

SAN BENITO COUNTY PLANNING COMMISSION

August 5, 2009

MINUTES

PRESENT: Bettencourt, DeVries, Machado, Scattini
Commissioner Culler arrived at 6:01 PM

STAFF: Director of Planning (DoP) Art Henriques; Assistant Director of Planning (ADoP) Byron Turner; Senior Planner (SP) Lissette Knight; Public Works Engineer (PWE) Art Bliss; Assistant County Counsel (ACC) Barbara Thompson and Clerk Trish Maderis.

Chair Bettencourt called the regular meeting of the San Benito County Planning Commission to order at 6:00 PM as he led the pledge of allegiance to the flag.

STAFF REPORT

DOP Henriques reported the following information from recent Board of Supervisors meetings:

7-28-09

- Approval of 3 year contract with Resource Design Technology for mining inspections
- CAO presentation on current budget status and employee furlough program

8-4-09

- Newly appointed Public Works Director, Steve Wittrey
- Santana Ranch update, determined not subject to PRGI due to being located in Special Study area
- GPAC meeting scheduled for 8-6-09 6:00 PM

DoP Henriques advised the Commission quarterly updates on Santana Ranch, the Growth Management Ordinance and the Inclusionary Housing Ordinance would be provided in September.

PUBLIC COMMENT

Chair Bettencourt opened and closed the opportunity for public comment as no persons wished to address the Commission on items not appearing on the Agenda.

CONSENT AGENDA

1. Acknowledge Public Hearing Notice
2. Acknowledge Certificate of Posting
3. Minutes of June 17, 2009
4. Minutes of July 1, 2009

Commissioner Machado moved to approve Consent Agenda Items 1, 2 & 4, Commissioner Scattini offered a second to the motion which passed unanimously.

Commissioner Scattini moved to approve Consent Agenda Item #3, Commissioner Machado offered a second to the motion which passed 4-0-1; Commissioner DeVries abstained as he was not present at the June 17, 2009 meeting.

CONTINUED - PUBLIC HEARING

5. **USE PERMIT 993-08:** APPLICANT: Buffalo Gypsum, Inc. LOCATION: 3118 Coalinga Road, Paicines (APN-029-140-010). REQUEST: Applicant is requesting to mine agricultural limestone. ZONING: Agricultural Rangeland (AR). ENVIRONMENTAL EVALUATION: Mitigation Negative Declaration. Planner: Lissette Knight (lknight@planning.co.san-benito.ca.us)

SP Knight provided handouts to the Commission and the public detailing a checklist for requirements for the applicant's Reclamation Plan and related Use Permit. SP Knight explained the applicant needs to bring their current Reclamation Plan in order to proceed with their Use Permit application. SP Knight further explained that laws, rules and regulations have changed since new mining operations have been applied for. SP Knight added the applicant has been kept fully involved and is agreeable with the continuances.

SP Knight requested the Commission continue this item to the regular meeting of August 19, 2009 for consideration. SP Knight also advised the Commission it may be necessary to continue the item on 8-19-09 pending input from Resource Design Technology.

Commissioner Machado moved to continue the item to the regular meeting of August 19, 2009, Commissioner Scattini offered a second to the motion which passed unanimously.

PUBLIC HEARING

6. **SPECIAL PLAN REVIEW NO. 09-131:** OWNER: Trent Jones LOCATION: 3153 Glen Canyon Ct, Hollister. REQUEST: Applicant is requesting to construct a 7,500 square foot garage/workshop. ZONING: AP (Agricultural Productive). ENVIRONMENTAL EVALUATION: Categorically Exempt
Planner: Lissette Knight (lknight@planning.co.san-benito.ca.us)

SP Knight advised the Commission that the applicant had requested a continuance to October 7, 2009 in order to retain legal counsel on his proposed project.

With some clarification, Chair Bettencourt opened the Public Hearing.

Jim Paxton, 350 Fifth Street, Hollister Attorney and representative for the Venators who are neighbors to the west of the project addressed the Commission. Mr. Paxton provided handouts with photographs showing flooding in the area. Mr. Paxton stated there were drainage problems in the area.

After 6 minutes of speaking, Chair Bettencourt advised Mr. Paxton that although a public hearing was noticed in the newspaper, the Commission was not able to act on the project tonight and there was a request for a continuance.

Pete Mirrione, 690 Dooling Road, Hollister who also neighbors the applicant's property advised the Commission he was concerned the applicant's automotive business may be re-located if permitted to build this size shop. Mr. Mirrione added he felt the building was too large for the acreage.

