figures 3.3, 3.5, & 3.6, where the Livestock 101 node should have appeared. Additionally, several figures still included the U.S. Highway 101 and State Route 156 node (Figures 3.2, 3.3, 3.4 & 3.6) ; and

**WHEREAS**, the County has determined there is clear evidence in the record that the intent of the Planning Commission and Board of Supervisors was to move the U.S. Highway 101 and State Route 156 node to Livestock 101; and

**WHEREAS**, these clerical mapping errors are being corrected on all the applicable General Plan figures, as shown in the staff report attachments, and

**NOW, THEREFORE, BE IT RESOLVED**, the Board of Supervisors hereby determines that these corrected exhibits accurately depict their action taken on July 15, 2015 and directs that the 2035 General Plan be so revised and republished using September 24, 2019 as the revised version date.

**PASSED AND ADOPTED** by the Board of Supervisors, County of San Benito, State of California on this 24<sup>th</sup> day of September 2019, by the following vote:

AYES: SUPERSVISORS  
NOES: SUPERSVISORS  
ABSTAINING: SUPERSVISORS  
ABSENT: SUPERSVISORS

By \_\_\_\_\_ /s/  
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: \_\_\_\_\_ /s/

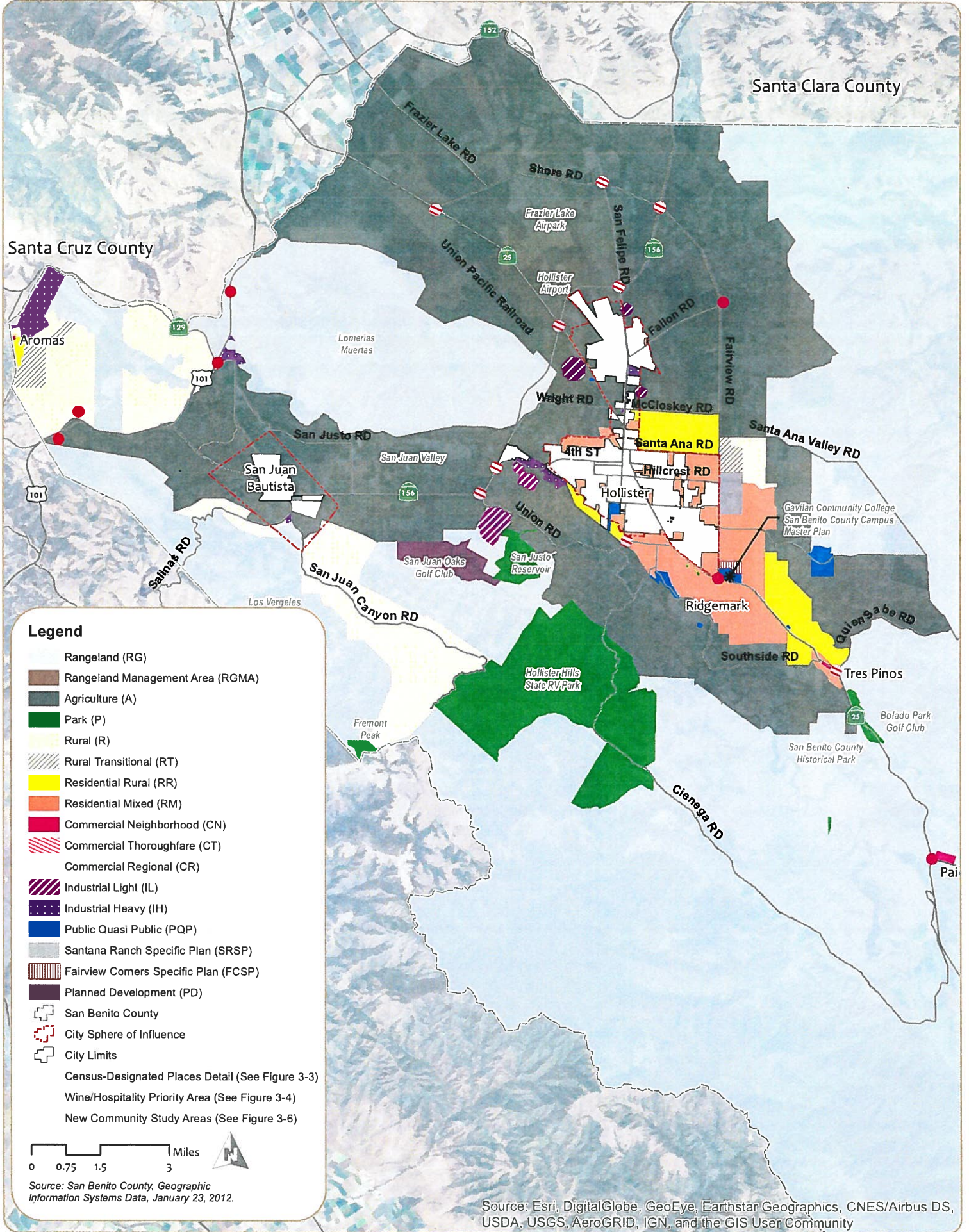
By: \_\_\_\_\_ /s/  
Joel Ellinwood, Assistant County Counsel

