

# CERTIFICATE OF AGENDA POSTING

## COUNTY FACILITIES COMMITTEE

Regular County Facilities Committee Meeting scheduled for August 24, 2022, at 2:00 P.M. was posted at the San Benito County Administration Office, 481 Fourth Street, Hollister, CA, and on our county website [www.cosb.us](http://www.cosb.us) on this 19th day of August 2022 AT 5 P.M. per Government Code Section 54956.

A handwritten signature in blue ink, reading "Dulce Alonso", is written over a horizontal line.

Dulce Alonso

Senior Administrative Analyst

# SAN BENITO COUNTY

## County Facilities Committee

*Committee:*

*Chair of the Board of Supervisor Bea Gonzales, District 5 and  
Vice Chair of the Board of Supervisor Bob Tiffany, District 4*

## AGENDA

**August 24, 2022**

**2:00 PM.**

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

Webinar ID: 854 3510 8429

Webinar Password: 450557

**Pursuant to AB 361, and the resolution adopted thereunder, relating to the convening of public meetings in response to the COVID-19 pandemic, and pursuant to the recommendation from Dr. Gellert dated January 5, 2022, members of the Committee are allowed to attend the meeting via teleconference and to participate in the meeting to the same extent as if they were present.**

**The meeting is closed to the public. The meeting will be available through Zoom those who wish to join or require accommodations with the instructions below:**

**This meeting can be accessed in the following methods:**

**Through Zoom (<https://zoom.us/join>) per the instruction stated below**

### **Participating by Zoom:**

Three ways to attend Zoom meetings: on a web browser, through the Zoom App, or over the phone. Each webinar will have a webinar ID and password, which is a unique number associated with an instant or scheduled meeting (found at the top of this text). The chat feature is disabled for all participants. Additionally, the video function is not available to the public. Zoom regularly provides new versions of the Zoom desktop client and Zoom mobile app to release new security features and fix bugs. To ensure you can join the meeting and participate through public comment, please launch the web address to download the Zoom application: <https://zoom.us/support/download>. Furthermore, we recommend upgrading to the latest version of Zoom once it is available. Please visit <https://support.zoom.us/hc/en-us/articles/201362233-Upgrade-update-to-the-latest-version> to ensure you have the newest Zoom update.

### **A. Zoom on Web-browser:**

a. If joining through web-browser, launch the address <https://zoom.us/join> or open the direct link listed below: <https://zoom.us>

**B. Or launch the Zoom app on your Tablet or Smartphone:**

- b. Select "**JOIN A MEETING**"
- c. The participant will be prompted to enter **Webinar ID and Password listed above** and name to join the meeting. The meeting agenda can be found at <https://www.cosb.us/>
- d. The participant can launch audio through their computer or set it up through the phone.
- e. **Public Comment:** Select the "**Participants Tab**" and click "**Raise hand**" icon, and the Zoom facilitator will unmute you when your turn arrives.

**C. Zoom Audio Only (phone):**

- a. If you are **calling in as audio-only**, please dial **US: +1 669 900 6833 or +1 408 638 0968**
- b. It will ask you to enter the **Webinar ID listed above**, followed by the "**#**" key (pound key), then enter **Webinar Password listed above** at the top page of the agenda. The meeting agenda can be found at <https://www.cosb.us/>
- c. It will then ask for a **Participant ID**, press the "**#**" key (pound key) to continue.
- d. Once you enter the Zoom meeting, you will automatically be placed on mute.
- e. **Public Comment:** If you are using a phone, please press "\*9" (star-nine) to raise your hand, and the Zoom facilitator will unmute you when your turn arrives.

**Written Comments & Email Public Comment**

Members of the public may submit comments via email by 5:00 PM on the Monday prior to the meeting to the Senior Administrative Analyst at [dalonso@cosb.us](mailto:dalonso@cosb.us)

**Public Comment Guidelines**

- A.** The Committee welcomes your comments.
- B.** If participating on Zoom, once you are selected you will hear that you have been unmuted: At this time, please state your first name, last name, and county you reside in for the record.
- C.** Each individual speaker will be limited to a presentation total of three (3) minutes, or such other time as may be designed by the Chair.
- D.** Please keep your comments, brief, to the point, and do not repeat prior testimony, so that as many people as possible can be heard. Your cooperation is appreciated.

