AGENDA
REGULAR MEETING
SAN BENITO COUNTY AIRPORT LAND USE COMMISSION

DATE: Thursday, May 20, 2021
4:00 P.M.

LOCATION: Via- Zoom

Attendance at the ALUC meeting is closed to the public per Executive Order N-29-30. The public may join meeting by Zoom: https://zoom.us/join per the instructions provided at the end of the agenda:

Meeting ID: 889-4736-2821

COMMISSIONERS: Chair Ignacio Velazquez, Vice Chair Mary Vazquez Edge
Rolan Resendiz, Mark Medina, and Bob Tiffany
Alternates: San Benito County: Kollin Kosmicki;
City of San Juan Bautista: César E. Flores; City of Hollister: Rick Perez

Persons who wish to address the Board of Directors must complete a Speaker Card and give it to the Clerk prior to addressing the Board. Those who wish to address the Board on an agenda item will be heard when the Chairperson calls for comments from the audience. Following recognition, persons desiring to speak are requested to advance to the podium and state their name and address. After hearing audience comments, the Public Comment portion of the agenda item will be closed. The opportunity to address the Board of Director’s on items of interest not appearing on the agenda will be provided during Section C. Public Comment.

4:00 P.M. CALL TO ORDER:

A. ACKNOWLEDGE Certificate of Posting

B. NOTICE OF TEMPORARY PROCEDURES FOR AIRPORT LAND USE COMMISSION MEETINGS
(Please see Zoom instructions at the end of the agenda)

Pursuant to California Governor Gavin Newsom’s Executive Order N-29-20 issued on March 17, 2020, relating to the convening of public meetings in response to the COVID-19 pandemic. Additionally, members of the Airport Land Use Commission can attend the meeting via teleconference and to participate in the meeting to the same extent as if they were present.

C. PUBLIC COMMENT: (Opportunity to address the Board on items of interest not appearing on the agenda. No action may be taken unless provided by Govt. Code Sec. 54954.2. Speakers are limited to 3 minutes.)

CONSENT AGENDA:
(These matters shall be considered as a whole and without discussion unless a particular item is removed from the Consent Agenda. Members of the public who wish to speak on a Consent Agenda item must submit a Speaker Card to the Clerk and wait for recognition from the Chairperson. Approval of a consent item means approval as recommended on the Staff Report.)

1. APPROVE Airport Land Use Commission Draft Meeting Minutes Dated March 18, 2021 – Gomez

2. FIND Project No. 2021-1, Associated with Assessor Parcel No. 053-420-030, Located 1940 Airway Drive in the City of Hollister, CONSISTENT with the 2012 Hollister Municipal Airport Land Use Compatibility Plan with One Condition – Lezama

3. APPROVE Cancellation of July 2021 Airport Land Use Commission Board Meeting – Gilbert

Adjourn to ALUC Meeting on Thursday, June 17, 2021. Agenda Deadline is Tuesday, June 1, 2021 at 12:00 P.M.

In compliance with the Americans with Disabilities Act (ADA), if requested, the Agenda can be made available in appropriate alternative formats to persons with a disability. If an individual wishes to request an alternative agenda format, please contact the Clerk of the
Council four (4) days prior to the meeting at (831) 637-7665. The Council of Governments Board of Directors meeting facility is accessible to persons with disabilities. If you need special assistance to participate in this meeting, please contact the Clerk of the Council’s office at (831) 637-7665 at least 48 hours before the meeting to enable the Council of Governments to make reasonable arrangements to ensure accessibility.

**ZOOM INSTRUCTIONS:**

Members of the public are encouraged to participate in Board meetings in the following ways:

1. **Remote Viewing**
   Members of the public who wish to watch the meeting can view the meeting online through Zoom. Instructions for participating via Zoom are included below.

2. **Written Comments & Email Public Comment**
   Members of the public may submit comments via email by 5:00 PM. on the Wednesday prior to the Board meeting to the Clerk of the Board at monica@sanbenitocog.org. Regardless of whether the matter is on the agenda. Every effort will be made to provide Board Members with your comments before the agenda item is heard.

3. **Airport Land Use Commission meeting - Zoom Instructions for remote Participants:**
   Each meeting will have a meeting ID, which is a unique number associated with an instant or scheduled meeting. Three ways to attend zoom meetings:
   1. **Over the phone (Audio only):**
      - (669) 900-6833 or (408) 638-0968.
   2. **Open the Web-browser:**
      - https://zoom.us/join
   3. **Smart device Application:**

   **Zoom Audio Only (phone)**
   If you are calling in as audio-only, please dial (669) 900-6833 or (408) 638-0968.
   1. It will ask you to enter the Meeting ID, 889-4736-2821, followed by the “#” key, which can be found at the top page of the agenda. The meeting agenda can be found at: http://www.sanbenitocog.org/wp-content/uploads/2021/05/ALUC_Packet_052021.pdf
   2. It will then ask for a Participant ID, press the “#” key to continue.
   3. Once you enter the zoom meeting, you will automatically be placed on mute.
   4. **Public Comment:** If you are using a phone, please press the “*9” to raise your hand, zoom facilitator will unmute you when your turn arrives.

   **Zoom on Web-browser or Zoom app on Tablet or Smartphone**
   If joining through web-browser launch: https://zoom.us/join or launch the Zoom app on your Tablet or Smartphone
   1. Select “JOIN A MEETING”
   2. The participant will be prompted to enter Meeting ID, 889-4736-2821, and name to join the meeting, which can be found at the top page of the agenda. The meeting agenda can be found at: http://www.sanbenitocog.org/wp-content/uploads/2021/05/ALUC_Packet_052021.pdf
   3. You can launch audio through your computer or set it up through the phone. Follow instructions provided by Zoom.
   4. **Public Comment:** Click “Raise hand” icon, the zoom facilitator will unmute you when your turn arrives.

