

Planning Commission of the County of San Benito

NOTICE OF PUBLIC HEARING COUNTY OF SAN BENITO PLANNING COMMISSION MEETING OF MAY 18, 2022, at 6:00 p.m.

NOTICE IS HEREBY FURTHER GIVEN that the Planning Commission will hold a Public Hearing on the following items in the San Benito County Board of Supervisors Chambers located at 481 Fourth Street, Hollister, California, on **Wednesday, May 18, 2022, at 6:00 p.m.** or as near as possible thereafter, at which time and place interested persons may appear and be heard thereon.

The public may join this meeting using Zoom by visiting the web address **<https://zoom.us/join>**

or dialing one of the following telephone numbers:
+1 408 638 0968 US (San Jose) or
+1 669 900 6833 US (San Jose).

To access the meeting, please enter the Webinar ID **857 1129 4459** AND Webinar Password **934383**

Agenda Packet can be viewed at **www.cosb.us/government/clerk-of-the-board-of-supervisors/calendar** or **<https://sanbenito.novusagenda.com/agendapublic/>** by the Friday before the meeting.

UP 1079-13 (Conditional Use Permit), MS 1233-13 (Minor Subdivision):

OWNER: PLH Vineyard Sky LLC and Ecos Energy LLC.
APPLICANT: PLH Vineyard Sky LLC and Ecos Energy LLC.
LOCATION: 1850 Buena Vista Road. APN: 019-110-033, -034, and -035. REQUEST: This prior approved development consisted of rural parcels with a 5-acre minimum size. However, the County Engineer conditioned the project to install frontage improvements be installed to the ultimate adopted geometric section for an urban subdivision (i.e., lot sizes less than 5 acres). This requirement conflicted with County Code Section 23.29.001. The request is to amend the Subdivision and Conditional Use Permit approvals so that they are applicable to lot sizes greater than 5 acres.
GENERAL PLAN DESIGNATION: Agriculture (A). ZONING DISTRICT: Agricultural Productive (AP). ENVIRONMENTAL REVIEW: Categorically Exempt under State CEQA Guidelines.
PLANNER: Arielle Goodspeed (**agoodspeed@cosb.us**)

PLN220008 (Minor Subdivision/Tentative Parcel Map):

OWNER: Esther L. Matthews and Jonathan Cabral. APPLICANT: Esther Matthews. LOCATION: 530 and 540 Acquistapace Road, 1 mile south-southeast of the Fairview Road–State Route 156 intersection. APN: 016-140-018. REQUEST: To subdivide a 26.37-acre parcel into two parcels, one 5.11 acres and the other 21.25 acres, each proposed lot currently built with an existing residence, with no further construction currently proposed but with potential for minor future construction.
GENERAL PLAN DESIGNATION: Agriculture (A). ZONING DISTRICT: Agricultural Productive/Flood Plain (AP/FP). ENVIRONMENTAL REVIEW: Categorically Exempt under State CEQA Guidelines Sections 15303 (Class 3, New Construction or Conversion of Small Structures), 15304 (Class 4, Minor Alterations to Land), and 15305 (Class 5, Minor Alterations in Land Use Limitations).
PLANNER: Michael Kelly (**mkelly@cosb.us**)

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. Written comments on any of these items may be submitted to Jennifer Frechette, Clerk of the Board, at **jfrechette@cosb.us**, or comments can be sent via U.S. mail to: Jennifer Frechette, Clerk of the Board, 481 Fourth Street, 1st Floor, Hollister, CA 95023. Verbal and written comments may also be submitted at 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.

Dated: April 29, 2022

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~ Hollister Free Lance
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