If you have any questions, please contact Dulce Alonso, at (831) 636-4000, or email [dalonso@cosb.us](mailto:dalonso@cosb.us)

***The San Benito County Facilities Committee welcomes you to this meeting and encourages your participation.***

- *If you wish to speak on a matter that does not appear on the agenda, you may do so during the Public Comment period at the beginning of the meeting. Except as otherwise provided by law, no action shall be taken on any item not appearing on the agenda. When addressing the Committee, please state your name for the record. Please address the Committee as a whole through the Chair.*
- *If you wish to speak on an item contained in the agenda, please seek recognition from the Chairman prior to consideration of the item.*
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**2:00 PM CALL TO ORDER**

1. PLEDGE OF ALLEGIANCE.

2. ROLL CALL.
3. ACKNOWLEDGE CERTIFICATE OF POSTING
4. PUBLIC COMMENT: *Opportunity to address the Committee on items of interest not appearing on the agenda. No action may be taken unless provided by Govt. Code Section 54954.2.*
5. Approve action minutes for June 29, 2022.

<b>REGULAR AGENDA</b>
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6. PROPOSED RESOLUTION PURSUANT TO AB 361- Adopt the proposed resolution authorizing teleconferencing options for meetings of the Committee from August 24, 2022, through September 28, 2022, pursuant to AB 361.
7. **Discuss County Parcel adjacent to the Jail.** Receive the proposed site layout and receive information on Central Coast Community Energy (3CE) battery storage proposal and other relevant information. Discuss and provide direction if desired.
8. **Migrant Camp Homes Rehabilitation Project-** Receive presentation and request direction from Committee regarding project funding. Discuss and provide direction if desired.
9. **Veterans Memorial Park** – Receive updates regarding bathroom rehabilitation and provide direction if desired.
10. **Resource Recovery Park-** Receive presentation and request direction from Committee regarding the potential use of homeless parking vehicles and provide direction if desired.
11. FUTURE AGENDA ITEMS., No discussion of these items shall occur, but the Committee may direct any of the reports to be placed on the agenda for a future meeting.

**ADJOURNMENT:**

*As required by Gov. Code Section 54957.5 any public record distributed to the San Benito County Facilities Committee less than 72 hours prior to this meeting in connection with any agenda item shall be made available for public inspection at the office of the Clerk of the Board, San Benito County Administration Building, 481 Fourth Street, Hollister, CA 95023. Public records distributed during the meeting will be available for public inspection at the meeting if prepared by the County. If the public record is prepared by some other person and distributed at the meeting it will be made available for public inspection following the meeting at the office of the Clerk of the Board.*

<p><b><i>In compliance with the Americans with Disabilities Act (ADA) the Board of Supervisors meeting facility is accessible to persons with disabilities. If you need special assistance to participate in this meeting, please contact the Clerk of the Board's office at (831) 636-4000 at least 48-hours before the meeting to enable the County to make reasonable arrangements to ensure accessibility.</i></b></p>
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**BEFORE THE SAN BENITO COUNTY FACILITIES COMMITTEE,  
COUNTY OF SAN BENITO**

**RESOLUTION NO. 2022- 04**

**RESOLUTION OF THE SAN BENITO COUNTY FACILITIES COMMITTEE  
AUTHORIZING CONTINUED REMOTE  
TELECONFERENCE MEETINGS**

**WHEREAS**, the County of San Benito and the San Benito County Facilities Committee is committed to preserving and nurturing public access and participation in meetings of the Board of Supervisors and Committee meetings, subject to the Ralph M. Brown Act (“Brown Act”); and

**WHEREAS**, the Brown Act, Government Code section 54953(e), makes provisions for remote teleconferencing participation in meetings by members of a legislative body, without compliance with the requirements of Government Code section 54953(b)(3), subject to the existence of certain conditions; and

**WHEREAS**, on March 4, 2020, Governor Newsom issued a Proclamation of State of Emergency in response to the COVID-19 pandemic; and,

**WHEREAS**, the proclaimed state of emergency remains in effect; and,

**WHEREAS**, on March 17, 2020, Governor Newsom issued Executive Order N-29-20 that suspended the teleconferencing rules set forth in the California Open Meeting law, Government Code section 54950 et seq. (the “Brown Act”), provided certain requirements were met and followed; and,

**WHEREAS**, on June 11, 2021, Governor Newsom issued Executive Order N-08-21 that clarified the suspension of the teleconferencing rules set forth in the Brown Act, and further provided that those provisions would remain suspended through September 30, 2021; and,

**WHEREAS**, on September 16, 2021, Governor Newsom signed AB 361 that provides that a legislative body subject to the Brown Act may continue to meet without fully complying with the teleconferencing rules in the Brown Act provided the legislative body determines that meeting in person would present imminent risks to the health or safety of attendees, and further requires that certain findings be made by the legislative body every thirty (30) days; and,