Date: \_\_\_\_\_

Date: \_\_\_\_\_

**PLN180024 REGIONAL COMMERCIAL (C-3)**  
**CORRECTED 2035 GENERAL PLAN FIGURES 3.2 – 3.6**  
Board of Supervisors  
September 24, 2019





**Figure 3-2**  
**Land Use Diagram (North County Detail)**

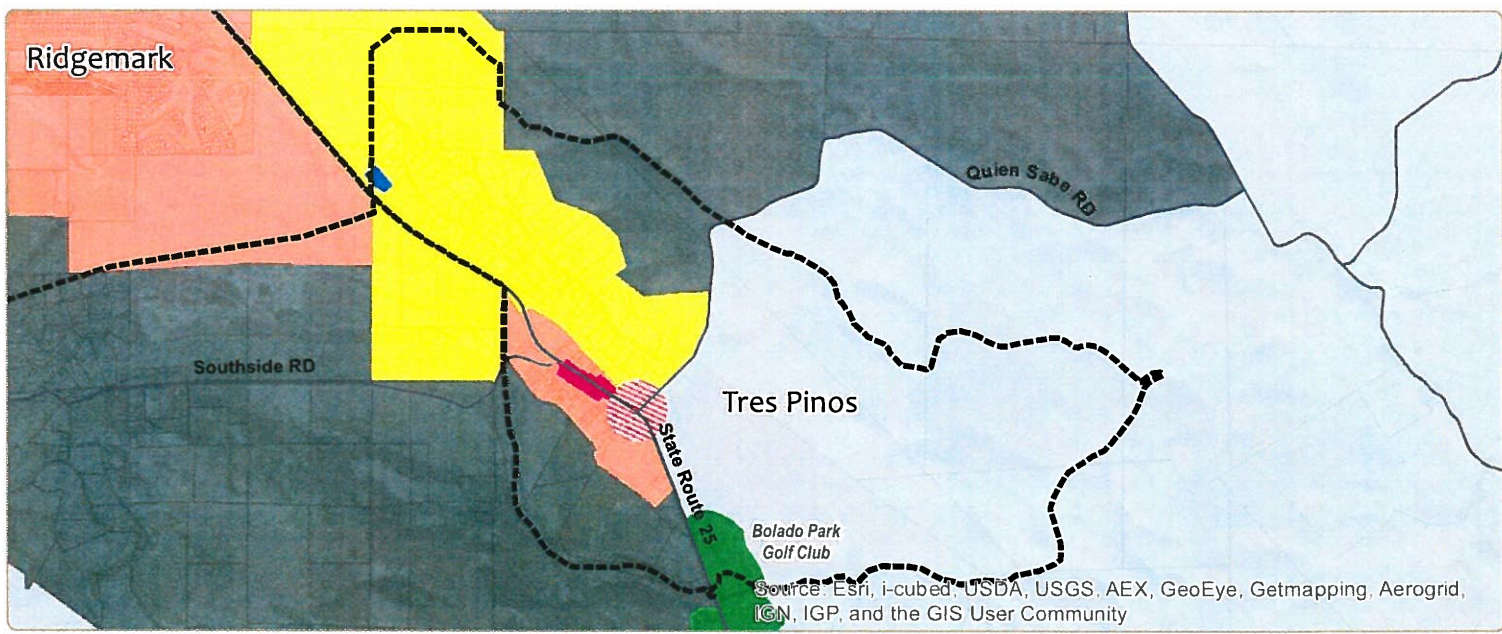
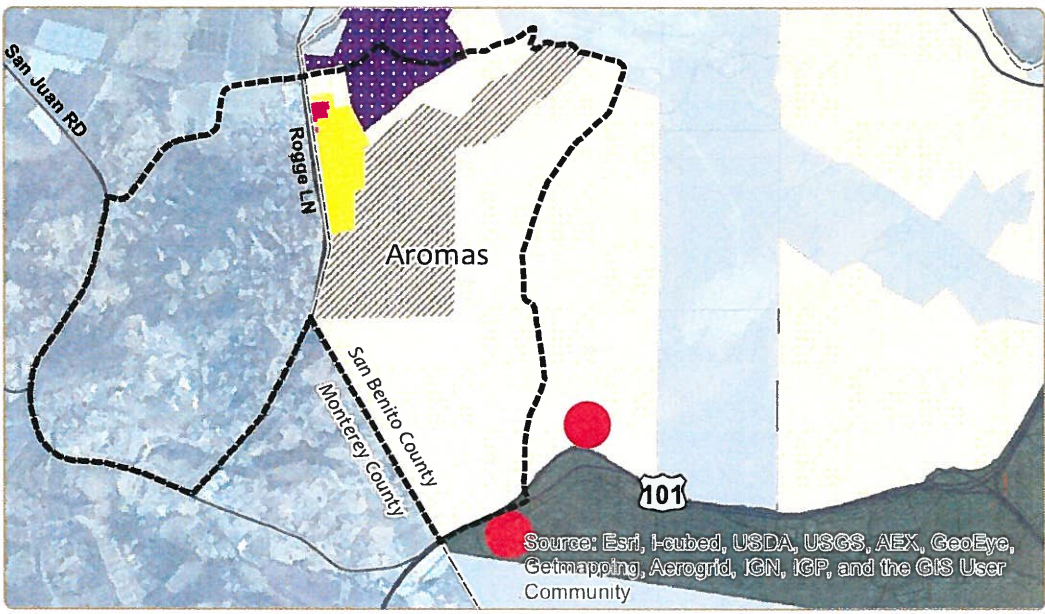
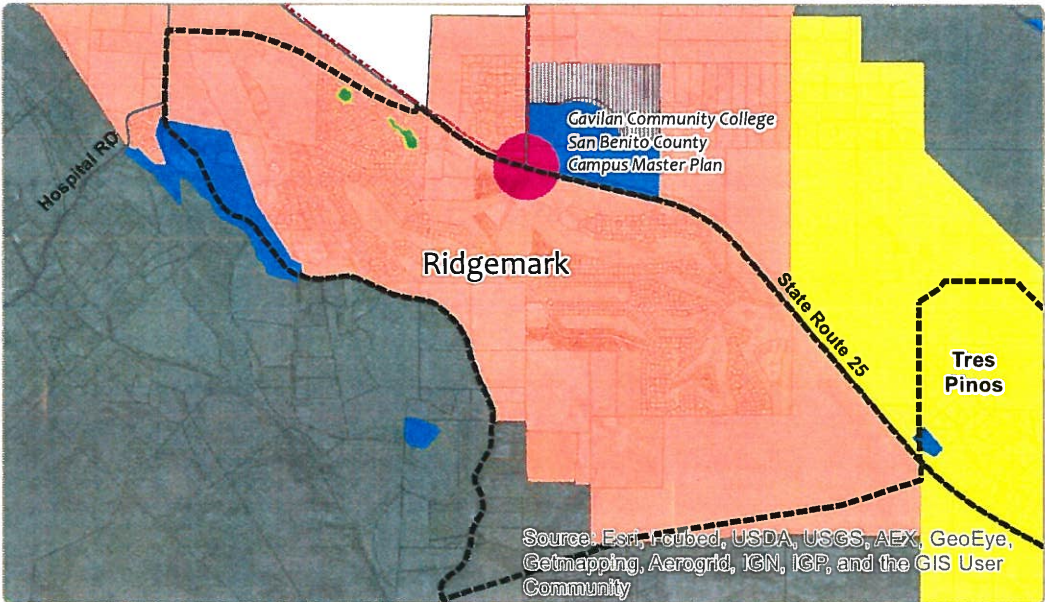


