



Draft

SAN BENITO COUNTY PLANNING COMMISSION

Eduardo Navarro
District No. 1

Valerie Egland
District No. 2

Robert Eggers
District No. 3

Robert Gibson
District No. 4

Robert Rodriguez
District No. 5

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

REGULAR MEETING AGENDA February 20, 2019 6:00 PM

6:01 PM ~ CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

Commissioners Present: All Present: Chair Robert Rodriguez, Commissioner Eduardo Navarro, Commissioners Robert Gibson, Valerie Egland, and Robert Eggers.

Staff Present: Principal Planner, Taven M. Kinison Brown; Permit Technician, Anita Gutierrez; Assistant County Counsel, Sarah Dickinson

BOARD ANNOUNCEMENTS

Commission Gibson suggested a bi-annual training between County, City of Hollister, and the City of San Juan Bautista, also recommended an annual General Plan Update.

DEPARTMENT ANNOUNCEMENTS

Principal Planner Taven Kinison Brown announced need to elect or nominate a new Chair and Vice Chair.

Vice Chair Robert Rodriguez - opened the item

Commissioner Valerie Egland nominated Commissioner Robert Rodriguez, Commissioner Robert Gibson 2nd the motion. Vice Chair Commissioner Robert Rodriguez nominated Valerie Eggers and Robert Eggers 2nd the motion

Pass 5/0

PUBLIC COMMENT

There were no public comments during this opportunity. Chair Robert Rodriguez closed the

public comment period

CONSENT AGENDA

ACKNOWLEDGEMENT OF PUBLIC HEARING

ACKNOWLEDGEMENT OF CERTIFICATE OF POSTING

1. Meeting Minutes from January 16, 2019-

TAVEN KINISON BROWN, Minutes to acknowledge action minutes or verbatim minutes?

Commissioners instructed staff to find a balance between both.

Commissioners instructed to use titles and last names due to the number of Commissioners' with first name of Robert.

Correction to previous minutes. Corrections to MS1243-17 Commissioner Egland wants correction to 2nd to last page of minutes and Commissioner Robert Gibson felt the 5th line down not complete thought. More review needed. Revise and return for approval.

Commissioner Valerie Egland made motion to continue and Commissioner Robert Rodriguez 2nd the motion. Pass 5/0

REGULAR AGENDA

2. USE PERMIT PLN180013 Tanimura & Antle / Avila Construction- Richard Felsing.

Commissioner Robert Rodriguez met with Avila Construction to discuss project prior to Planning Commission meeting.

Assistant Planner Richard Felsing announced that Steve Bassie, (Project Manager) Jeff Knorr, Mike Avila, Wesley Van Camp (Counsel), Paul Davis (project architect) and Ashley Quackenbush (Denise, Duffy and Associates-Project Lead) would be presenting some information and answering any questions.

Assistant Planner Richard Felsing stated the project is consistent with the General Plan and meets provisions. Commercial Green houses will be done in 6 phases over 6 years.

Staff **recommends** approval of USE PERMIT with draft conditions of approval and mitigation measure developed thru CEQA process. Project comments from the Native American Heritage Commission wanted to make sure we had Government to Government consultation with any local tribes or nations that have concerns. Their concerns were resolved and letter in package to show.

AMBAG- Regional Air Quality also had concerns which were resolved with Denise, Duffy and Associates (CEQA Consultants). Denise, Duffy & Associates offered some conditions and measure which are in the draft conditions of approval.

Applicant has demonstrated potable water & sewer service for 52 employees at complete build out.

Principal Planner Taven Kinison Brown acknowledge projects 6 phases may take more than 6 years, economy may change and project will be given flexibility to work with market demand.

Steve Bassie wanted to give overview of Tanimura & Antle, current operation in San Benito

County and Plant Tape Operations. Family owned and a family employee ownership company est. in 1982. Company farms, transplants, and harvest. They have 2500 employees, 30 grower partnerships, housing in Salinas and Yuma, 39,000 acres of farm land and hydroponics green lettuce grow in Tennessee.

They purchased the old Denise & Felice facility and currently run onion and plant tape operation out of the facility. Tech nursery will be year round and automation will increase productivity and efficiency. Automation will cut transplantation from 16 employees to 3 employees, it will reduce fertilizer and pesticide and water use will be cut down. Will require less hand labor to move from indoor to outdoor grow.

Commissioner Valerie Egland questioned if tape was reusable? Steve Bassie replied no tape breaks down in the ground and dissolves.

Paul Davis 1st phase is a 38,000 sq. ft. metal building with one truck ramp. There is a circular transportation scheme, loop more applicable. Maintaining a 50 ft. set back from the riparian near the creek. Storm drains system design to retain storm and irrigation water, with a retention pond to store water. Not a lot of concrete, asphalt or paving, so we will be able to percolate.

Commissioner Valerie Egland questioned maps 1st turn in the creek. What are the plans for the other side of the creek? Response was not plans for the other side.

Commissioner Valerie Egland questioned what plan for trees and plants on other side of the creek? Response was will stay natural.

Commissioner Valerie Egland questioned riparian 50 ft. on both sides is there anything critical that is being planned for? Response was no nothing.

Public Comments
No speakers

Discussion

Commissioner Valerie Egland questioned 23 trees to be removed? What kind of mitigation for 23 trees?

Principal Planner Taven Kinison Brown responded that tree protection measures in San Benito County do not require a replacement of one for one; it is if one is removed then the others should be protected with fencing and screens. In farming practices it is generally accepted to remove trees and not have to replace.

Commissioner Valerie Egland stated that San Benito County is known for its Oak Trees and something so culturally important to the County and when we have a property that has not been tended to in a while and trees are coming up it is something we need to be responsible for, that there be some way that small oaks get planted and cared for in a public area that shows we care. We will be losing the character of our County without the oak trees. It is the County responsibility to maintain that character. We cannot take the "it's a farm" attitude, County should request goodwill intent of the company to plant more trees in the park or replace in public places.

Commissioner Robert Rodriguez questioned trees to be removed are they oak trees? Jeff Knorr replied trees to be removed are nonnative trees.

Assistant Planner Richard Felsing responded applicant has supplied a tree protection report from a certified arborist and some of the trees were determined to be in bad or declining health.

Commissioner Valerie Egland questioned that what she is hearing from the applicant is that all due diligence has been done to be mindful of the trees in the area?

Commissioner Robert Rodriguez closed discussion.

Valerie Egland motion to approve Draft Resolution 2019-03
Commissioner Eduardo Navarro 2nd the motion
Pass 5/0

3. A. Updated Procedures for the Transaction of Business.
 - A. Signed Resolution 2011- 07
 - B. Planning Land Use 101 - Overview of Planning Regulations and Processes.
 - C. Interactions with staff - Appointments are useful. Please contact Taven M. Kinison Brown @ 831-902-2294.

ADJOURN