**WHEREAS**, California Department of Public Health (“CDPH”) and the federal Centers for Disease Control and Prevention (“CDC”) caution that the Delta variant of COVID-19, currently the dominant strain of COVID-19 in the country, is more transmissible than prior variants of the virus, may cause more severe illness, and that even fully vaccinated individuals can spread the virus to others resulting in rapid and alarming rates of COVID-19 cases and hospitalizations (<https://www.cdc.gov/coronavirus/2019-ncov/variants/delta-variant.html>); and,

**WHEREAS**, the Board of Supervisors is empowered by Article XI, section 7 of the California

Constitution to take actions necessary to protect public, health, welfare, and safety within the unincorporated areas of the County; and,

**WHEREAS**, the County has an important governmental interest in protecting the health, safety, and welfare of those who participate in meetings of the County’s various legislative bodies subject to the Brown Act; and,

**WHEREAS**, in the interest of public health and safety, as affected by the emergency caused by the spread of COVID-19, the San Benito County Board of Supervisors deemed it necessary to find that a *requirement* to meet in person for meetings of all County of San Benito related legislative bodies subject to the Ralph M. Brown Act would present imminent risks to the health or safety of attendees, and thus, intends to invoke the provisions of AB 361 related to teleconferencing; and,

**WHEREAS**, on September 30, 2021, Dr. Ghilarducci, Interim San Benito County Public Health Officer, issued a recommendation on Social Distancing, attached hereto as Exhibit “A”, and incorporated herein by this reference; and,

**WHEREAS**, on October 12, 2021, the Board of Supervisors of San Benito County adopted a resolution authorizing teleconferencing meetings pursuant to AB 361; and

**WHEREAS**, the Board of Supervisors’ adopted resolution applies to all legislative bodies of the County, thus allowing all bodies to utilize the provisions of AB 361; and,

**WHEREAS**, the Facilities Committee is presented by this resolution for the opportunity to determine whether AB 361 should be specifically applied to Facilities Committee meetings;

**WHEREAS**, the San Benito County Facilities Committee has considered all information related to this matter, as presented at the public meetings of the Fish & Game Committee identified herein, including any supporting reports by County Staff, and any information provided during public meetings, including but not limited to the current circumstances related to the state of emergency, which continues to remain in active.

**WHEREAS**, the San Benito County Facilities Committee further finds that the state of emergency continues to directly impact the ability of the members to meet safely in person.

**NOW, THEREFORE, BE IT RESOLVED**, by the San Benito County Facilities Committee as follows:

1. The San Benito County Facilities Committee finds that the facts set forth in the recitals to this Resolution are true and correct.
2. The above findings and this resolution apply to all San Benito County Facilities Committee meetings.
3. As long as the State Emergency remains in effect or until directed otherwise by the

Committee, staff shall present to the Committee at every meeting an item necessary to continue the findings required by AB 361;

4. This Resolution shall take effect immediately upon its adoption and shall be effective until the earlier of thirty (30) days from adoption of the Resolution or such time the Committee adopts a subsequent Resolution in accordance with Government Code section 54953(e)(3) to extend the time during which the Facilities Committee may continue to teleconference without compliance with paragraph (3) of subdivision (b) of section 54953; and,

5. The County Administrative Officer and County Counsel are directed to take such other necessary or appropriate actions to implement the intent and purposes of this resolution.

**PASSED AND ADOPTED** by the San Benito County Facility Committee, County of San Benito, State of California on this 24<sup>th</sup> day of August 2022, by the following vote:

AYES: SUPERSVISORS  
NOES: SUPERSVISORS  
ABSTAINING: SUPERSVISORS  
ABSENT: SUPERSVISORS

By \_\_\_\_\_  
Bea Gonzales, Chair  
San Benito County Facilities Committee

ATTEST:  
Vanessa Delgado, Clerk of the Board

APPROVED AS TO LEGAL FORM:  
Barbara J. Thompson, County Counsel

By: \_\_\_\_\_

By: \_\_\_\_\_  
County Counsel

Date: \_\_\_\_\_

Date: \_\_\_\_\_

EXHIBIT "A"



