AGENDA
REGULAR MEETING
SAN BENITO COUNTY AIRPORT LAND USE COMMISSION

DATE: Thursday, May 19, 2022
4:00 P.M.

LOCATION: Via- Zoom

Attendance at the ALUC meeting is closed to the public per Executive Order N-29-30 and Assembly Bill 361 (AB 361). The public may join meeting by Zoom: https://zoom.us/join per the instructions provided at the end of the agenda:

Meeting ID: 818-0372-9583

COMMISSIONERS: Chair Ignacio Velazquez, Vice Chair Kollin Kosmicki
Mary Vazquez Edge, Rolan Resendiz, and Peter Hernandez
Alternates: San Benito County: Betsy Dirks;
City of San Juan Bautista: Scott Freels; 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, and Assembly Bill 361 (AB 361), relating to the convening of public meetings in response to the COVID-19 pandemic, attendance at the ALUC meeting is closed to the public. 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 April 21, 2022 – Gomez

2. ADOPT Resolution 22-06 Authorizing Teleconferencing Options for the Airport Land Use Commission Meetings for the Period of May 23, 2022, through June 21, 2022 – Rivera

3. **FIND** Project Associated with Assessor Parcel No. APN 051-230-005, Located on N. Chappell Road in the City of Hollister, **CONSISTENT** with the Hollister Municipal Airport Land Use Compatibility Plan with One Condition – Lezama

4. **FIND** Project Associated with Assessor Parcel No. APN 051-230-006, Located on N. Chappell Road in the City of Hollister, **CONSISTENT** with the Hollister Municipal Airport Land Use Compatibility Plan with One Condition - Lezama

Adjourn to ALUC Meeting on Thursday, June 16, 2022. Agenda Deadline is Tuesday, May 31, 2022 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 ours 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:**
      · Apple App store: https://apps.apple.com/us/app/id546505307
      · Android App store: https://play.google.com/store/apps/detailsZid=u.s.zoom.videomeetings

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: 818-3072-9583** 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/2022/05/ALUC_Packet_051922.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, 818-0372-9583** 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/2022/05/ALUC_Packet_051922.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 19, 2022** 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 **16th day of May 2022,** on or before **4:00 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

Agenda Item : 1

San Benito County
AIRPORT LAND USE COMMISSION
REGULAR MEETING
(Zoom Platform)

April 21, 2022 4:00 P.M.

MINUTES

MEMBERS PRESENT:
Chair Ignacio Velazquez, Vice Chair Kollin Kosmicki, Director Mary Vazquez Edge, and Director Rolan Resendiz

MEMBERS ABSENT:
Director Peter Hernandez

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

CALL TO ORDER:
Chair Velazquez called the meeting to order at 5:54 p.m.

A. CERTIFICATE OF POSTING

Motion made to acknowledge Certificate of Posting:

Motion: Kollin Kosmicki Second: Mary Vazquez Edge

Secretary Gomez called the roll call vote.
Director Vazquez Edge voted yes, Director Resendiz voted yes, Director Kosmicki voted yes, Chair Velazquez voted yes.

Motion carried: 4/0

Yes:	Velazquez, Vazquez Edge, Resendiz, Kosmicki
No:	None
Recused:	None
Abstention:	None
Absent:	Hernandez

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** Airport Land Use Commission Draft Meeting Minutes Dated March 17, 2022 – Gomez

2. **Adopt** Resolution 22-05 Authorizing Teleconferencing Options for the Airport Land Use Commission Meetings for the Period of April 23, 2022, through May 22, 2022 – Rivera

There was no public comment on the Consent Agenda.

Motion made to approve the Consent Agenda:

Motion: Mary Vazquez Edge Second: Kollin Kosmicki

Secretary Gomez called the roll call vote.
Director Vazquez Edge voted yes, Director Resendiz voted yes, Director Kosmicki voted yes, Chair Velazquez voted yes.

Motion carried: 4/0

Yes:	Velazquez, Vazquez Edge, Resendiz, Kosmicki
No:	None
Recused:	None
Abstention:	None
Absent:	Hernandez

ADJOURNMENT:
There being no further business to discuss, Director Kosmicki motioned to adjourn at 5:55 p.m.
Motion seconded by Director Vazquez Edge.

Secretary Gomez called the roll call vote.
Director Vazquez Edge voted yes, Director Resendiz voted yes, Director Kosmicki voted yes, Chair Velazquez voted yes.