With no other speakers, Chair Bettencourt closed the Public Hearing. After some discussion, Commissioner Machado moved to continue the item to November 4, 2009 at 6:00 PM, Commissioner Scattini offered a second to the motion which passed unanimously.

Commissioner Machado requested Agenda Item No. 8 be presented prior to No. 7

WORKSHOP

8. Commercial Thoroughfare (C-1 & C-2); Controlled Manufacturing (CM); Light Industrial (M-1) and Heavy Industrial (M-2) Zoning Districts:
Discussion regarding requirements and process for land use applications for commercial and industrial development in San Benito County
Planner: Byron Turner (bturner@planning.co.san-benito.ca.us)

ADoP Turner advised the Commission this workshop was at their request and provided the Commission procedures for these types of applications. ADoP Turner explained that C1, C2, CM, M1 and M2 reviews are processed similarly to that of Use Permits prior to submission to the Planning Commission.

Commissioner Machado stated that he felt the process were duplications in some areas. ADoP Turner explained that in order for a project to be permitted the correct zoning and general plan designations must be in place. ADoP Turner further explained that some applications are submitted concurrently with zone change and general plan amendment applications. ADoP Turner added the permitting could not be considered until those changes are approved by the Board of Supervisors. ADoP Turner also advised that typically the correct zoning is already in place.

With no further questions from the Commission or the public, Chair Bettencourt called for the next agenda item.

PUBLIC HEARING

7. **M-DISTRICT REVIEW NO. 82-06**: APPLICANT: Ruben Rodriguez LOCATION: 2321 Fallon Road, Hollister (APN-017-090-011). REQUEST: Applicant is requesting to conduct a metal fabrication business onsite. ZONING: Heavy Industrial (M-2). ENVIRONMENTAL EVALUATION: Mitigated Negative Declaration.
Planner: Lissette Knight (lknight@planning.co.san-benito.ca.us)

NOTE: Commissioner Scattini was excused at 6:50 PM for the remainder of the Meeting.

SP Knight presented her staff report and explained to the Commission that the Board of Supervisors approved the Zone Change and General Plan Amendment for the project property which allows the use as proposed by the applicant. SP Knight explained that the project would be inspected and reviewed annually for compliance. SP Knight added staff was recommending approval.

Chair Bettencourt asked how much the inspection fee would be. SP Knight advised the fee schedule is set at \$100.00 per hour. ACC Thompson added the fee assessed would be actual costs.

PWE Bliss advised the Commission he wished to correct language in Condition No. 21 to read inches not feet. With no further questions, Chair Bettencourt opened the Public Hearing.

Anne Hall, San Benito Engineering advised that the applicant and she were both available for questions and agreeable to all conditions of approval.

Chair Bettencourt stated he personally was unhappy with Condition No. 20. ACC Thompson advised it was a mitigation measure. ADoP Turner and SP Knight added the condition was placed on the project for the grading on the property, not the business operations.

After some brief discussion, Commissioner DeVries moved to adopt the Mitigated Negative Declaration, the Mitigation Monitoring and Reporting Program and approve the project based on the findings and conditions of approval as corrected for Condition No. 21 and correction to word emissions in Condition No. 20, Commissioner Culler offered a second which passed 3-1-1, Commissioner Machado voted No and Commissioner Scattini was absent.

DoP Henriques stated that the decision is final unless appealed to the Board of Supervisors within 10 days of Planning Commission decision.

Standard Conditions of Approval:

- 1. Hold Harmless:** Upon written notice by the County, the permittee shall defend, indemnify and hold harmless San Benito County and its agents, officers and employees from any claim, action or proceeding against San Benito County or its agents, officers or employees to attack, set aside, void or annul the approval of this M-District Review and any applicable proceedings. San Benito County reserves the right to prepare its own defense. [Planning]