**Legend**

- Rangeland (RG)
- Rangeland Management Area (RGMA)
- Agriculture (A)
- Park (P)
- Rural (R)
- Rural Transitional (RT)
- Residential Rural (RR)
- Residential Mixed (RM)
- Commercial Neighborhood (CN)
- Commercial Thoroughfare (CT)
- Commercial Regional (CR)
- Industrial Light (IL)
- Industrial Heavy (IH)
- Public Quasi Public (PQP)
- Santana Ranch Specific Plan (SRSP)
- Fairview Corners Specific Plan (FCSP)
- Planned Development (PD)
- Census Designated Places (CDP)
- San Benito County
- City Sphere of Influence
- City Limits

0 0.275 0.55 1.1 Miles

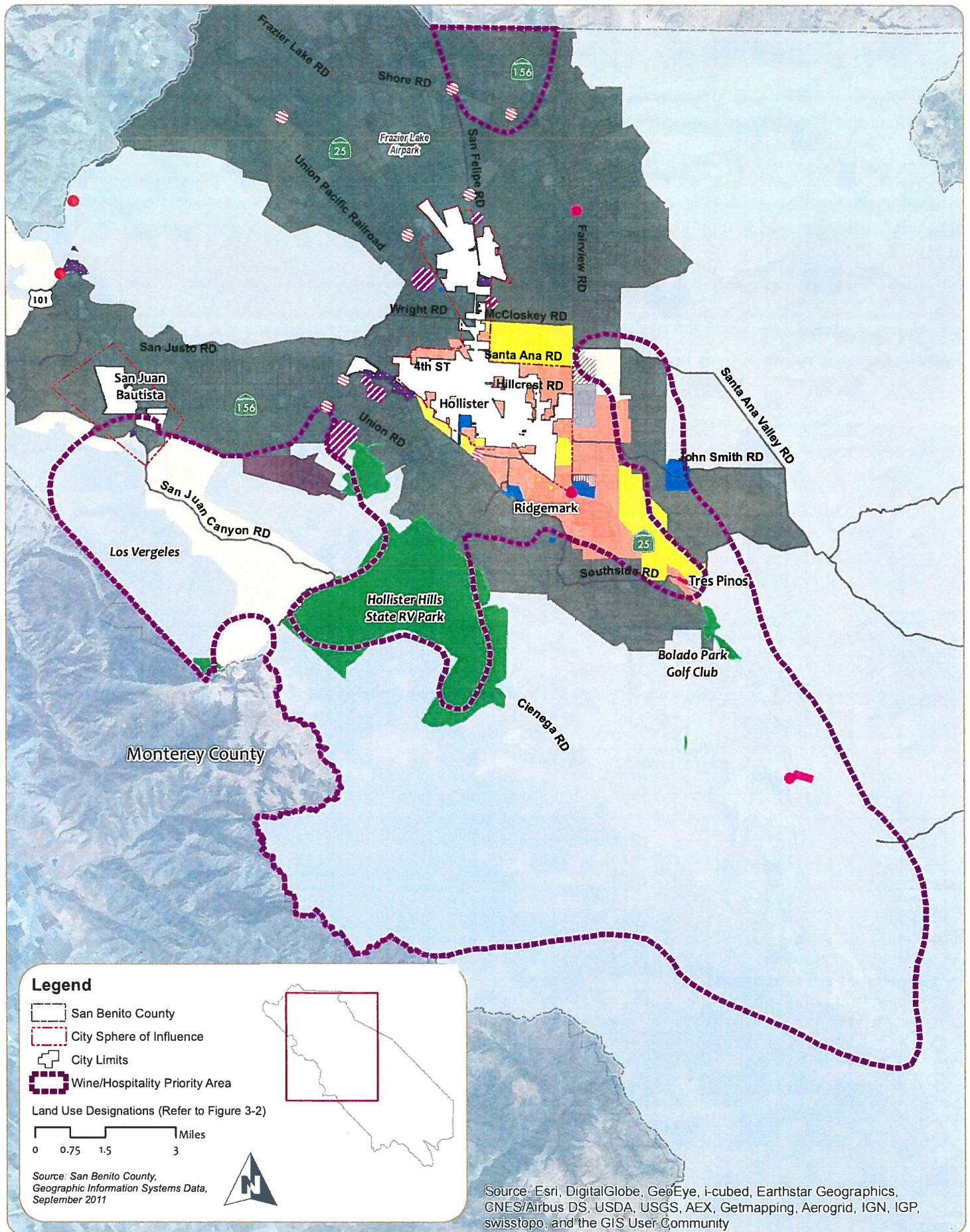
Source: San Benito County, Geographic Information Systems Data, January 23, 2012.