**Public Comment Guidelines**
- If participating on zoom Once you are selected, you will hear that you have been unmuted: State your first name, last name, and county you reside in for the record.
- The Local Transportation Authority welcomes your comments.
- Each individual speaker will be limited to a presentation total of three (3) minutes.
- 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.
CERTIFICATE OF POSTING

Pursuant to Government Code Section #54954.2(a) the Meeting Agenda for the Airport Land Use Commission on May 20, 2021 at 4:00 P.M. was posted at the following locations freely accessible to the public:

The front entrance of the Old San Benito County Courthouse, Monterey Street, Hollister, CA 95023, and the Council of Governments Office, 330 Tres Pinos Rd., Ste. C7, Hollister, CA 95023 at the following date and time:

On the 14th day of May 2021, on or before 5:00 P.M.

The meeting agenda was also posted on the Council of San Benito County Governments website, www.sanbenitocog.org, under Meetings, ALUC, Meeting Schedule

I, Monica Gomez, swear under penalty of perjury that the foregoing is true and correct.

BY: ____________________________
Monica Gomez, Secretary II
Council of San Benito County Governments
MEMBERS PRESENT:
Chair Ignacio Velazquez, Mary Vazquez Edge, Rolan Resendiz, Mark Medina, and Bob Tiffany

STAFF PRESENT:
Executive Director, Mary Gilbert; Transportation Planner Regina Valentine; Secretary, Monica Gomez; Administrative Services Specialist, Norma Rivera; Transportation Planner, Veronica Lezama; Office Assistant, Griselda Arevalo; Deputy County Counsel, Shirley Murphy

CALL TO ORDER:
Chair Velazquez called the meeting to order at 6:53 p.m.

A. CERTIFICATE OF POSTING

Motion made to acknowledge Certificate of Posting:

Motion:  Mary Vazquez Edge  Second:  Bob Tiffany

Motion carried:  5/0

Yes:  Velazquez, Vazquez Edge, Tiffany, Medina, Resendiz
No:  None
Recused:  None
Abstention:  None
Absent:  None

B. NOTICE OF TEMPORARY PROCEDURES FOR AIRPORT LAND USE COMMISSION MEETINGS

Pursuant to California Governor Gavin Newsom’s Executive Order N-29-20 issued on March 17, 2020, relating to the convening of public meetings in response to the COVID-19 pandemic. Additionally, members of the ALUC can attend the meeting via teleconference and to participate in the meeting to the same extent as if they were present.

Chair Velazquez reminded members of the public that an overview of temporary procedures (Zoom etiquette) for ALUC meetings was attached to the agenda.

C. PUBLIC COMMENT:  NONE

CONSENT AGENDA:
1. **Approve** Council of Governments, Local Transportation Authority, Measure A Authority, Airport Land Use Commission, Service Authority for Freeways and Expressways Adjourned Draft Meeting Minutes Dated December 17, 2020 – Gomez

2. **Approve** Airport Land Use Commission Adjourned Draft Meeting Minutes dated December 21, 2020 – Gomez

3. **Approve** Airport Land Use Commission Draft Meeting Minutes Dated January 21, 2021 – Gomez

4. **Find** Project No. 2018-14, Associated with Assessor Parcel No. 051-100-031, Located at 773 San Felipe Road in the City of Hollister, **Consistent** with the 2012 Hollister Municipal Airport Land Use Compatibility Plan with One Condition – Lezama

5. **Find** Project No. PLN 210003, Associated with Assessor Parcel No. 013-050-010, Located at 2250 Shore Road in the County of San Benito, **Consistent** with the 2019 Airport Land Use Compatibility Plan for Frazier Lake Airpark – Lezama

There was no public comment on the Consent Agenda.

Motion made to approve the Consent Agenda:

Motion: Bob Tiffany     Second: Mary Vazquez Edge

Motion carried: 5/0

Yes: Velazquez, Vazquez Edge, Tiffany, Medina, Resendiz
No: None
Recused: None
Abstention: None
Absent: None

There being no further business to discuss, Director Vazquez Edge motioned to adjourn at 6:54 p.m. Motion seconded by Director Tiffany and carried by a unanimous vote.

**ADJOURN TO ALUC MEETING APRIL 15, 2021 AT 4:00 P.M.**
Staff Report

To: Airport Land Use Commission
From: Veronica Lezama, Transportation Planner
Date: May 20, 2021
Subject: Land Use Consistency Determination

Recommendation:

FIND Project No. 2021-1, Associated with Assessor Parcel No. 053-420-030, Located 1940 Airway Drive in the City of Hollister, CONSISTENT with the 2012 Hollister Municipal Airport Land Use Compatibility Plan with One Condition.

Summary:

The ALUC application associated with assessor parcel number 053-420-030 was reviewed in accordance with the adopted 2012 Hollister Municipal Airport Land Use Compatibility Plan.

Financial Considerations:

The Airport Land Use Commission (ALUC) has an adopted application fee structure. The fee consists of a minimum $300 non-refundable payment that is submitted at the time the application is provided to ALUC.

Background:

Land use actions proposed within the Hollister Municipal Airport Influence Area (Attachment 1) are subject to ALUC review to determine consistency with the Hollister Municipal Airport Land Use Compatibility Plan. The purpose of the Compatibility Plan is to protect public health, safety, and welfare by ensuring the orderly expansion of airports and the adoption of land use measures that minimize the public’s exposure to excessive noise and safety hazards.