2. **Notice of Determination (Fish & Game Fees):** The applicant/developer/owner shall file the Notice of Determination, provided by the County Planning Department, with the County Clerk within five (5) days of approval of the Zone Change Resolution. Department of Fish and Game fee (\$2,043 – Fish & Game Code section 711.4(d)) must be submitted with the filing. A copy of the filed notice shall be submitted to the County Planning Department. Should the Notice not be filed and the fee not paid within five (5) days, the application is subject to action described in Public Resource Code section 21167 and the project is not operative, vested, or final until the Notice is filed and the fee is paid (Public Resources Code section 21089(b)). [Planning]
3. **Conformity to Plan:** The development and use of the site shall conform substantially to the proposed site plan and Conditions of Approval as approved by the Planning Commission. Any increase, change, or modification in the nature or intensity of the land use on the site shall be subject to further Planning Commission review and approval. [Planning]
4. **Compliance Documentation:** The applicant shall submit a summary response in writing to these Conditions of Approval documenting compliance with each condition, including dates of compliance and referencing documents or other evidence of compliance. [Planning]
5. **Habitat Conservation Plan Impact Fees:** Prior to the operation of any business onsite the applicant/owner shall pay their portion of the Habitat fee as stated in San Benito County Ordinance 541. The total sum of the Habitat Conservation fee will be \$300. [Planning, Department of Fish and Game] [Mitigation Measure #8]

Planning Conditions:

6. **Mitigation Monitoring:** Prior to final approval, the applicant/owner, County Counsel and the Planning Director shall agree to and sign the Mitigation Monitoring Program form(s).
7. **Yearly Permit Compliance Review:** Each year, Planning Staff and other County staff (as necessary) shall conduct yearly site visits to ensure that all conditions of approval are being met and all approved plans and programs are being enforced. Site visits are subject to a fee per Ordinance 833. [Planning]
8. **Cultural Resources:** Any property owner who, at anytime in the preparation for or process of excavation or otherwise disturbing the ground, discovers any human remains of any age, or any significant artifact or other evidence of an archeological site shall:
 - a. Cease and desist from further excavation and disturbances within two hundred feet of the discovery or in any nearby area reasonably suspected to overlie adjacent remains.
 - b. Arrange for staking completely around the area of discovery by visible stakes no more than ten feet apart, forming a circle having a radius of not less than one hundred feet from the point of discovery; provided, however, that such staking need not take place on adjoining property unless the owner of the adjoining property authorizes such staking. Said staking shall not include flags or other devices which may attract vandals.

- c. Notify the sheriff-coroner of the discovery if human and/or questionable remains have been discovered. The Planning Department Director shall also be notified.
 - d. Subject to the legal process, grant all duly authorized representatives of the coroner and the Planning Department Director permission to enter onto the property and to take all actions consistent with Chapter 5B of the San Benito County Code and consistent with Section 7050.5 of the Health and Human Safety Code and Chapter 10 (commencing with Section 27460) of Part 3 of Division 2 of Title 3 of the Government Code. [Planning] [Mitigation Measure #9]
- 9. Future Permits:** The applicant(s)/Owner(s), at the time of development would have to apply for a grading permit application (if grading exceeds 50 cubic yards), an M-District Review (if 50% of a existing building is being retrofitted/remodeled, new construction occurs, if the daily trip ends exceed 50, and if the resulted operation increases emissions beyond the recommended CEQA guidelines set by the Monterey Bay Unified Air Pollution Control District, or if the proposed use changes) or any other planning/building related application as they apply to the specific project request. These planning/building applications shall be required to evaluate the air quality impacts to the specific proposed project(s) and how to mitigate for these potential impacts. Future development would also require the full compliance to the California Fire Code and Policy 37 of the General Plan's Open Space and Conservation Element. This shall be further evaluated through the CEQA review process. [Planning]
- 10. Landscaping Plan:** As a part of the improvement plans for this project. A landscaping plan shall be submitted for review and approval by the Planning and Public Works Departments. The landscaping plan shall provide a screening/buffer between the industrial property and its neighboring land uses. After implementation of the approved landscaping plan the plants shall be maintained in a neat and attractive condition. Drought tolerant and Native Plants and trees shall be used within the landscaping plan. [Mitigation Measure #1]
- 11. Storage:** Storage of raw, in-process or finished materials and supplies and of waste materials shall be maintained at all times in an enclosed building or a solid fenced area so that such materials, supplies or waste material is not visible. [Mitigation Measure #2]
- 12. Exterior Lighting:** All exterior lighting for new development shall be unobtrusive, harmonious with the local area, and constructed or located so that only the intended area is illuminated and off-site glare is fully controlled. All fixtures shall comply with County Ordinance 748 (along with the requirements of Zone II regulations set within Ordinance 748). Prior to the issuance of a building permit, the applicant shall submit to the Building and Planning Department an exterior lighting plan which shall indicate the location, type, and wattage of all proposed lighting fixtures and include catalog sheets for each fixture. [Mitigation Measure #3]
- 13. Noise Abatement:** Prior to operation on site, the owner shall submit a noise abatement plan that will demonstrate noise reduction techniques that will take place to ensure that the surrounding areas are not impacted. [Mitigation Measure #13]