Motion carried: 4/0

Yes:	Velazquez, Vazquez Edge, Resendiz, Kosmicki
No:	None
Recused:	None
Abstention:	None
Absent:	Hernandez

ADJOURN TO ALUC MEETING MAY 19, 2022 AT 4:00 P.M.

Agenda Item__2_____

Staff Report

To:	Airport Land Use Commission	
From:	Norma Rivera, Administrative Services Specialist	Telephone: (831) 637-7665
Date:	May 19, 2022	
Subject:	Assembly Bill 361 Teleconferencing Options For ALUC	

Recommendation:

ADOPT Resolution 22-06 Authorizing Teleconferencing Options for the Airport Land Use Commission meetings for the Period of May 23, 2022, through June 21, 2022.

Summary:

On September 16, 2021, the Governor signed Assembly Bill (AB) 361, a bill that codifies certain teleconference procedures that local agencies have adopted in response to the Governor's Brown Act-related Executive Orders. Specifically, AB 361 allows a local agency to continue to use teleconferencing under the same basic rules as provided in the Executive Orders under certain prescribed circumstances or when certain findings have been made and adopted by the local agency legislative body.

Financial Considerations:

None.

Discussion:

On June 11, 2021, Governor Newsom issued Executive Order N-08-21, amending his prior Executive Order N-29-20 and waiving certain provisions of the Brown Act relating to teleconferences/remote meetings by local agency legislative bodies. The Executive Order waived, among other things, the provisions of the Brown Act that otherwise required the physical presence of members of local agency legislative bodies or other personnel in a particular location as a condition of participation or as a quorum for a public meeting. These modifications remained in effect through September 30, 2021.

Under Assembly Bill (AB) 361, when the state of emergency lasts longer than 30 days, as is the case presently, the legislative body must make findings every 30 days to continue using the bill's exemption to the Brown Act teleconferencing rules. AB 361 mandates that the legislative body must find that there is a continuing need for teleconferencing due to dangers posed by the ongoing state of emergency. This means that local agencies will have to put an item on the public meeting agenda at least every thirty days to make findings regarding the circumstances of the emergency and to vote to continue relying upon the law's teleconference provisions.

To continue to meet under those modified rules after June 21,2022 the Board will again need to reconsider the circumstances of the state of emergency and again make one of the additional findings required by AB 361.

Reducing the circumstances under which people come into close contact remains a vital component of the San Benito County and ALUC's COVID-19 response strategy. Local agency public meetings are an essential government function and the last 18 months have proven that the teleconferencing format protects public access while minimizing exposure to COVID-19.

The California Department of Public Health (CDPH) and the federal Centers for Disease Control and Prevention (CDC) caution that the Omicron variant of COVID-19 is spreading quickly throughout 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/omicron-variant.html).

Staff Analysis:

Staff recommends that the Board adopt findings that conducting in-person meetings at the present time would present an imminent risk to the health and safety of attendees. A resolution to that effect and directing staff to return each 30 days to afford the Board the opportunity to reconsider such findings, is included herewith. If the Board adopts the proposed resolution, then it may continue to meet under the modified Brown Act teleconference rules of AB 361 through June 21, 2022.

Counsel Review: __Yes___

Supporting Attachment(s): 1. Resolution 22-06

2. Letter from San Benito County Health Officer

Agenda Item 3

Staff Report

To:	Airport Land Use Commission (ALUC)	
From:	Veronica Lezama, Transportation Planning Manager	Telephone: (831) 637-7665
Date:	May 19, 2022	
Subject:	Land Use Consistency Determination	

Recommendation:

FIND Project Associated with Assessor Parcel No. APN 051-230-005, Located on N. Chappell Road in the City of Hollister, CONSISTENT with the Hollister Municipal Airport Land Use Compatibility Plan with One Condition.

Summary:

The ALUC application associated with assessor parcel number 051-230-005 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 and 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 residential project on N. Chappell Road between Primavera Drive and Pacific Way in the City of Hollister (Attachment 1). Specifically, the applicant is proposing 92 lots on 13.79 acres.

In the course of a project review, the Airport Land Use Commission considers a number of Compatibility Plan policies including Noise, Safety, Airspace Protection, and Overflight. An analysis of each of the four compatibility factors is discussed below.

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 parcel where the project is proposed is located outside of the Noise Contours (Attachment 3). As such, the project is consistent with the Hollister Municipal Airport Land Use Compatibility Plan's Noise Policy.