Staff Analysis:

ALUC staff received an application for a Consistency Determination with the adopted 2012 Hollister Municipal Airport Land Use Compatibility Plan.

Project Description:

The applicant is proposing a 20,100 SF building to be constructed at 1940 Airway Drive in the City of Hollister (Attachment 2). The applicant is proposing up to 4,150 SF of office space and 15,950 SF of industrial sheet metal manufacturing space (Attachment 3) inside the 20,100 SF building.
In the course of a project review, the Airport Land Use Commission considers a number of Compatibility Plan policies including: \textit{Noise, Safety, Airspace Protection, and Overflight}. An analysis of each of the four compatibility factors is discussed below.

\textit{Noise Policy 3.2.}

The Noise Policy objective is to avoid establishment of noise-sensitive land uses in the portions of airport environs that are exposed to significant levels of aircraft noise. The magnitude noise impacts are depicted by four contours, which show the greatest annualized noise impacts anticipated to be generated by the airport over the next 20 years.

The building is proposed withing the \( \leq 55 \) CNEL dB Noise Contour (Attachment 4). The Noise Attenuation Criteria Table (Attachment 5) finds both proposed land use categories (i.e., office space and light industrial uses) as \textit{Normally Compatible}. As such, the project is consistent with the Hollister Municipal Airport Land Use Compatibility Plan’s Noise Policy.

\textit{Safety Policy 3.3.}

The Safety Policy objective is to minimize the risks associated with an off-airport aircraft accident or emergency landing. The policy focuses on reducing the potential consequences of such events by limiting sensitive land uses (i.e., residential) and intensities of non-residential uses (i.e., commercial, industrial, etc.). This policy is defined in terms of the geographic distribution of where accidents are most likely to occur based on the six safety zones. The project is proposed within Safety Zone 6 (Attachment 6). According to Table 2: Safety Compatibility Criteria, the office space and light industrial land uses are \textit{Normally Compatible} within Safety Zone 6 (Attachment 7).

As an additional condition of compatibility, the project must comply with the indicated usage intensity limits and other listed conditions (Attachment 7). The applicant is proposing a total of 16 employees. As such, the project is consistent with the Hollister Municipal Airport Land Use Compatibility Plan’s Safety Policy.

\textit{Airspace Protection Policy 3.4.}

The Airspace Protection Policy seeks to prevent creation of land use features that can be hazards to the airspace required by aircraft in flight and have the potential for causing an aircraft accident to occur. In evaluating the airspace protection compatibility of any proposed development, the following three categories of hazards to airspace shall be considered. Applicable safety categories are highlighted in bold below.
1. The height of structures and other objects situated near the airport are a primary determinant of physical hazards to the airport airspace.

**ALUC Staff Analysis:** The project building is proposed outside of the Critical Airspace Protection Zone (Attachment 1) and is allowed to have a height of up to 35 feet above the ground (subject to local agency zoning limits) even if the object would penetrate an FAR Part 77 surface and thus constitute an obstruction. The 20,100 SF building is proposed to have a maximum height of 32'8". As such, the proposed height of the building is consistent with the height requirements identified in the Hollister Airport Land Use Compatibility Plan.

2. Land use features that have the potential to attract birds and certain other wildlife to the airport area are also to be evaluated as a form of physical hazards, per FAA Advisory Circular 150/5200-33B, *Hazardous Wildlife Attractants on or Near Airports*.

**ALUC Staff Analysis:** The applicant shall ensure that any proposed planting should not use trees and other landscaping plants for the street side of airports that produce fruits or seeds attractive to birds.

3. Visual hazards of concern include certain types of lights, sources of glare, and sources of dust, steam, or smoke. **Not applicable.**

4. Electronic hazards are ones that may cause interference with aircraft communications or navigation. **Not applicable.**

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**Overflight Policy 3.5.**

The Overflight Compatibility Policy is intended to help notify people, through real estate disclosures, about the presence of aircraft overflight near airports so that they can make informed decisions regarding acquisition or lease of property in the affected areas. Overflight policies do not apply to non-residential development. The applicant is proposing a non-residential use and is therefore consistent with the Overflight Compatibility Policy.

Executive Director Review: **MG**  
Counsel Review: **N/A**

Supporting Attachment(s):

1. Compatibility Policy Map: Airport Influence Area
2. Project Location Map
3. Project Site Plan
4. Noise Contour Map
5. Noise Attenuation Criteria
6. Safety Zones Map
7. Table 2: Safety Compatibility Criteria
Notes
1. The Airspace Protection Zones are drawn in accordance with FAR Part 77, Subpart C and reflect the future runway lengths and instrument approaches for all runways except Runway 31. For Runway 31, the existing runway end location and instrument approach type are reflected, as the existing airspace surface are generally more restrictive than the airspace surfaces reflecting the future runway end and approach type.

2. The Critical Airspace Protection Zone encompasses the primary surface and the critical portions of the approach and transitional surfaces to where these surfaces intersect with the horizontal surface.

3. The FAA Height Notification Zone is established in accordance with FAR Part 77, Subpart B.

Hollister Municipal Airport
Land Use Compatibility Plan
Compatability Policy Map:
Airspace Protection Zones
This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.
**Design Criteria:**

1. **Movement Narrative:**
   - **Semi-Truck:** Turns left into entrance, left again at rear of building into the loading zone. After unloading, moves forward and left into the exit aisle then right onto Airway Drive.
   - **Fire Truck:** Has complete paved access around perimeter of building with 18 ft wide one-way drive aisles.