- 14. Noise Level:** Pursuant to County Code 25.37.035, noise levels at the edge of the property shall not exceed 70 decibels for LEG one hour average. [Mitigation Measure #16] To the extent that the County Code is subsequently modified or eliminated, this shall remain as a condition of approval.
- 15. Sign Ordinance:** Prior to operation of the metal fabrication business, the owner/applicant shall comply with the County's Sign Ordinance. [Planning]
- 16. Hours of Operation:** The hours of operation for the metal fabrication business shall be as follows:
- a. 7am to 7pm Monday through Friday only; and
 - b. The business shall not be operated on Saturdays and Sundays or Federal holidays. [Planning]

Public Works Conditions:

- 17. Air Quality:** The following note to be included on improvement plans and all construction/grading plans in order to minimize particulate emissions: "The contractor shall require water trucks to operate in conjunction with grading equipment and the application of water shall be made as frequently as is necessary to control dust at a minimum of two times a day. If dust is not adequately controlled through the application of water, grading activities will be suspended and an hourly watering schedule and/or maximum limit on the daily number of cubic yards to be graded will be imposed prior to the resumption of grading." [Mitigation Measure #4]
- 18. Grading Regulations:** A note shall be included on improvement and construction/grading plans that involve site grading and/or improvements prohibiting all grading activities during periods when winds are over 15 miles per hour. [Mitigation Measure #5]
- 19. Hauling:** A note shall be placed on improvement and construction/grading plans requiring all trucks hauling (in or out) dirt, sand or loose materials to be covered. [Mitigation Measure #6]
- 20. Machinery Operations:** A note shall be placed on the improvement and construction plans requiring that all diesel or gasoline powered machinery not in actual use must turn off engine when idle. In order to reduce Acrolein **emissions** the applicant shall be required to use diesel powered machinery that was produced after the year 2003 or equip the diesel powered machinery with Air Resources Board approved Catalysis Diesel Particulate filters or Diesel Orientated Catalysis Filter. The applicant may also opt to use Bio-diesel fuels B99 or B100 as an alternative to the filters. [Mitigation Measure #7]

- 21. Graphics Safety Warnings:** Prior to operation of any business onsite a series of visual (graphic) warnings are to be placed on the southern side of Fallon road toward the end of the required frontage improvements. These (3-W81) directional blades shall be mounted on separate poles (rather than a barricade) in a manner to direct easterly traveling vehicles back into the single lane configuration if they may have “strayed” into the extreme right edge of the paved surface. The 3 W81 directional blades are to be 18 X 24 **feet Inches** and placed as described by the Public Works Department and shall be shown on all Improvement Plans. [Mitigation Measure #19]
- 22. Idling:** A sign shall be installed on site that states: “No Idling on site” this will reduce the noise impacts for the surrounding properties. [Mitigation Measure #14]
- 23. Idling Restrictions:** A sign shall be installed on site that states: “No Idling on site” this will reduce the noise impacts for the surrounding properties from trucks accessing the site. [Mitigation Measure #15] The Applicant shall be responsible for enforcing idling restrictions on the premises.
- 24. Signage:** In order to increase safety measures “No Right Turn” signs shall be placed at two locations:
- Within the subject property at the proposed upgraded driveway exit (R42); and
 - On the far site of Fallon Road in the line site of drivers leaving the project site (R16). [Mitigation Measure #18]
- 25. Large Vehicle Traffic Circulation:** Prior to operation of any business onsite the following materials shall be submitted for further review:
- The owner shall conduct a study showing large-vehicle traffic circulation related to this project, as well as provide information showing whether or not said vehicles are capable of making the appropriate turning movements for such in a “safe” manner. The owner shall use the California Department of Transportation templates for vehicle turning movements for this or an equivalent alternative. As a result and as a part of the engineered improvements plans for this project, the owner shall improve all inadequate roadway geometrics called out from the circulation/geometry study. [Mitigation Measure #17]
- 26. Dedication:** Prior to operation of any business onsite the owner shall make the following offers of dedication to San Benito County for Road right-of-way fronting:
- Fairview Road (half of 110 feet right-of-way);
 - Fallon Road (half of 84 feet right-of-way) [Mitigation Measure #20]
- 27. Improvements:** Prior to operation of any business onsite the owner shall enter into a deferred improvement agreement for roadway frontage improvements for Fairview Road (i.e. ½ width of 94 feet AC on 96 feet roadbed to a rural standard) [Mitigation Measure #21]
- 28. Road Improvements:** Prior to operation of any business onsite the owner shall either make half improvements to rural standards or enter into a deferred improvement agreement, whichever the Public Works Department deems necessary for half-road improvements (to rural standards), along the property frontage of Fallon Road (1/2-width of 56 feet AC on 66 feet AB to rural standard). [Mitigation Measure #22]

