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Gregory Priamos

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Vanessa Delgado

Agenda Item
Regular Meeting of the
Board of Supervisors
Tuesday, January 13, 2026

Item Number: 2.16

MEETING DATE: 01/13/2026

DEPARTMENT: RESOURCE MANAGEMENT AGENCY

AGENDA ITEM PREPARER: Abraham Prado

DEPT HEAD/DIRECTOR: Abraham Prado

SUBJECT:

RESOURCE MANAGEMENT AGENCY/PLANNING AND BUILDING - A. PRADO

1. Adopt the Initial Study, Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program under the California Environmental Quality Act ("CEQA") as set forth in Exhibit C of the attached Resolution; and
2. Adopt the attached resolution approving a general plan amendment, an amendment to the General Plan Land Use Element and Land Use Element Map, to implement rezones required by the adopted 2023 - 2031 San Benito County Housing Element; and
3. Adopt the Ordinance during its second reading on Consent Agenda on January 13, 2026, an Ordinance adopting amendment to Title 23 (Subdivisions) and Title 25 (Zoning) of the County Code of Ordinances, to establish the Residential High Zone and amend the Zoning Designation of twelve parcels identified to be rezoned in the 2023 - 2031 San Benito County Housing Element and authorize the Director of Planning and Building, or their designee, to file all necessary documents with the California Department of Housing and Community Development (HCD) on behalf of the County.

SBC FILE NUMBER: 790

ORDINANCE NO.: 1091

RESOLUTION NO.: 2026-5

AGENDA SECTION:

CONSENT AGENDA

BACKGROUND/SUMMARY:

On December 16, 2025, at a regular meeting of the San Benito County Board of Supervisors, the Board of Supervisors received presentation, introduced and waived first reading of an ordinance of the Board of Supervisors of the County of San Benito, to amend the County's Code Title 23 (Subdivisions) and Title 25 (Zoning) of the County Code of Ordinances, to establish the Residential High Zone and amend the

zoning designation of the twelve parcels identified to be rezoned in the 2023 - 2031 Housing Element. The Board of Supervisors continued the ordinance to be adopted during its second reading on Consent Agenda on January 13, 2026 and directed staff to return on January 13, 2026, with the resolution adopting the corresponding General Plan Amendment and associated CEQA documentation for Board consideration concurrent with the ordinance's second reading.

This project implements Program 3-2 (Residential High Rezone and General Plan Amendment) of Chapter 6: Policy Plan of the Housing Element which is an update to the County of San Benito's General Plan Land Use Element, Land Use Element Map, Code of Ordinances Titles 23 (Subdivisions) and 25 (Zoning), and Zoning Map. The inventory of sites for regional housing needs portion of the Housing Element focuses on those opportunities available for the County to accommodate and facilitate State law. A highly important component is the sites inventory in Appendix B: Candidate Housing Sites Analysis, which examines locations available to support new housing for persons on all income categories.

The table below shows the unincorporated County of San Benito's fair-share contribution.

Income Group	% of County Area Median Income	Total Housing Units allocated	Percentage of units
Extremely Low/Very Low	0-50%	246	32.7%
Low	51-80%	198	26.2%
Moderate	81-120%	103	13.6%
Above Moderate	120% and above	207	27.5%
Total	754		

The analysis concludes that after accounting for units constructed in the 6th Cycle projection period, projects currently in the pipeline, and projected ADU construction, the County has a remaining unmet RHNA of 168 lower-income units. To accommodate the shortfall or any potential unmet need, the County has identified a total of 12 parcels to be rezoned. Rezone sites include 12 parcels (2,044 total units) located in the unincorporated County area along Hollister's city boundaries. The methodology used by County staff for these estimations is provided in greater detail in draft Housing Element's Appendix B: Candidate Housing Sites Analysis. The amount of units that can be provided by these potential housing sites is approximate only and based on density and development standards for the rezone of Residential Multiple zone to 20-45 du/acre; actual housing unit numbers may vary depending on each project proposal. APN's of the 12 sites include: 020-170-037, 020-170-038, 020-170-039, 020-040-059, 020-280-007, 019-140-008, 019-230-032, 020-170-025, 020-080-022, 020-040-036, 020-060-014, 025-350-067.

The following actions will take place as part of Housing Element Program 3-2 (Residential High Rezone and General Plan Amendment):

General Plan text and map amendments for implementation of the 6th Cycle Housing Element Program 3-2 (Residential High Rezone and General Plan Amendment). Program 3-2 includes amending text within the General Plan Land Use Element to include a new Residential High (RH) land use district permitting residential density of 20 to 45 dwelling units per acre (du/ac) and amending mapping in the Land Use Element to include 12 candidate parcel sites within the RH land use district.