2. **Design Vehicle:**
   - **Semi-Truck:** STAA Standard Design Vehicle
   - **Fire Truck:** E-ONE HP 100 Super Tiller

3. **Overall Dimensions:**
   - **Semi-Truck:**
     - Length: 69.0 ft
     - Width: 8.5 ft
     - Height: 12.2 ft
     - Min Body Ground Clearance: 1.4 ft
     - Track Width: 8.5 ft
     - Lock-to-Lock Time: 6.0 s
     - Max Steering Angle: 26.3°
   - **Fire Truck:**
     - Length: 57.3 ft
     - Width: 8.3 ft
     - Height: 13.1 ft
     - Min Body Ground Clearance: 1.4 ft
     - Track Width: 8.3 ft
     - Lock-to-Lock Time: 6.0 s
     - Max Steering Angle: 45.0°

4. **Trailer Dimensions:**
   - **Semi-Truck:**
     - Total Length: 48.0 ft
   - **Fire Truck:**
     - Total Length: 42.0 ft

5. **Safety Clearance:**
   - **Semi-Truck:**
     - Max 90° Horizontal
     - Max 10° Vertical
PRELIMINARY EARTHWORK ESTIMATE
CUT -1025 CY
FILL  1025 CY
NET       -0 CY
NOTE:
THE EARTHWORK QUANTITIES ABOVE ARE APPROXIMATE AND BASED ON
PRELIMINARY DESIGN.
THE EARTHWORK QUANTITIES ABOVE MAY OR MAY NOT REPRESENT THE
FINAL EARTHWORK AT THE COMPLETION OF THE PROJECT DUE TO, BUT
NOT LIMITED TO: ACTUAL SHRINKAGE, UTILITY SPOILS, FOUNDATION
SPOILS, CONSTRUCTION TOLERANCES, TOPOGRAPHIC SURVEY
TOLERANCES, FINISH GRADING, AND UNFORESEEN CHANGES TO DESIGN.

FLOW
CURB CUT DETAIL
NTS
18"
8" MIXED COBBLE APRON
UNDERGROUND UTILITY NOTE

THE TYPES, LOCATIONS, SIZES AND DEPTHS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS PLAN ARE APPROXIMATE AND WERE OBTAINED FROM SOURCES OF VARYING RELIABILITY. ONLY ACTUAL EXCAVATION WILL REVEAL THE TYPES, EXTENT, SIZES, LOCATIONS AND DEPTHS OF SUCH UNDERGROUND UTILITIES. A REASONABLE EFFORT HAS BEEN MADE TO LOCATE AND DELINEATE ALL KNOWN UNDERGROUND UTILITIES. THE ENGINEER CAN ASSUME NO RESPONSIBILITY FOR THE COMPLETENESS OR ACCURACY OF ITS DELINEATION OF SUCH UNDERGROUND UTILITIES WHICH MAY BE ENCOUNTERED, SHOWN OR NOT SHOWN ON THIS PLAN.
I have not seen any speed limit signs posted on Airway Drive. I chose a stopping sight distance of 250 feet, which is adequate for speeds up to 35 MPH per Table 201.1 "Sight Distance Standards" of the California Highway Design Manual, Chapter 200.

Vehicle 1 sees Vehicle 2 exiting the site and likewise Vehicle 2 sees Vehicle 1 approaching as well as Vehicle 3. Vehicle 4 is in position to turn left into the site. It can see Vehicle 5 and Vehicle 5 can see Vehicle 4.
PLANTING NOTES: SOIL PREPARATION, MULCH AND AMENDMENTS
1. The contractor shall locate and verify the existence of all utilities prior to starting work.
2. The plant material locations are diagrammatic and subject to change in the field as directed by the Landscape Architect.
3. All plant material shall conform to the guidelines established by the current American Standard of Nursery Study, published by the American Association of Nurserymen.
4. The plant material is for contractor’s convenience. In case of discrepancy, the plant shall govern.
5. All trees to be staked shall be otherwise rooted.
6. All planted areas shall be free from rocks and debris greater than 2” in diameter.
7. Prior to the planting of any materials, compacted soils shall be transformed to a friable condition. On
   engineered slopes, only amended planting holes need meet this requirement.
8. Soil amendments shall be incorporated according to recommendations of the soil report and what is
   appropriate for the plants selected.
9. For landscape installations, composted at a rate of at least 0.5 cubic yard per 1,000 square feet.
   Organic mulch shall be applied to a depth of 3 inches in the soil. Soils with greater than 6% organic
   matter in the top 6 inches of soil are exempt from adding compost and mulch.
10. A minimum of three (3”) inches of mulch shall be applied on all exposed soil surfaces of planting
    areas except in turf areas, creeping or nodding groundcovers, or direct seeding applications where mulch
    is contraindicated. To provide habitat for beneficial insects and other wildlife, up to 90% of the landscape
    area may be left without mulch. Designed insect habitat must be included in the landscape design plan
    for such.
11. Stabilizing mulching products shall be used on slopes that meet current engineering standards.
12. Organic mulch materials made from recycled or post-consumer waste products, or materials that
    have a high content of organic materials or virgin forest products unless the recycled post-consumer
    organic products are not locally

