



SAN BENITO COUNTY PLANNING COMMISSION

2nd Draft

Eduardo Navarro	Valerie Eglan	Robert Eggers	Rob Gibson	Robert Rodriguez
District No. 1	District No. 2	District No. 3	District No. 4	District No. 5
				Vice-Chair

County Administration Building - Board of Supervisors Chambers, 481 Fourth Street, Hollister, California

REGULAR MEETING MINUTES January 16, 2019 6:00 PM

6:07 PM ~ CALL TO ORDER

PLEDGE OF ALLEGIANCE -

ROLL CALL:

Robert Gibson – Absent
Robert Eggers – Present
Eduardo Navarro – Present
Robert Rodriguez - Present
Valerie Eglan – Present

BOARD ANNOUNCEMENTS - None

DEPARTMENT ANNOUNCEMENTS -

Taven welcomed our new class of commissioner's and they spoke briefly of themselves, including Valerie Eglan and Robert Rodriguez.

Item 3: The board of supervisors has a retreat Wednesday February 13th – 15th and they have invited the planning commission for a refresher and update on ethic training, brown act for meeting procedures and how to report income and conflicts of interest. On February 20th we will be having a Land Use101 meeting and discuss the tools and the rules we use daily with possible projects to go over.

Item 2: Setting the calendar with the 3rd Wednesday of the month except for December which will be the first Wednesday of the Month. December 4th will be our only change. Nominations of the chair will be in February not January and please consider a vice chair before our next meeting. Planning to go hi-tech and arranging county assigned emails, electronic tablets, business cards have been ordered along with name placards.

PUBLIC COMMENT

None- Public Comments Closed by Robert Rodriguez

ACKNOWLEDGEMENT OF MINUTES

Valerie motion for minutes to be approved

2nd Robert Gibson

All in favor

ACKNOWLEDGEMENT OF CERTIFICATE OF POSTING

PUBLIC HEARING

1. **Minor Subdivision 1243-17:** OWNER/APPLICANT: Darin Del Curto. APN: 025-090-061. LOCATION: 2200 Santa Ana Valley Road. REQUEST: To subdivide a 59-acre property into four parcels of 5 to 14 acres plus one 26½-acre remainder lot, with Parcel 4 already developed with a residence, in addition to building access drives and infrastructure to serve the lots. GENERAL PLAN: Agriculture (A). ZONING: Agricultural Productive (AP). ENVIRONMENTAL EVALUATION: Addendum to GPA 08-38 and ZC 08-166 Mitigated Negative Declaration to find no significant impacts to result from the project. PLANNER: Taven M. Kinison Brown (Tkinisonbrown@cosb.us) / Michael Kelly (mkelly@cosb.us).

Item #9

Planner Michael Kelly gave a presentation of the staff report.

Open to public – no comments

The new resolution is 2019-01

Commissioner Egland proposed the parcel 1243-17 be approved subject to conditions of approval with amendments of new resolution.

Commissioner Gibson seconds the motion

All in favor

Motion passes

2. **Minor Subdivision PLN180028:** OWNER/APPLICANT: Christina Bourdet / John Bourdet. APN: 016-050-048-0. LOCATION: 1271 Los Viboras, Hollister. REQUEST: The applicant proposes to subdivide one (1) forty-one (41.0) acre parcel into two (2) parcels of twenty-eight (28.0) and thirteen (13.0) acres. ZONING: Agricultural Productive (AP). ENVIRONMENTAL EVALUATION: Categorically Exempt, per CEQA Guidelines Section 15061(b)(3). PLANNER: Richard Felsing (rfelsing@cosb.us)

Item #10

Planner Richard Felsing Kelly gave a presentation of the staff report.

Open to the public:

Speaker #1 Anne Hall – no issue with the conditions proposed but there to answer any questions.

Commissioner Egland: the exceptions are for the road easements are deferred

Public comments closed

Commissioner Eggers to motion to approve PLN180028

Robert Gibson 2nd the motion

All in favor

Motion passes

3. **Use Permit PLN180013**: OWNER/APPLICANT: Tanimura & Antle / Avila Construction. APN: 016-090-018. LOCATION: 1298 Orchard Road. REQUEST: To construct a mechanized vegetable transplant nursery on 96.47 acres, in six separate phases over six years, consisting of greenhouses and related facilities with about 100,000sf of office, storage & maintenance areas, 700,000sf of greenhouses, and 500,000sf of outdoor growing and work areas. GENERAL PLAN: Agriculture. ZONING: Agricultural Productive (AP). ENVIRONMENTAL EVALUATION: Initial Study/Mitigated Negative Declaration. PLANNER: **Richard Felsing** (rfelsing@cosb.us)

Planner Richard Felsing stated that the applicant has requested to come back after they meet to discuss their needs with phasing and other concerns. They want to come back in February. They are requesting a continuance to February 20th.