**Figure 3-3**

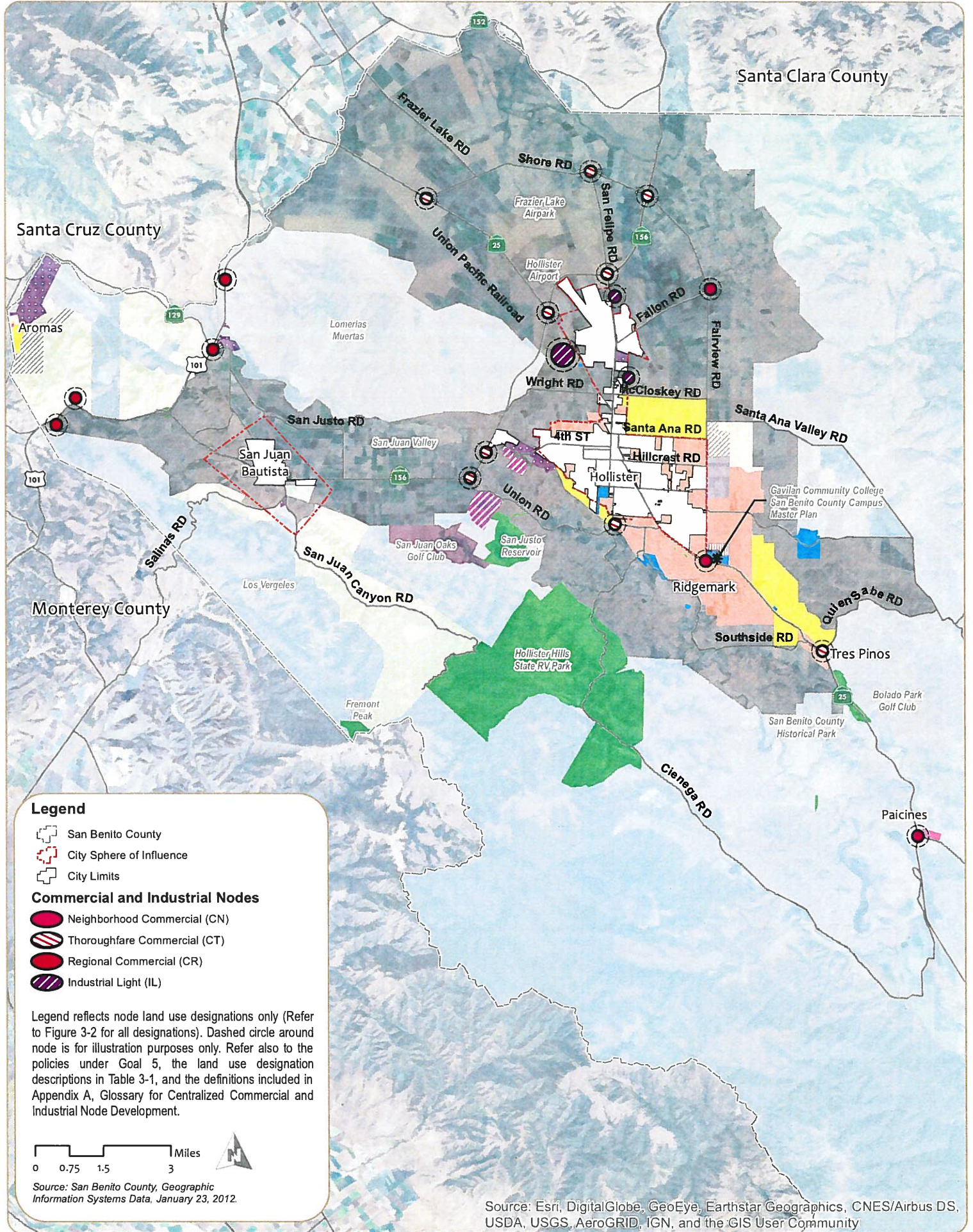
**Land Use Diagram (Census Designated Places Detail)**





**Figure 3-4**  
**Wine/Hospitality Priority Area**





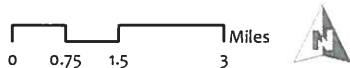
**Legend**

- San Benito County
- City Sphere of Influence
- City Limits

**Commercial and Industrial Nodes**

- Neighborhood Commercial (CN)
- Thoroughfare Commercial (CT)
- Regional Commercial (CR)
- Industrial Light (IL)

Legend reflects node land use designations only (Refer to Figure 3-2 for all designations). Dashed circle around node is for illustration purposes only. Refer also to the policies under Goal 5, the land use designation descriptions in Table 3-1, and the definitions included in Appendix A, Glossary for Centralized Commercial and Industrial Node Development.