29. Encroachment Permit: Prior to any work being performed within the County road right-of-ways, the owner/applicant shall obtain the proper County Encroachment Permit. [Public Works]

30. Drainage: The applicant shall maintain all drainage onsite. [Planning, Public Works]

San Benito County Water District Conditions:

31. Blue Valve: Utilization of San Felipe (Blue Valve) Water for domestic and/or commercial-industrial uses is not permitted on this site. [Mitigation Measure #23]

32. Water Conservation: The irrigation and landscaping plan shall demonstrate compliance with the County's Water Conservation Ordinance. [Mitigation Measure #24]

33. Water Treatment: The use of water treatment/water softening equipment with on-site regeneration shall not be permitted onsite. [Mitigation Measure #25]

Environmental Health Conditions:

34. Sewage Disposal Repair: Prior to placing the inactive, stand-alone restroom back into operation, the exact location of the sewage disposal system serving the restroom shall be identified. If any part of the system is within 100 feet of the adjacent water well, the property owner shall obtain a sewage disposal repair permit from the Division of Environmental Health to relocate the system. [Mitigation Measure #10] [Environmental Health]

35. Hazardous Materials Plan: Should any hazardous materials be used onsite the property owner shall submit a hazardous materials plan to the Department of Environmental Health for review and approval. [Mitigation Measure #11] [Planning]

36. Safety Plan: Should any hazardous materials be used onsite, the property owner shall provide a safety plan. This safety plan shall be approved by County Fire, the County Sheriff, Planning and Environmental Health prior to operation of the approved business. All odor creating activities will occur indoors with the use of a ventilation system. [Mitigation Measure #12]

County Fire Conditions:

37. Fire: Prior to operation of any business onsite the project shall meet the standards set forth in the latest adopted editions of the 2007 California Fire Code, 2007 California Building Code, related County Ordinances, Chapter 23.27 of the San Benito County Code, and any other related State and Federal codes as they apply to a project of this type and size.

38. Water System: The water system shall be capable of producing the required GPM for 120 minutes at the hydrants. GPM shall be determined by the Occupancy Class as issued by the Building Official. A steamer type hydrant shall be installed on the SBCWD on Fallon Road.

39. Addressing: Addressing shall be posted at gates and clearly visible from both directions of traffic flow. Address numbers shall conform to or exceed County standards for size and contrasting color. Each building on the premises shall be individually marked with either a letter or number to identify it from other buildings.

40. Extinguishers: A minimum of one 2A 10BC Fire Extinguisher shall be provided for each 3,000 square feet of floor area. Fire Extinguishers shall be serviced annually and shall have a current service tag attached.

41. Final Clearance: Prior to operation of any business onsite, the Fire Marshal or a representative of the County Fire Department shall sign-off on the project permit prior to occupancy being granted. Before a permit will be signed off, all Fire Department requirements shall be met.

Commissioner DeVries requested a brief break at 7:10 PM. Chair Bettencourt called the meeting back to order at 7:16 PM

DISCUSSION

9. Leal Vineyards Use Permit No. 789-99A – Report
Planner: Byron Turner (bturner@planning.co.san-benito.ca.us)

ADoP Turner provided an update on the progress of the Use Permit. ADoP Turner reported that staff has been meeting with the applicant's engineer sometimes weekly, accepting and processing building permits to alleviate some of the violations on the property and to work towards compliance with the conditional use permit, building and fire codes.

Chair Bettencourt asked if the Use Permit could be modified by the Planning Commission. ADoP Turner advised that the applicant has applied to modify the Use Permit however both the planning application and the building violations are in process at the same time. ADoP Turner also advised that once the building violations are corrected, the Use Permit modifications would be submitted to the Planning Commission for consideration.

Matt Kelley, Kelley Engineering addressed the Commission advising two items identified in the Plan Check letter from the Building Division were accessibility and structural verification of the tent and service canopy were being evaluated.