IRRIGATION NOTES
1. This irrigation system is designed to operate on a static pressure of 60 psi provided by the city. If a
   discrepancy exists, please notify the landscape architect.
2. The irrigation system is to be installed in conformance with all local codes.
3. This irrigation design is diagrammatic in nature and does not represent an exact layout. The contractor
   shall make minor adjustments in head, valve, and piping layout. For graphic clarity, piping may be shown
   outside of planting areas but should be installed in beds wherever possible.
4. Contractor shall review all plans and documents pertaining to the project prior to the start of work to
   coordinate work with other trades.
5. Contractor is to inspect existing irrigation system to ensure that the system is ready for installation.
6. Remote control valves shall be installed flush with finish grade and should be installed in planting areas
   of the same species.
7. Where pipe passes under driving surfaces, and walks provide pvc sleeves as noted on plans.
8. Contractor is to confirm the location of all existing utilities and underground structure prior to excavation
   of trenches. Contractor to repair any damages caused by, or during the performance of his work at no
   extra cost to the owner.
9. Decoders to be located within valve box next to valve. Grounding will be every 100’ or 12th device,
    whichever comes first. Refer to manufacturer documentation for correct grounding procedures.
10. Contractor shall install backflow device, controller, and master shut off valve.
11. Controller shall be a pedestal mount and located at the power source. Programming of the controller
    shall be the responsibility of the contractor.
12. All electrical connections for the controller shall be installed by a licensed electrical contractor. All work
    shall comply with the most current standards and codes at the time of installation. Contractor shall hard
    wire new Docs at closest, safest, location.
13. Irrigation should be spaced at 18” O.C. but contractor shall adjust all drip distribution tubing to
    effectively irrigate all plant material.
ELECTRICAL NOTES:

1. All material and workmanship shall fully conform with the specifications of the City of Alumrock.
2. ELECTRICAL conduit for service shall not be smaller than 1" from the edge of street or from curbs.
3. It is the responsibility of the electrical contractor to install underground service from the electrical pole to the fixture box and terminate conduit and wire in box as directed by P.O. & E.
4. Conduit and fittings shall be all approved. Consult below for M.W.C. 150.171. Schedule A, R. D. C. 4.2. Maximum radius bends shall be 180°. Use rigid steel metallic conduit for above ground installations and foundations. (For conduit depth refer to City details).
5. Cable to be A.W.G. 8 (or larger as noted). 7 - strand copper. Tin clad or approved equal.
6. Cables with two or more conductors shall be wound to balance the load (ie. NO. 6 X 2-1/0 A.W.G.)
7. Junction boxes shall meet the requirements for same number 3-1/2" (all box with covers. Covers to be marked, "street lighting" and secured with brass held down bolts.
8. Fuse each pole with water proof fuse block away from boxes and at each adjacent junction box.
9. All supplies shall be made in packages or junction boxes. Only all supplies must be per calif. fn 3rd edition.
10. Contractors to place pole numbers on all street light standards. All numbers are to be in accordance with P.O. & E. local standards.

NOTE
-PRELIMINARY PLANS-
NOT FOR CONSTRUCTION

NOTE
PLEASE VERIFY THE SERVICE POINTS ON THIS PLAN
MATCH YOUR CURRENT DESIGN. IF THERE ARE DIScrepancies, PLEASE CONTACT THE PROJECT MANAGER IN OUR OFFICE @ 925-820-8502
This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.
### Noise Attenuation Criteria

Noise attenuation for new development to comply with interior noise level standards (see Policy 3.2.6)

<table>
<thead>
<tr>
<th>Land Use Category</th>
<th>Land Use Acceptability</th>
</tr>
</thead>
<tbody>
<tr>
<td>Congregate Care: retirement homes, assisted living, nursing homes, intermediate care facilities</td>
<td>![Green] 60 – 70: requires an acoustical analysis and sound attenuation to achieve an interior noise level of 45 dB or less in all habitable rooms, per the California Code of Regulations, Title 24.</td>
</tr>
<tr>
<td>Educational and Institutional Uses</td>
<td></td>
</tr>
<tr>
<td>Family day care homes (≤ 14 children)</td>
<td>![Green] Allowed only in existing dwellings within the CNEL 55 dB contour (see Policy 3.3.5(h)). Allowed with noise attenuation where new residential is allowed within the Routine Overflight Zone shown in Map 5 (see Policy 3.5.5)</td>
</tr>
<tr>
<td>Children’s Schools: K-12, day care centers (&gt; 14 children); school libraries</td>
<td>![Green] Noise attenuation required within the Routine Overflight Zone boundary shown in Map 5</td>
</tr>
<tr>
<td>Adult Education classroom space: adult schools, colleges, universities (excluding aviation-related schools)</td>
<td>![Green] Applies only to classrooms (acoustical study may be warranted); offices, laboratory facilities, gymnasiums, outdoor athletic facilities, and other uses to be evaluated as indicated for those land use categories</td>
</tr>
<tr>
<td>Community Libraries</td>
<td>![Green] Noise attenuation required within the Routine Overflight Zone boundary shown in Map 5</td>
</tr>
<tr>
<td>Indoor Major Assembly Facilities (capacity ≥ 1,000 people): auditoriums, conference centers, concert halls, indoor arenas</td>
<td></td>
</tr>
<tr>
<td>Indoor Large Assembly Facilities (capacity 300 to 999 people): movie theaters, places of worship, cemetery chapels, mortuaries</td>
<td>Acoustical study may be warranted for noise-sensitive uses (e.g., places of worship)</td>
</tr>
<tr>
<td>Indoor Recreation: gymnasiums, club houses, athletic clubs, dance studios</td>
<td></td>
</tr>
<tr>
<td>In-Patient Medical: hospitals, mental hospitals</td>
<td>Acoustical study may be warranted</td>
</tr>
<tr>
<td>Out-Patient Medical: health care centers, clinics</td>
<td></td>
</tr>
<tr>
<td>Penal Institutions: prisons, reformatories</td>
<td></td>
</tr>
<tr>
<td>Public Safety Facilities: police, fire stations</td>
<td></td>
</tr>
<tr>
<td>Commercial, Office, and Service Uses</td>
<td></td>
</tr>
<tr>
<td>Major Retail: regional shopping centers, ‘big box’ retail</td>
<td>Outdoor dining or gathering places incompatible above CNEL 65 dB</td>
</tr>
<tr>
<td>Local Retail: community/neighborhood shopping centers, grocery stores</td>
<td>Outdoor dining or gathering places incompatible above CNEL 65 dB</td>
</tr>
<tr>
<td>Eating/Drinking Establishments: restaurants, fast-food dining, bars</td>
<td>Outdoor dining or gathering places incompatible above CNEL 65 dB</td>
</tr>
<tr>
<td>Limited Retail/Wholesale: furniture, automobiles, heavy equipment, lumber yards, nurseries</td>
<td></td>
</tr>
<tr>
<td>Offices: professional services, doctors, finance, civic; radio, television &amp; recording studios, office space associated with other listed uses</td>
<td>X</td>
</tr>
</tbody>
</table>