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 parcel is located outside of the Safety Zones (Attachment 4). The project is consistent as long it is allowed in the City's General Plan. As such, the project is consistent with the Compatibility Plan's Safety Policy.

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 four categories of hazards to airspace shall be considered.

1. The height of structures and other objects situated near the airport are a primary determinant of physical hazards to the airport airspace.
   Staff Analysis: Not concerns identified.

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.
   Staff Analysis: Not concerns identified.
3. Visual hazards of concern include certain types of lights, sources of glare, and sources of dust, steam, or smoke.
   Staff Analysis: Not concerns identified.
4. Electronic hazards are ones that may cause interference with aircraft communications or navigation.
   Staff Analysis: Not concerns identified.

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.

As a condition of consistency, a Real Estate Disclosure is required within the Routine Overflight Zone and within entire airport influence area (Attachment 5). A Real Estate Disclosure is a less definitive, but more all-encompassing, form of buyer awareness measure is for the ALUC and local jurisdictions to establish a policy indicating that information about and airport's influence area should be disclosed to prospective buyers of all airport-vicinity properties prior to transfer of title.

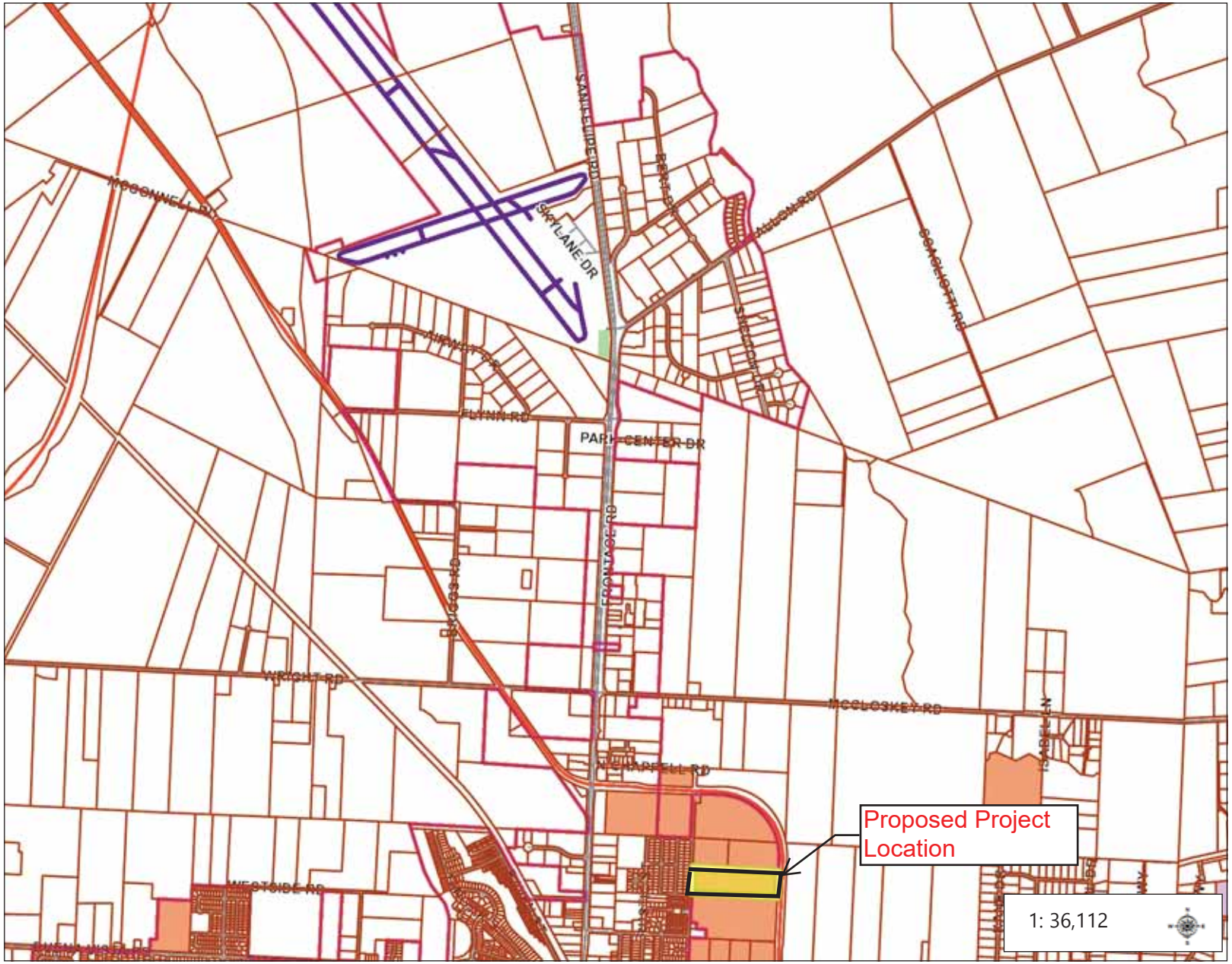
Counsel Review: N/A

Supporting Attachment(s):