**SAN BENITO COUNTY**

HEALTH & HUMAN SERVICES AGENCY

DAVID GHILARDUCCI, MD, FACEP  
INTERIM HEALTH OFFICER

TRACEY BELTON  
AGENCY DIRECTOR

**PUBLIC HEALTH SERVICES**  
Healthy People in Healthy Communities

September 30, 2021

CAO Ray Espinosa  
San Benito County Administration

Re: Recommendation on Social Distancing and Hybrid Meetings

Given the considerable impact on our community from the COVID-19 virus and the Delta variant, I strongly recommend that all legislative bodies, including but not limited to the County, cities, and special districts, local commissions and committees, and subsidiary bodies, continue social distancing measures for public meetings, including offering, at the legislative body's discretion, a remote or hybrid format for public meetings. Social distancing and masking remain crucial strategies in our fight to prevent contagion. Conducting public meetings in a remote or hybrid manner allows for members of the community to participate from the comfort of their homes without having to risk contracting the virus by attending in-person meetings.

These measures serve to help contain the spread of the disease and protect the community. All events public gatherings, including public meetings, create environments where a virus can potentially spread among attendees and participants. However, when combined with social distancing and masking policies, and the continued effort to increase vaccination within San Benito County, a remote or hybrid format for meetings maximizes avenues for public access and input and minimizes the risk of contagion for not only the public, but for agency staff, presenters, and legislative body members as well.

If you have any questions regarding this recommendation, please do not hesitate to contact me.

Sincerely,

David Ghilarducci MD  
Interim Health Officer

**PUBLIC HEALTH SERVICES**  
351 Tres Pinos Road, Suite A-202  
Hollister CA 95023  
831-637-5367

**ENVIRONMENTAL HEALTH**  
351 Tres Pinos Road, Suite C-1  
Hollister CA 95023  
831-636-4033

**MEDICAL THERAPY UNIT**  
761 South Street  
Hollister CA 95023  
831-637-1989

08/23/21





# SAN BENITO COUNTY County Facilities Committee

*Committee:*

*Chair of the Board of Supervisor Bea Gonzales, District 5 and  
Vice-Chair of the Board of Supervisor Bob Tiffany, District 4*

## AGENDA MINUTES

Wednesday, June 29, 2022

2:00 P.M.

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

### 2:00 P.M. CALL TO ORDER

1. PLEDGE OF ALLEGIANCE.

*The pledge of Allegiance led by Supervisor Gonzales, District #5*

2. ROLL CALL.

<i>Supervisor Gonzales</i>	<u>X</u>
<i>Supervisor Tiffany</i>	<u>X</u>

3. ACKNOWLEDGE CERTIFICATE OF POSTING

*Motion to acknowledge certificate of posting.*

*Made by Supervisor Tiffany, seconded by Supervisor Gonzales.*

**2-0**

<i>For (2)</i>	<i>Against (0)</i>
<i>Ayes: Gonzales, Tiffany</i>	<i>Noes: -</i>

4. PUBLIC COMMENT: *Opportunity to address the Committee on items of interest not appearing on the agenda. No action may be taken unless provided by Govt. Code Section 54954.2.*

*Public comment opened.  
Public comment closed.*

5. Approve action minutes for May 4, 2022.

**MOTION:**

*Motion to approve action minutes for May 4, 2022, County Facilities Committee Meeting, made by Supervisor Tiffany, seconded by Supervisor Gonzales.*

**2-0**

*For (2) Against (0)  
Ayes: Gonzales, Tiffany Noes: -*

<b>REGULAR AGENDA</b>
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6. PROPOSED RESOLUTION PURSUANT TO AB 361- Adopt the proposed resolution authorizing teleconferencing options for meetings of the Committee for the period of June 29, 2022, through July 28, 2022, pursuant to AB 361.

**MOTION:**

*Motion to adopt the proposed resolution of the County Facilities Committee Meeting, made by **Supervisor Tiffany**, seconded by **Supervisor Gonzales**.*

**2-0**

*For (2) Against (0)  
Ayes: Gonzales, Tiffany Noes: -*

*Public comment opened.*

*Public comment closed.*

7. Discuss Rosa Morada, including but not limited to selling property and relinquishing the playground onsite; provide staff direction if desired.