Table 1, continued
### Table 1, continued

<table>
<thead>
<tr>
<th>Noise Attenuation Criteria</th>
<th>Exterior Noise Exposure (^1) (CNEL dB)</th>
<th>Additional Criteria</th>
</tr>
</thead>
<tbody>
<tr>
<td>Noise attenuation for new development to comply with interior noise level standards (see Policy 3.2.6)</td>
<td>( \leq 55 )</td>
<td>Conditions below apply to Normally Compatible (green cells) as well as Conditional land uses (yellow cells)</td>
</tr>
</tbody>
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#### Land Use Category \(^2\)

<table>
<thead>
<tr>
<th>Land Use Category (^2)</th>
<th>Land Use Acceptability</th>
</tr>
</thead>
<tbody>
<tr>
<td>Personal &amp; Miscellaneous Services: barbers, car washes, print shops</td>
<td><img src="#" alt="Green" /> <img src="#" alt="Yellow" /> <img src="#" alt="Red" /></td>
</tr>
<tr>
<td>Vehicle Fueling: gas stations, trucking &amp; transportation terminals</td>
<td><img src="#" alt="Green" /> <img src="#" alt="Yellow" /> <img src="#" alt="Red" /></td>
</tr>
</tbody>
</table>

**Industrial, Manufacturing, and Storage Uses**

<table>
<thead>
<tr>
<th>Land Use Category (^2)</th>
<th>Land Use Acceptability</th>
</tr>
</thead>
<tbody>
<tr>
<td>Hazardous Materials Production: oil refineries, chemical plants</td>
<td><img src="#" alt="Green" /> <img src="#" alt="Yellow" /> <img src="#" alt="Red" /></td>
</tr>
<tr>
<td>Heavy Industrial</td>
<td><img src="#" alt="Green" /> <img src="#" alt="Yellow" /> <img src="#" alt="Red" /></td>
</tr>
<tr>
<td>Light Industrial, High Intensity: food products preparation, electronic equipment</td>
<td><img src="#" alt="Green" /> <img src="#" alt="Yellow" /> <img src="#" alt="Red" /></td>
</tr>
<tr>
<td>Light Industrial, Low Intensity: machine shops, wood products, auto repair</td>
<td><img src="#" alt="Green" /> <img src="#" alt="Yellow" /> <img src="#" alt="Red" /></td>
</tr>
<tr>
<td>Research &amp; Development</td>
<td><img src="#" alt="Green" /> <img src="#" alt="Yellow" /> <img src="#" alt="Red" /></td>
</tr>
<tr>
<td>Indoor Storage: wholesale sales, warehouses, mini/other indoor storage, barns, greenhouses</td>
<td><img src="#" alt="Green" /> <img src="#" alt="Yellow" /> <img src="#" alt="Red" /></td>
</tr>
<tr>
<td>Outdoor Storage: public works yards, automobile dismantling</td>
<td><img src="#" alt="Green" /> <img src="#" alt="Yellow" /> <img src="#" alt="Red" /></td>
</tr>
<tr>
<td>Mining &amp; Extraction</td>
<td><img src="#" alt="Green" /> <img src="#" alt="Yellow" /> <img src="#" alt="Red" /></td>
</tr>
</tbody>
</table>

**Transportation, Communication, and Utilities**

<table>
<thead>
<tr>
<th>Land Use Category (^2)</th>
<th>Land Use Acceptability</th>
</tr>
</thead>
<tbody>
<tr>
<td>Rail &amp; Bus Stations</td>
<td><img src="#" alt="Green" /> <img src="#" alt="Yellow" /> <img src="#" alt="Red" /></td>
</tr>
<tr>
<td>Transportation Routes: road &amp; rail rights-of-way, bus stops</td>
<td><img src="#" alt="Green" /> <img src="#" alt="Yellow" /> <img src="#" alt="Red" /></td>
</tr>
<tr>
<td>Auto Parking: surface lots, structures</td>
<td><img src="#" alt="Green" /> <img src="#" alt="Yellow" /> <img src="#" alt="Red" /></td>
</tr>
<tr>
<td>Communications Facilities: emergency communications, broadcast &amp; cell towers</td>
<td><img src="#" alt="Green" /> <img src="#" alt="Yellow" /> <img src="#" alt="Red" /></td>
</tr>
<tr>
<td>Power Plants</td>
<td><img src="#" alt="Green" /> <img src="#" alt="Yellow" /> <img src="#" alt="Red" /></td>
</tr>
<tr>
<td>Electrical Substations</td>
<td><img src="#" alt="Green" /> <img src="#" alt="Yellow" /> <img src="#" alt="Red" /></td>
</tr>
<tr>
<td>Wastewater Facilities: treatment, disposal</td>
<td><img src="#" alt="Green" /> <img src="#" alt="Yellow" /> <img src="#" alt="Red" /></td>
</tr>
<tr>
<td>Solid Waste Disposal Facilities: landfill, incineration</td>
<td><img src="#" alt="Green" /> <img src="#" alt="Yellow" /> <img src="#" alt="Red" /></td>
</tr>
<tr>
<td>Solid Waste Transfer Facilities, Recycle Centers</td>
<td><img src="#" alt="Green" /> <img src="#" alt="Yellow" /> <img src="#" alt="Red" /></td>
</tr>
</tbody>
</table>
### Table 1, continued

