



**SAN BENITO COUNTY  
AGENDA ITEM  
TRANSMITTAL FORM**

Dom Zanger  
District No. 1

Kollin Kosmicki  
District No. 2

Mindy Sotelo  
District No. 3  
Vice-Chair

Angela Curro  
District No. 4  
Chair

Bea Gonzales  
District No. 5

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**Item Number: 3.1**

**MEETING DATE:** 02/06/2024

**DEPARTMENT:** RESOURCE MANAGEMENT AGENCY

**AGENDA ITEM PREPARER:** Michael Kelly

**DEPT HEAD/DIRECTOR:** Abraham Prado

**SUBJECT:**

**RESOURCE MANAGMENT AGENCY- A. PRADO, PLANNING AND BUILDING DIRECTOR**

(To be heard at 1:30 p.m. or as soon thereafter as the matter may be heard.)

Hold a public hearing and consider adopting a resolution amending General Plan mapping and text for removal of New Community Study Areas (NCSAs) from maps found in the San Benito County 2035 General Plan Land Use Element and removal of related New Community policy text throughout the General Plan (project also known as County Planning file REF230001).

SBC FILE NUMBER: 790

RESOLUTION NO.: 2024-11

**AGENDA SECTION:**

PUBLIC HEARING

**BACKGROUND/SUMMARY:**

On December 13, 2023, the County Planning Commission held a public hearing to review text and map edits to the San Benito County 2035 General Plan. These edits, found in the attached Board resolution recommended by the Planning Commission, would remove the New Community Study Areas (NCSAs) and related New Community policy text from the plan. These features of the General Plan were intended to “accommodate future growth in new, balanced communities that provide urban infrastructure and services, employment generating land uses, and institutional facilities” but have more recently been seen as undesirable with potential for discontinuous development, negative effects on resources, physical infeasibility, and disagreement with Regional Housing Need Allocation (RHNA) goals.

The Planning Commission received public comment on the proposed changes and then concluded its review. The members then adopted Planning Commission Resolution 2023-17, recommending that the Board of Supervisors adopt the changes. The resolution also contained findings expressing the reasons for the amendment and consistency with the California Environmental Quality Act (CEQA).

This potential revision began on September 13, 2022, when the Board of Supervisors adopted Resolution 2022-103 to initiate a General Plan amendment process to eliminate or modify the NCSAs. The amendment was to include but not necessarily be limited to emphasis on eliminating residential development other than that permitted for agricultural parcels under current Agricultural Productive (AP) and Agricultural Rangeland (AR) zoned densities in the Bolsa New Community Study Area in the 2035 San Benito County 2035 General Plan. At its next regular meeting, on September 27, 2022, for reasons similar to those stated in the resolution, the Board enacted an ordinance prohibiting applications regarding the General Plan or any specific plan for approximately one year.

Later, on June 6, 2023, a special joint meeting took place between the Board of Supervisors and the Planning Commission. The two bodies together received a presentation on several planning topics including the NCSAs and generally expressed support for removing all of the NCSAs from the 2035 General Plan and to address this without delay.

**Purpose.** The concern with New Community policy initially focused on the Bolsa Study Area, west of State Route 25 between Hollister and the Santa Clara County line, but then extended to the General Plan's other three NCSAs. In presenting the draft resolution that the Board of Supervisors adopted as Resolution 2022-103 to initiate this General Plan amendment process on September 13, 2022, Planning staff said that, since the 2035 San Benito County was adopted in 2015, it has become apparent that a number of policies and resource constraints may make residential development in the Bolsa New Community Study Area in particular to be undesirable, including inadequate transportation infrastructure until such time as Highway 25 and other county arterial road capacity can be constructed and condition improved, provide better jobs and housing balance in the county, and measures to preserve and protect significant areas of important productive farmland within the Bolsa area can be established.

The enclosed Board resolution, recommended by the Planning Commission, states reasons for removing New Community policy and mapped NCSAs from the General Plan and includes detailed edits to the General Plan in response. The staff report to the Planning Commission is also enclosed and contains additional information and further analysis of this amendment.

#### **RESOLUTION OR ORDINANCE NEEDED FOR THIS ITEM:**

Yes

#### **CONTRACT NEEDED FOR THIS ITEM:**

No

#### **CONTRACT AND RFP HISTORY:**

N/A.

#### **LAST CONTRACT AMOUNT OR N/A:**

N/A.

#### **STATE IF THIS IS A NEW CONTRACT/ HOW MANY PAST AMENDED CONTRACTS/ OR N/A:**

N/A.

**STRATEGIC PLAN GOALS: 1. Operational Development & Excellence**

No

**STRATEGIC PLAN GOALS: 2. Planning And Sustainable Growth**

Yes

**STRATEGIC PLAN GOALS: 3. Technology**

No

**STRATEGIC PLAN GOALS: 4. Community Engagement**

No

**STRATEGIC PLAN GOALS: 5. Health & Safe Community**

Yes

**BUDGETED:**

N/A

**BUDGET ADJUSTMENT NEEDED:**

N/A

**SOURCE OF FUNDING:**

General Fund

**UNFUNDED MANDATE:**

N/A

**SBC BUDGET LINE ITEM NUMBER:**

N/A.

**CURRENT FY COST:**

N/A.

**STAFF RECOMMENDATION:**

- Review the enclosed materials, hold a public hearing, and hear any proponents and opponents of the proposed action.
- Adopt the attached resolution and its findings in order to amend General Plan text and mapping

with regard to New Community Study Areas (NCSAs) and related New Community policy.

## **BOARD ACTION RESULTS:**

Held a public hearing and adopted Resolution No. 2024-11 per staff recommendation. (4-1 vote, Gonzales-No)

## **ATTACHMENTS:**

[Visual Presentation \(main slides\)](#)

[Board Resolution \(34 pages\)](#)

[Staff Report to Planning Commission, December 13, 2023](#)

[Planning Commission Resolution 2023-17, adopted December 13, 2023](#)

[Hollister Free Lance publication of public notice, January 26, 2024](#)

[Visual Presentation \(supplemental slides\)](#)

[Fully Executed Resolution - No. 2024-11 New Community Study Areas](#)