

**MINUTES – NOVEMBER 1, 2018**

AGRICULTURAL PRESERVE ADVISORY COMMITTEE  
MINUTES OF NOVEMBER 1, 2018 MEETING

The meeting was called to order at 2:00 P.M. in the Board of Supervisors Chambers, 481 Fourth Street, Hollister, California.

Members Present: Paul Hain - Chairperson, Jim Pacheco, Mark Wright, Paul Wattis and Sergio Garcia

Members Absent: Joe Morris

County Staff Present: Tom Slavich - Assessor  
Shirley Murphy - Assistant County Counsel

- A) Tom Slavich, County Assessor acknowledged the Agenda was posted at various locations.
- B) Paul Wattis made a motion to approve the November 2, 2017 minutes as mailed. Jim Pacheco seconded the motion and it passed unanimously.
- C) Public Comment - None.

REGULAR AGENDA -

1) DIVISION REQUEST -

- A) Las Aguilas Corp - This ranch consists of LCA Contracts 69-034 comprising of 26,900 acres. Applicant requests to divide the ranch into 7 new preserves of approximately 5043 acres, 1719 acres, 1840 acres, 1384 acres, 1200 acres, 8350 acres and 7364 acres.

A motion was made by Paul Wattis that the Committee hereby makes the finding that the newly created agricultural preserves will each meet the minimum acreage and income generation requirements, and that the request meets the criteria of San Benito County Code §19.01.021 (B)(2) & (D)(1) and that the Committee recommends the Board of Supervisors approve this division request.

It was seconded by Jim Pacheco and passed unanimously.

1) DIVISION REQUEST -

- B) Shingai - This request is to divide the 29.32 agricultural preserve into 2 new preserves of approximately 11+/- acres and 18.3+/- acres.

A motion was made by Jim Pacheco that the Committee hereby makes the finding that the newly created agricultural preserves will each meet the minimum acreage and income generation requirements, and that the request meets the criteria of San Benito County Code §19.01.021 (B)(2) & (D)(1) and that the Committee recommends the Board of Supervisors approve this division request.

It was seconded by Sergio Garcia and it passed unanimously.

1) DIVISION REQUEST -

- C) The Wine Group - This property consists of LCA Contracts 11-02 & 11-03 comprising of 505.98 acres & 77.63 acres. Applicant request is to divide and reallocated the vineyard property into 2 new preserves of approximately 40 acres and 543.61 acres.

A motion was made by Paul Wattis that the Committee hereby makes the finding that the newly created agricultural preserves will each meet the minimum acreage and income generation requirements, and that the request meets the criteria of San Benito County Code §19.01.021 (B)(2) & (D)(1) and that the Committee recommends the Board of Supervisors approve this division request.

It was seconded by Jim Pacheco and it passed unanimously.

1) DIVISION REQUEST -

- D) Tobias Trust/Partnership - This ranch consists of LCA Contracts 68-50 & 1973 Enlargement comprising of 4841 + acres. Applicant requests to divide the ranch into 3 new preserves of approximately 354 acres, 356 acres and 4130+ acres.

Paul Wattis recused himself for this Division Request.

A motion was made by Mark Wright that the Committee hereby makes the finding that the newly created agricultural preserves will each meet the minimum acreage and income generation requirements, and that the request meets the criteria of San Benito County Code §19.01.021 (B)(2) & (D)(1) and that the Committee recommends the Board of Supervisors approve this division request.

It was seconded by Jim Pacheco and it passed unanimously.

2) COMPATIBLE USE -

- A) D & D Brigantino - Applicant noticed the Committee about withdrawing their Compatible Use application to construct a compost facility on LCA Contract 68-113.

A motion was made by Jim Pacheco that the Committee accepts the withdrawal of the Compatible Use Application and the applicant forfeits the application fee.

It was seconded by Mark Wright and passed unanimously.

2) COMPATIBLE USE -

- B) Lone Tree Ranch - Applicant requests to expand Event Center (previously approved as a compatible use in 2009) including but not limited to hosting hunting parties, social events, business retreats, weddings & receptions, agricultural & recreational tourism using the improvements allowed under approved compatible use application (November 5, 2009 LCA Meeting) and Conditional Use Permit #1025-09 and requests include completing/enlarging the previously approved improvements to the headquarters lodge; one additional cabin which will equal a total of 10 cabins; 6 "glamping" tents; slightly varying the locations of previously approved cabins within the approved footprint; flexibility in the number of bedrooms provided in the previous approved, but not yet constructed cabins, with up to four bedrooms per cabin. Approximately 10 acres is required for this compatible use.

A motion was made by Paul Wattis that the Committee hereby makes the finding that this request meets the criteria of San Benito County Code §19.01.023 (B)(2), (B)(9), (C) & (F) and California Government Code 51238.1 and that the Committee recommends the Board of Supervisors approve this Compatible Use Request.

It was seconded by Jim Pacheco and passed unanimously.

2) COMPATIBLE USE -

- C) Las Aguilas Corp - Applicant requests to have Event Center uses, including but not limited to, hosting hunting parties, social events, business retreats, weddings & receptions, agricultural and recreational tourism, on the previously requested division request of 8350 acres. Approximately 10 acres is required for this compatible use.

A motion was made by Mark Wright that the Committee hereby makes the finding that this request meets the criteria of San Benito County Code §19.01.023 (B)(2), (B)(9) & (F), and California Government Code 51238.1 and that the Committee recommends the Board of Supervisors approve this Compatible Use Request.

It was seconded by Paul Wattis and passed unanimously.

3) LOT LINE ADJUSTMENT -

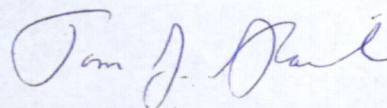
- A) Asellus - Benito LLC - Applicant requests to Lot Line Adjust 2.57 acres of land with a neighboring landowner.

A motion was made by Jim Pacheco that the Committee hereby makes the finding that this request meets the criteria of San Benito County Code §19.01.021 and California Government Code Section 51257 and that the Committee recommends the Board of Supervisors approve this Lot Line Adjustment.

It was seconded by Paul Wattis and it passed unanimously.

There being no further business, the meeting was adjourned at 2:30 P.M.

Respectfully submitted



Tom J. Slavich, Assessor  
Acting Secretary of the Agricultural  
Preserve Advisory Committee