<table>
<thead>
<tr>
<th>Land Use Acceptability</th>
<th>Interpretation/Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>Normally Compatible</td>
<td><strong>Indoor Uses:</strong> Either the activities associated with the land use are inherently noisy or standard construction methods will sufficiently attenuate exterior noise to an acceptable indoor community noise equivalent level (CNEL); for land use types that are compatible because of inherent noise levels, sound attenuation must be provided for associated office, retail, and other noise-sensitive indoor spaces in accordance with Policy 3.2.6. <strong>Outdoor Uses:</strong> Except as noted in the table, activities associated with the land use may be carried out with minimal interference from aircraft noise.</td>
</tr>
<tr>
<td>Conditional</td>
<td><strong>Indoor Uses:</strong> Building structure must be capable of attenuating exterior noise from all noise sources in accordance with Policy 3.2.6. <strong>Outdoor Uses:</strong> Caution should be exercised with regard to noise-sensitive outdoor uses; these uses are likely to be disrupted by aircraft noise events; acceptability is dependent upon characteristics of the specific use.</td>
</tr>
<tr>
<td>Incompatible</td>
<td><strong>Indoor Uses:</strong> Unacceptable noise interference if windows are open; at exposures above CNEL 65 dB, extensive mitigation techniques required to make the indoor environment acceptable for performance of activities associated with the land use. <strong>Outdoor Uses:</strong> Severe noise interference makes the outdoor environment unacceptable for performance of activities associated with the land use.</td>
</tr>
</tbody>
</table>

**Notes**

1. For the purposes of these criteria, the exterior noise exposure generated by aircraft activity at Hollister Municipal Airport is defined by the projected noise contours illustrated on Map 2 of this Compatibility Plan.
2. Multiple land use categories and compatibility criteria may apply to a project. Land uses not specifically listed shall be evaluated using the criteria for similar uses.
3. This caution is directed at the project proponent and is not intended to preclude approval of the project.
4. Noise-sensitive land uses are ones for which the associated primary activities, whether indoor or outdoor, are susceptible to disruption by loud noise events. See Policy 1.2.14 for examples of noise-sensitive uses.
5. Residential density limits provided in terms of dwelling units per acre (du/ac). Construction of a single-family home, including a second dwelling unit as defined by state law, allowed on a legal lot of record if such use is permitted by local land use regulations. A family day care home (serving ≤ 14 children) may be established in any dwelling. See Policy 1.4.5.
This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.
# Hollister Municipal Airport Land Use Compatibility Plan

## Table 2, continued

<table>
<thead>
<tr>
<th>Land Use Category 2</th>
<th>Land Use Acceptability (see page 2-49 for legend)</th>
<th>Additional Criteria</th>
</tr>
</thead>
<tbody>
<tr>
<td>Eating/Drinking Establishments: restaurants, fast-food dining, bars</td>
<td>[approx. 60 s.f./person] 6</td>
<td>2-5: Intensity limits as indicated</td>
</tr>
<tr>
<td>Limited Retail/Wholesale: furniture, automobiles, heavy equipment, lumber yards, nurseries</td>
<td>[approx. 250 s.f./person] 6</td>
<td>2, 5: Intensity limits as indicated; design site to place parking inside and bldgs outside of zone if possible</td>
</tr>
<tr>
<td>Offices: professional services, doctors, finance, civic; radio, television &amp; recording studios, office space associated with other listed uses</td>
<td>[approx. 215 s.f./person] 6</td>
<td>2-5: Intensity limits as indicated</td>
</tr>
<tr>
<td>Personal &amp; Miscellaneous Services: barbers, car washes, print shops</td>
<td>[approx. 200 s.f./person] 6</td>
<td>2-5: Intensity limits as indicated</td>
</tr>
<tr>
<td>Vehicle Fueling: gas stations and fueling facilities at trucking &amp; transportation terminals</td>
<td></td>
<td>5: Allowed only if airport serving</td>
</tr>
</tbody>
</table>