Commissioner Navarro motion to grant continuance

Commissioner Valerie Egland 2nd

All in Favor

Motion Passes

DISCUSSION

4. **2035 General Plan Implementation** – Project update on the preparation of the new C-3 Regional Commercial Zoning District and its application to four (4) sites located along U.S. Highway 101, generally located at Betabel Road, U.S. 101/Hwy 129/Searle Road, Livestock 101/Cole Road and Rocks Ranch/Red Barn.

Item #12

County Consultant Richard James introduced a presentation on the project and project area.

Open to public (3 minutes per speaker)

Speaker: Andy Hsia-Coron – Referred to the nodes as tumor and wants to protect the area and will do what is necessary to stop this project. He is quite angry that you would develop in this area.

Speaker: Robert Robe – Lives by potential project and not against

development but not the proposed area. He suggested another area that would be better. Many people are concerned with water issue and tapping into Aromas water district. Please be cautious about this issue.

Speaker: Mary Hsia-Coron – Concerned with water issue and loss of wells. Concerned with a hotel that would use a lot of water being used and asked “Are you going to help us out?” The water is not sustainable as is. She is also concerned about entrance to possible dude ranch. Also wanted to please letter from Marla/Katherine Anderson wanted to say she is organizing to stop this project.

Speaker: Wolf James Starkwolf lives in Prunedale. He has been a student of indigenous spiritual ways his adult life. There are a lot of religious sites and personally say his son was instructed to attend ceremony by the rocks. Concerned about religious sites and ancient sites.

Speaker: Glen Skogen – Property owner main concern is when was the last traffic study performed? Also, what kind of traffic impact is this going to cause. How is it going to effect the roads and questions the quality of life.

Speaker: Dan Devries – General Plan was a done deal and livestock 101 was a mistake and absolutely a node that should have been done. Livestock 101 had designation and should have been a node. Also need to preserve area but need to capture develop a great aesthetic if developed.

Speaker: Gina Paoline – Sent letter already and wanted to discuss when public notices went out to discuss the nodes. Another issue is economics, where is the analysis. Where are they going to come from? There is issues with filling retail space, is San Benito going to be able to fill spaces? Oakridge water is going to be drawn and used if a hotel comes in and they use a lot of water.

Speaker: Todd Cushman – lives in Aromas from San Jose area and speaking of Rocks Rd and doesn't want to see anything there. Todd does not want to see a hotel there; he can hear music from the Red Barn every weekend. Time was up.

No rebuttals at this time –

Darryl stated we are not there yet and just collecting information from the public and appreciate all comments and concern.

Taven Kinison-Brown stated that letters and comments are still going to be welcomed and the dialogue will continue.

Commissioner Robert Gibson stated this is just starting in getting off the ground. I am 5th generation San Benito. I live on a two lane road and 500 homes coming soon. This is California. We need to plan for it. When the individual projects are proposed, they will come back to the Planning

Commission for public discussion and review of what is going to be on a specific site. This is a first step in trying to get the C-3 designation set-up. I am comfortable with adding Livestock 101, but not increasing anything at Hwy 129. I would like Option 3, the most stringent of review, where items come back to the Planning Commission. Look from the Roadway to be minimized.

Commissioner Valerie Eglund likes the Livestock 101 and stated the boundaries need to be looked at very closely. The development limitations need to have cultural concerns reviewed as well. Design is everything and water issues are another concern and reality based aspects of water in the country. I consider those in my own property and consider those who have skin in the game and need to be considered. We cannot be total selfish if it's not happening in our backyard. Look forward to seeing the progress move forward.

Commissioner Eduardo Navarro: Likes the proposed nodes like the 3rd proposal. Firm believer of cultural aspect and agrees with the stance in keeping it thematic and keep areas that are sacred and meeting with tribal leaders, much in favor of that. Has follow up questions regarding water. Need to get public clarification regarding C3 nodes and getting that information to them.

Commissioner Valerie Eglund motion to adjourn

All in favor

ADJOURN: Meeting adjourn at 8:43pm