

County of San Benito Planning Commission

NOTICE OF PUBLIC HEARING COUNTY OF SAN BENITO PLANNING COMMISSION MEETING OF NOVEMBER 17, 2021, 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, November 17, 2021, 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 **867 5707 0756** AND Webinar Password **460120**.

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.

PLN210005 (Guerra Walnut Harvest Warehouse Use Permit)

APPLICANT: Frank Guerra, Guerra Nut Shelling Co. OWNERS: Lorraine Guerra, Lorraine and Louis Guerra Trust, Albert Frank Guerra, Gary Anthony Guerra, Frank Vincent Guerra, Donna G. Howe Trust, Bruce H. and Donna G. Howe Living Trust, Anthony Andrade Trust, Gina M. Ryssemus, Mark J. Guerra, Curtis R. Miller Family Trust, Francine Ann Reich, Albert F. Guerra, Gary A. Guerra, Frank V. Guerra, Jeffrey A. Guerra. LOCATION: 1550 Fallon Road, 2/3-mile west-southwest of Fairview Road–Fallon Road intersection. APN: 017-060-009. REQUEST: To construct and operate a 33,120-sqft warehouse for walnut harvest storage with paved entry and parking areas on 3.15 acres as part of an existing walnut processing business operating elsewhere, which when established on this site would involve 10 on-site employees and five arriving trucks each 12-hour operating day at peak during October harvest, with reduced operation November through May and minimal activity June through September. GENERAL PLAN LAND USE DESIGNATION: Agriculture (A). ZONING DISTRICT: Agricultural Productive (AP). ENVIRONMENTAL REVIEW: State CEQA Guidelines §15061(b)(3) (common sense exemption with certainty of no significant environmental effect). PLANNER: Michael Kelly (**mkelly@cosb.us**)

Home Occupation and Rural Home Enterprise Ordinance Amendments

REQUEST: Public Hearing to review and provide recommendation to the Board of Supervisors on proposed zoning text amendments to San Benito County Code regarding Home Occupation and Rural Home Enterprise including addressing additional items as recommended by the Board of Supervisors including but not limited to allowing limited retail under Home Occupation, code enforcement, business license requirements, and adding cottage food operations in unincorporated San Benito County. Proposed amendments include repealing existing sections 25.29.090 to 25.29.104 in their entirety and replacing with updated Home Occupation and Rural Home Enterprise ordinances. ENVIRONMENTAL REVIEW: Exempt per State CEQA Guidelines Section 15061(b)(3). PLANNER: Arielle Goodspeed (**agoodspeed@cosb.us**)

PLN210052 (Reconsideration of Ag. Mitigation for the Promontory at Ridgemark, formerly “The Bluffs”)

APPLICANT: Scott L. Stringer for Bates Stringer Hollister II LLC. OWNER: Century Communities (formerly Roy and Rita Lompa). LOCATION: South of Ridgemark Drive @ South Ridgemark Drive, adjacent to the Ridgemark community. APN: 025-420-005 and 025-420-019. REQUEST: A reconsideration of Agricultural Conservation Mitigation Measure MM AG-1 applied to the project in **Planning Commission Resolution 2018-02 Bluffs Promontory EIR Certification, and in Planning Commission Resolution 2018-03 Bluffs Promontory Subdivision Approval and Conditions**. The mitigation measure imposes a requirement of replacement or in-lieu fee on a 1:1 basis for each acre of Farmland Mapping and Monitoring Program (FMMP) Important Farmland (Prime Farmland, Farmland of Statewide Importance, and Unique Farmland). GENERAL PLAN LAND USE DESIGNATION: Residential Mixed (RM). ZONING DISTRICT: Single Family Residential (R1). ENVIRONMENTAL REVIEW: The County of San Benito completed an Environmental Impact Report (State Clearinghouse Number SCH 2016101022) consistent with the California Environmental Quality Act (CEQA). PLANNER: Taven M. Kinison Brown (**tkinisonbrown@cosb.us**)

PLN210016 (Vijay Vaidyanathan Minor Subdivision)

APPLICANT: Wald, Ruhnke & Dost Architects, LLP. OWNER: 700 Duncan Holdings, LLC. LOCATION: 700 Duncan Avenue, San Juan Bautista; nearest cross-street is Bixby Road. APN: 018-080-020. REQUEST: To subdivide (split) a 23.7-acre parcel into a 10.1-acre parcel and a 13.6-acre parcel. GENERAL PLAN LAND USE DESIGNATION: Agriculture (A). ZONING DISTRICT: Agricultural Productive (AP). ENVIRONMENTAL REVIEW: State CEQA Guidelines §15061(b)(3) (common sense exemption with certainty of no significant environmental effect). PLANNER: Taven M. Kinison Brown (**tkinisonbrown@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: October 29, 2021

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(Pub HF 11/5)