### Industrial, Manufacturing, and Storage Uses

<table>
<thead>
<tr>
<th>Hazardous Materials Production: oil refineries, chemical plants</th>
<th></th>
<th>3-6: Allowed only if alternative site outside zone would not serve intended function; Fire Marshal to determine if special design features should be incorporated into structure to withstand damage from aircraft collision; exercise caution with uses creating plumes and other airspace hazards 3</th>
</tr>
</thead>
<tbody>
<tr>
<td>Heavy Industrial</td>
<td></td>
<td>2-5: Avoid bulk production/storage of hazardous (flammable, explosive, corrosive, or toxic) materials; permitting agencies to evaluate possible need for special measures to minimize hazards if struck by aircraft</td>
</tr>
<tr>
<td>Light Industrial, High Intensity: food products preparation, electronic equipment</td>
<td>[approx. 200 s.f./person] 6</td>
<td>2-5: Intensity limits as indicated; avoid bulk production/storage of hazardous (flammable, explosive, corrosive, or toxic) materials; permitting agencies to evaluate possible need for special measures to minimize hazards if struck by aircraft</td>
</tr>
<tr>
<td>Light Industrial, Low Intensity: machine shops, wood products, auto repair</td>
<td>[approx. 350 s.f./person] 6</td>
<td>2 - 4: Intensity limits as indicated 5: Single story only; max. 10% in mezzanine 2-5: Avoid bulk production/storage of hazardous (flammable, explosive, corrosive, or toxic) materials; permitting agencies to evaluate possible need for special measures to minimize hazards if struck by aircraft</td>
</tr>
<tr>
<td>Indoor Storage: wholesale sales, warehouses, mini/other indoor storage, barns, greenhouses</td>
<td>[approx. 1,000 s.f./person] 6</td>
<td>2: Single story only; max. 10% in mezzanine</td>
</tr>
</tbody>
</table>

### Usage Intensity Criteria 1

<table>
<thead>
<tr>
<th>Max. Sitewide Average Intensity (people/acre)</th>
<th>1</th>
<th>2</th>
<th>3</th>
<th>4</th>
<th>5</th>
<th>6</th>
</tr>
</thead>
<tbody>
<tr>
<td>Max. Single-Acre Intensity (people/acre)</td>
<td>10</td>
<td>60</td>
<td>120</td>
<td>150</td>
<td>300</td>
<td>1,200</td>
</tr>
</tbody>
</table>

Numbers below indicate zone in which condition applies

## Safety Zone

<table>
<thead>
<tr>
<th>Numbers</th>
<th>1</th>
<th>2</th>
<th>3</th>
<th>4</th>
<th>5</th>
<th>6</th>
</tr>
</thead>
<tbody>
<tr>
<td>10</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>X</td>
<td></td>
</tr>
<tr>
<td>60</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>120</td>
<td></td>
<td>X</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>150</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>300</td>
<td></td>
<td></td>
<td></td>
<td>X</td>
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<tr>
<td>450</td>
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<td></td>
<td></td>
</tr>
<tr>
<td>100</td>
<td></td>
<td></td>
<td>X</td>
<td></td>
<td></td>
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<tr>
<td>300</td>
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<td></td>
<td>X</td>
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<td></td>
</tr>
<tr>
<td>1,200</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>X</td>
<td></td>
</tr>
</tbody>
</table>

2–47
<table>
<thead>
<tr>
<th>Land Use Acceptability</th>
<th>Interpretation/Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Normally Compatible</strong></td>
<td>Normal examples of the use are compatible under the presumption that usage criteria will be met. Atypical examples may require review to ensure compliance with usage intensity criteria. Noise, airspace protection, and/or overflight limitations may apply.</td>
</tr>
<tr>
<td><strong>Conditional</strong></td>
<td>Use is compatible if indicated usage intensity limit and/or other listed conditions are met.</td>
</tr>
<tr>
<td><strong>Incompatible</strong></td>
<td>Use should not be permitted under any circumstances.</td>
</tr>
</tbody>
</table>

**Notes**

1. Usage intensity criteria applicable to all nonresidential development (i.e., Normally Compatible as well as Conditional land uses). Nonresidential development must satisfy both forms of intensity limits (see Policy 3.3.6). See Note 6 below and Policy 3.3.7 for information on how to calculate nonresidential intensity. Up to 10% of total floor area may be devoted to ancillary use (see Policy 3.3.6(c)).

2. Multiple land use categories and compatibility criteria may apply to a project. Land uses not specifically listed shall be evaluated using the criteria for similar uses.

3. These uses may pose hazards to flight as they may attract birds or other wildlife; generate dust or other visual hazards; or create physical hazards (e.g., power lines or other tall objects). See Section 3.4 for applicable airspace protection policies.


5. Residential density limits provided in terms of dwelling units per acre (du/ac). Construction of a single-family home, including a second dwelling unit as defined by state law, allowed on a legal lot of record if such use is permitted by local land use regulations. A family day care home (serving \( \leq 14 \) children) may be established in any dwelling. See Policies 1.4.5 and 3.3.5(h).

6. Common occupancy load factors (approximate number of square feet per person) source: Mead & Hunt, Inc. based upon information from various sources including building and fire codes, facility management industry sources, and ALUC surveys. The common occupancy load factors represent the maximum occupancy during a normal peak period occupancy, not on the highest attainable occupancy used in building and fire codes. Common occupancy load factors provided in the table for specific land uses may be used as a means of calculating the usage intensity of a proposed development. See Policy 3.3.7 for other methods of calculating usage intensities.
Staff Report

To:       Airport Land Use Commission
From:    Mary Gilbert, Executive Director    Telephone: (831) 637-7665
Date:    May 20, 2021
Subject: Cancellation of July 2021 ALUC Meeting

Recommendation:

APPROVE Cancellation of July 2021 Airport Land Use Commission Board Meeting

Background:

ALUC has had a practice of cancelling its July meeting if no action items are required of the Board. Since March 2021, all ALUC meetings have been held virtually with no in-person attendance, in accordance with the Governor's Executive Order N-29-20.

Financial Impact:

There is no financial impact to ALUC for cancelling the July meeting.

Staff Analysis:

Like many other governmental bodies, ALUC on occasion cancels its meeting in July to accommodate vacation schedules.

Staff has reviewed its work items and does not anticipate any action items for the Board in July; therefore, staff recommends that the Board cancel the meeting. In the event any pertinent items become necessary for ALUC action, staff will consult with the Chairperson and convene a special meeting.

Executive Director Review:  __MG__    Counsel Review:  N/A