*Karen Gumin, Capital Project Manager, introduced the item. Rosa Morada Property is a 2.9-acre site on the corner of Fairview and Rosa Morada Road with two buildings and a playground onsite. The staff is looking forward to receiving direction on how to move forward with the property.*

*County Administrative Officer, Ray Espinosa, provided further background information. There have been many thoughts about what to do with the property. Potentially uses that have been brought up are utilizing the location for a third fire station, county storage of documents, vehicle storage, selling the property, using the site for homelessness, and so on. There have been some requests to relinquish the playground onsite, and there is a legal process to move in that direction.*

*Barbara Thompson, County Counsel, was requested to investigate what would be necessary to dispose of the surplus property. There is a procedure to dispose of county surplus and can provide the information to the CAO and committee members.*

*Supervisor Tiffany asked CAO what the property was worth? The capital Project manager provided an estimate on the playground onsite. However, she does not have information on the building.*

*County Counsel asked if the playground could be placed at one of the current county parks or if there were any concerns with doing so. Karen explained that no playground equipment appeared broken and could investigate putting the playground set at another park if feasible. Not prepared to provide information on the market value of the property.*

*Gabriel Orozco, Budget Officer, provided information on the County's lack of documentation storage and what expenses are currently being paid for storage. There is a potential option of making a one-time purchase of Conex containers and costs to store county paperwork and documents.*

*Steve Loupe, interim Resource Management Agency Director, provided an estimate of the costs of Conex containers.*

*Committee and staff had further dialogue regarding the Conex boxes.*

*Staff will investigate the property's value and return an item to the Committee for further discussion and direction on the next steps.*

*Supervisor Tiffany commented on the Buena Vista Property and how the Committee may better understand how to proceed with the property in the following weeks.*

*Another issue to address is if the County plans to store vehicles on county property, the County must accommodate the property if cars are potentially leaking fluids.*

*CAO provided final comments on the property utilization; if sold, the Committee may have to investigate other properties to place a potential fire station in the unincorporated. There is a discussion of a JPA for a fire district, and we are waiting to hear possible next steps.*

*Public comment opened.*

*Public comment closed.*

8. Discuss the timeline of County projects and current and new project requests, including but not limited to Board chamber renovations, Child Support Services & Office of Education relocations, and road projects. Provide staff direction, if desired.

*Karen Gumin, Capital Project Manager, introduced the item. Provided information on the current projects in the queue and discussed the process that was taken to get the projects going. Projects included the Board Chamber updates, Child Support Services Office, and Office of Education relocations. Elections department changes are delayed, and County staff will take an item to the Board on August 9 to approve a bid. Job Order Contracting is out to bid; submissions are due August 15. Library Kiosk, site engineering has started. Other projects that have been brought up have been the Jail Playground, Probation Annex Building Alarm System upgrades, and the State of CA 823 Part B Grant for Juvenile Hall improvements.*

*Supervisor Gonzales asked regarding the Jail Play structure where the funding was going to come from, whether the General Fund or the Community Corrections Partnership Grant?*

*Karen will be collaborating with Gabriel Orozco to determine what the grant can cover and what may need to be funded through another fund avenue.*

*Supervisor Tiffany asked if this project was something the Sheriff's office brought forth? Would not like to spend general fund money but would be okay with utilizing grant funds.*

*The county staff anticipates that most of the funding will come from the CCP rather than the general fund.*

*CAO provided some clarifications regarding the Juvenile improvements.*

*Staff had further dialogue with the Committee regarding other projects that have been brought up. Karen addressed the project list pipeline and shared some work in progress.*

*Supervisor Tiffany asked regarding the Jail play structure, who is taking the project on, Resource Management Agency, or another department.*

*The County staff provided clarification.*

*Public comment opened.*

*Public comment closed.*

9. Discuss utilizing County properties, including but not limited to Flynn Road, for potential County storage location; provide staff direction if desired.

*Karen Gumin, Capital Project Manager, introduced the item. Karen clarified the location of 710 Flynn Road and highlighted the project proposed for the site.*

*Supervisor Gonzales emphasized that documents that would be stored would require proper security due to the content of the documents that would be held at the location.*

*CAO provided some comments on the durability of Conex storage containers.*

*Supervisor Tiffany asked if it is anticipated that this project would be long-term and pay for itself over time. It was determined that this could potentially be a long-term project and benefit the County by freeing up space for staff.*

*CAO provided further comments on storage for documents and space for County staff. It is recommended potentially look into the facility's master plan at the following meeting.*

*Karen also provided information on a secured parking lot as suggested by Sheriff's department and the potential to utilize specific fees to pay for the project.*

*County Counsel and Budget Officer will discuss further and provide findings later.*

*As part of the including but not limited portion, CAO provided information on the concerns for the parking lot on the east side of the building where staff park and the implementation of parking permits.*

*Supervisors Tiffany and Gonzales agree to implement parking permits for staff to address some parking issues. The team will return with more information at a future meeting.*

10. FUTURE AGENDA ITEMS., No discussion of these items shall occur, but the Committee may direct any of the reports to be placed on the agenda for a future meeting.

*No additional items were requested.*