Zoning text amendments to San Benito County Code Title 25 (Zoning) Chapters 25.03 (Zoning Map and Zoning Districts), 25.05 (Planned Unit Development), 25.07 (General Development and Design Standards), and 25.08 (Standards for Specific Uses) to include a new Residential High (RH) zoning district permitting residential density of 20 to 45 du/ac. The provisions of Title 25 provide for the division of the county into districts, within each of which the uses of land and buildings and the height and bulk of

buildings and the open spaces about them are regulated as specified.

Zoning map amendments to rezone the said 12 candidate housing sites from Rural Residential (RR) and Agricultural Productive (AP) to the new proposed Residential High (RH) zoning district. This proposed rezoning would increase allowable residential densities and establish new development standards to increase housing opportunities in the County and improve the County's ability to achieve its Regional Housing Needs Allocation (RHNA).

Subdivision code amendments to San Benito County Code Title 23 (Subdivision) Chapters 23.27 (Fire Design Standards) and 23.31 (Improvement Designs). The provisions of Title 23 implement and supplement provisions of the Subdivision Map Act and are intended to regulate and control the design and improvement of subdivisions, the form and content of all required maps, and the procedures to be followed in securing the official approval of the county regarding the maps.

For more background and summary information please refer to the Staff Report dated November 19th, 2025 attached to this packet as well as the entirety of the General Plan Amendment (REF250001) 2023-2031 Housing Element 6th Cycle update and (REF250003) Program 3-2 Residential High Rezone and General Plan Amendment in Current Major Planning Projects and Notices page of the County Website <https://www.sanbenitocountyca.gov/departments/resource-management-agency/planning-and-land-use-division/current-major-planning-projects> and in the Accela Citizens Portal: <https://aca-prod.accela.com/SANBENITO/Default.asp>

Additional links provided in attachments:

HCD Statutory Compliance Letter Dated April 1, 2025:

<https://www.sanbenitocountyca.gov/home/showpublisheddocument/14306/638858601723300000>

Adopted 2023-2031 Housing Element 6th Cycle:

<https://www.sanbenitocountyca.gov/home/showpublisheddocument/14304/638858592378200000>

Notice of Intent to adopt a Mitigated Negative Declaration for the Housing Element Implementation Project:

<https://www.sanbenitocountyca.gov/home/showpublisheddocument/14826/638975182063396896>

Final IS/MND:

<https://www.sanbenitocountyca.gov/home/showpublisheddocument/14907/638985493041034156>

Errata to IS/MND:

<https://www.sanbenitocountyca.gov/home/showpublisheddocument/14905/638985493031481186>

Public Comments to IS/MND:

1. San Benito High School District dated October 10, 2025:
<https://www.sanbenitocountyca.gov/home/showpublisheddocument/14824/638975173167303703>
2. Monterey Bay Economic Partnership dated October 13, 2025:
<https://www.sanbenitocountyca.gov/home/showpublisheddocument/14822/638975172995954569>

FISCAL IMPACT:

On May 23rd, 2023, Kimley-Horn and Associates was awarded the contract to develop the County's 2023-2031 Housing Element 6th Cycle update and the state mandated Safety Element as triggered by the Housing Element update in the amount of \$334,989.00 for the term of May 23, 2023 to June 30, 2024 after Kimley-Horn & Associates were selected by staff as the least cost of three qualified consulting firms that submitted proposals, and partly on the basis that it will also be consulting with the City of Hollister for the preparation of its 6th Cycle Housing Element Update.

On May 28, 2024, Contract Amendment No. 1 was approved for a two year extension with Kimley-Horn and Associates. The contract term was extended to June 30, 2026.

On June 10, 2025 Amendment No. 2 was approved for a one-year extension through June 30, 2027, and an increase in budget not to exceed \$510,649.00, in order to continue progress with certification of the 2023-2031 Housing Element 6th Cycle Update, to conduct zoning code amendments, Land Use Element Amendment for Housing Element Program 3-2, CEQA Initial Study and Monitoring Program, and the Safety Element General Plan Amendment.

STAFF RECOMMENDATION:

Staff recommends the Board of Supervisors:

1. Adopt the Initial Study, Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program under the California Environmental Quality Act ("CEQA") as set forth in Exhibit C of the attached Resolution; and
2. Adopt the attached resolution approving a general plan amendment, an amendment to the General Plan Land Use Element and Land Use Element Map, to implement rezones required by the adopted 2023 - 2031 San Benito County Housing Element; and
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ATTACHMENTS:

[Agenda Fact Sheet -Housing Element](#)

[Resolution - January 13 2026 San Benito County Board of Supervisors](#)

[Exhibit G of Resolution - Planning Commission Staff Report dated November 19th, 2025](#)

[Ordinance - Title 23 & 25 Code Amendments](#)

[Initial Study and Mitigated Negative Declaration IS-MND](#)

[IS-MND Responses to Comments and Mitigation Monitoring and Reporting Program MMRP](#)

[Housing Element Rezones BOS Hearing 12.16.2025 Power Point](#)