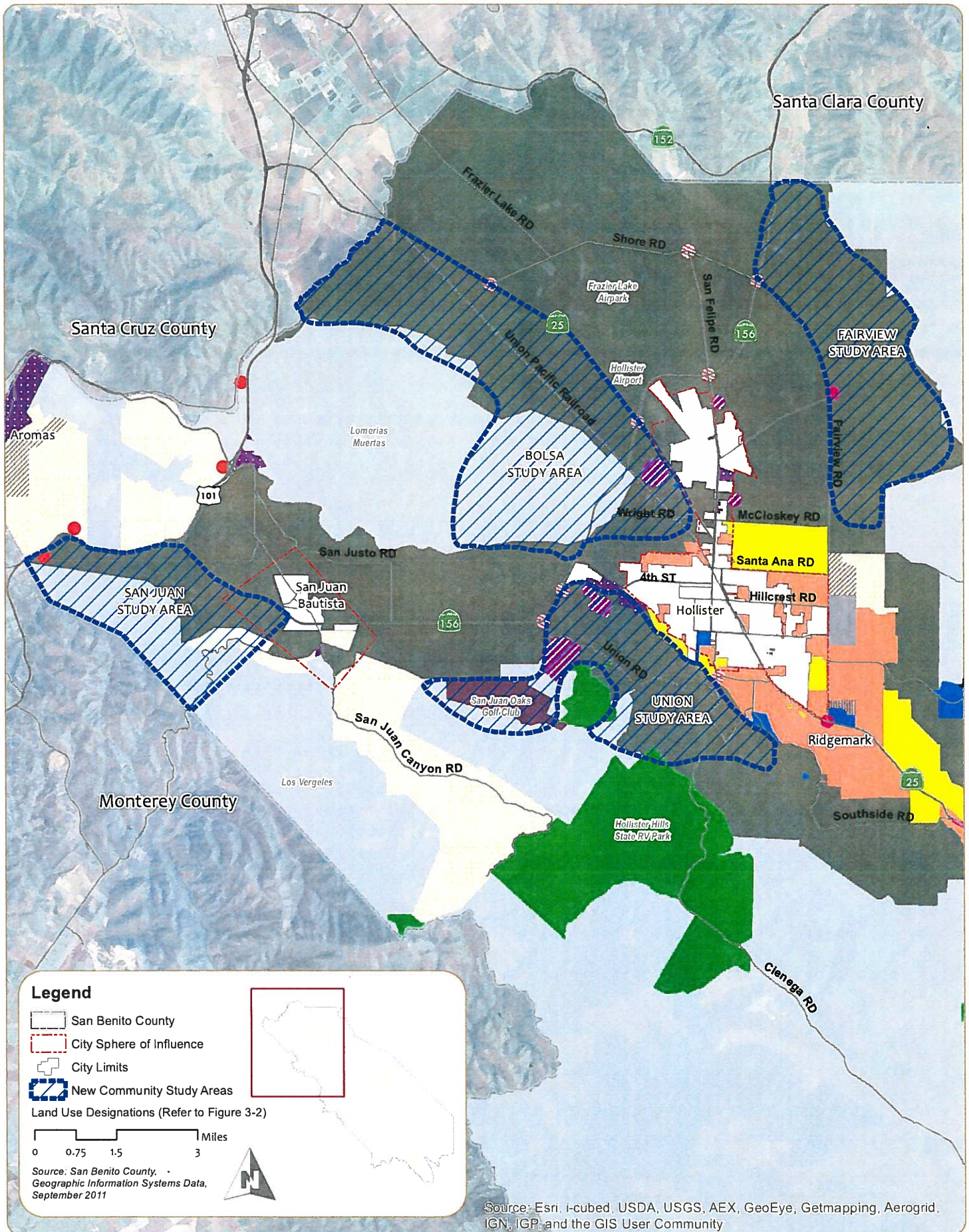


Source: San Benito County, Geographic Information Systems Data, January 23, 2012.

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

**Figure 3-5**  
**Commercial and Industrial Nodes**





**Figure 3-6**  
**New Community Study Areas**