Mr. Kelley advised the applicant Frank Leal has hired Kim Blackseth to evaluate the accessibility of the entire site. Mr. Kelley advised that Mr. Blackseth is one of 23 individuals appointed by the Governor to certify accessibility and recently completed a site assessment providing that report to Mr. Leal. Several items identified in the report for correction have been partially completed by Mr. Leal.

Mr. Kelley also reported that Frank Leal hired Jeffrey Beam, Engineering West Consulting Engineers to address the structural and electrical issues related to the tent and the service canopy. Mr. Kelley advised that a building permit application and plans for the additional exit door in the barrel room and an occupancy change to the barrel room have been submitted to the County. Mr. Kelley stated that a complete and corrected event list through October 2009 has also been submitted to the County.

Mr. Kelley added that seismic safety in the barrel room is being addressed by Mr. Leal with the use of ball bearings and clamps, advising that the clamps secure the wine barrels to the racks and the ball bearings act to isolate the rack from earth movement during a seismic event. This practice is similar in the industry and used throughout the world.

Commissioner Culler asked Mr. Kelley if the tent and wine room were installed or required fire sprinklers. Mr. Kelley advised that sprinklers were required by the Fire Marshall and that requirement was also be evaluated by Mr. Beam who would provide a report to the Building Department. Mr. Kelley stated no sprinklers were in the barrel room and would not be required by the Fire Marshal due to the frequency of use and original construction, however the existing requirements are still under evaluation.

Commissioner Culler also asked about the exit door. Mr. Kelley advised the exit door was installed without a permit which has been applied for with drawings.

Commissioner Machado asked staff if other wineries in the County are also in compliance with their Use Permits. ADoP Turner advised other wineries operating in the County are also currently being inspected for safety and compliance by the County and Fire Department.

With no further discussion, Chair Bettencourt called for the next agenda item.

10. County staff furloughs, possible closures, reduced work hours and effect on Planning Commission meetings.

DoP Henriques advised the Commission that the County and employee groups recently agreed to un-paid employee furloughs for the remainder of the fiscal year. DoP Henriques advised that some set days would be presented to the Board of Supervisors on August 25, 2009 for approval. DoP Henriques added that the County may close on 3 federal holidays and the week between Christmas and New Years. DoP Henriques requested Clerk Maderis and ADoP Turner to further clarify the effect on Planning Commission meetings.

Clerk Maderis address the Commission clarifying that 2 meetings may be affected should the County close on the CAO's recommended days. Those 2 meetings would be the first meeting in January 2010 and the first meeting in April 2010. Clerk Maderis added that the first meeting in January has in recent years been cancelled due to the holidays.

Clerk Maderis also informed the Commission that although the Planning Department remains busy, since January 2009, 16 applications for review by the Commission have been submitted and 3 of those applications have been heard. Clerk Maderis added that the projects in process are sometimes large, require significant review and are very detailed, but periodically canceling a meeting would not affect the process.

Clerk Maderis also added that no preliminary allocations have been submitted for this fiscal year and the application deadline is September 1, 2009. Chair Bettencourt expressed his concern in delaying any applications that would create jobs. Staff concurred with Chair Bettencourt's concerns.

Clerk Maderis also advised the Commission and public that Lissette Knight was recently promoted to Senior Planner. Chair Bettencourt requested the newly appointed County Counsel Matthew Granger also be introduced to the Commission. ACC Thompson advised she would pass the invitation on and to stop by the office any time. DoP Henriques mentioned he hoped for the newly appointed Public Works Director, Steve Wittrey to attend a Planning Commission meeting.

The Commission concurred with staff that any changes to the adopted calendar would continue to be coordinated with the Chair.

INFORMATIONAL

11. Commissioner Announcements/Reports/Discussions

DoP Henriques advised the link (www.sanbenitogpu.com) to the consultant's General Plan Update web page was available on the County's main web page along with the General Plan Advisory Committee (GPAC) Agenda. DoP Henriques also advised a meeting would be held on August 6, 2009 at 6:00 PM in the Board Chambers and would be open to the public.

With no further discussion, Chair Bettencourt called for adjournment.

ADJOURNMENT

Commissioner Machado moved to adjourn, Commissioner Culler seconded and Chair Bettencourt adjourned to the Regular Meeting of August 19, 2009 at 7:41 PM.

Minutes prepared by:
Trish Maderis
Planning Commission Clerk

ATTEST:
Byron Turner
Assistant Director of Planning