1. Project Location Map
2. Project Site Plan
3. Noise Contour Map
4. Safety Zones Map
5. Overflight Zones

Attachment 1

County of San Benito



Legend

- Parcels
- California County Boundaries
  - <all other values>
  - San Benito
- City Limit
- Tentative Subdivision
- SBC Approved Subdivisions
- Hollister Airport Runways
- Tentative Streets
- Park

Notes

6,018.7 0 3,009.33 6,018.7 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere

©County of San Benito, GIS Services

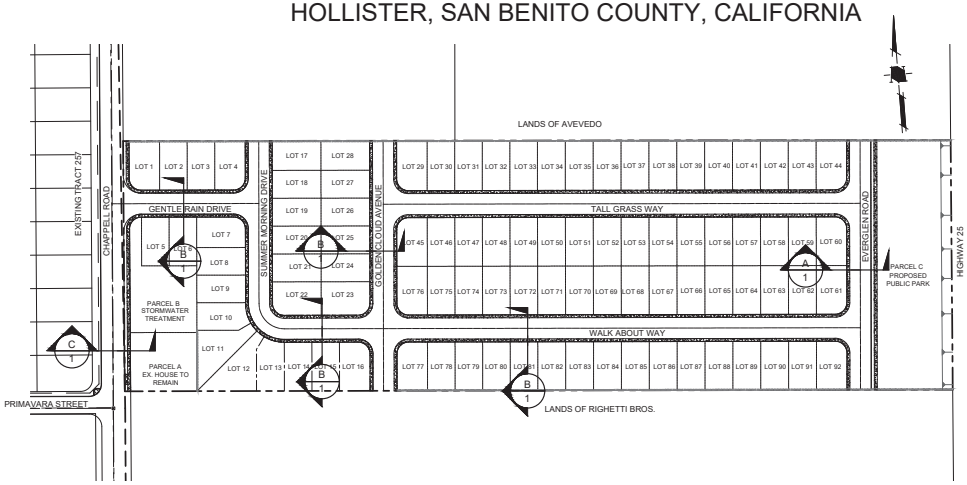
This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

EVERGLEN
VESTING TENTATIVE MAP

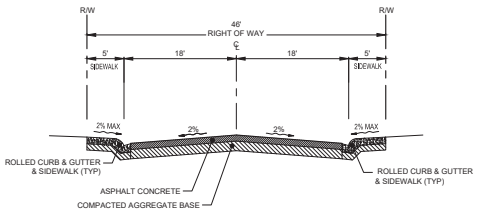
HOLLISTER, SAN BENITO COUNTY, CALIFORNIA

GENERAL NOTES:

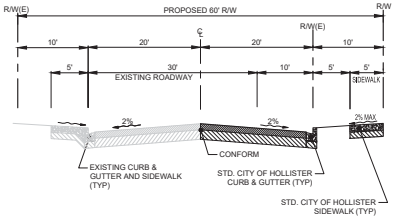
1. ALL IMPROVEMENTS SHALL BE CONSTRUCTED AS PER THE CITY OF HOLLISTER STANDARD PLANS AND SPECIFICATIONS EXCEPT AS NOTED.
2. STORM DRAINAGE: BY POSITIVE SYSTEM TO AN ON-SITE UNDERGROUND STORAGE WITH INFILTRATION AND OUTFLOW. TO BE CONSTRUCTED AND APPROVED BY CITY STANDARDS.
3. SEWAGE DISPOSAL: BY THE CITY OF HOLLISTER SEWER SYSTEM.
4. WATER SUPPLY: BY THE CITY OF HOLLISTER WATER SYSTEM.
5. STREET LIGHTING SHALL BE INSTALLED AS PER THE CITY OF HOLLISTER STANDARD SPECIFICATIONS.
6. ASSESSORS PARCEL NO. 019-35-012
7. PROJECT AREA: 13.79 ACRES +/-
8. TOTAL NO. OF LOTS: 92 LOTS
9. GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL WITH PERFORMANCE OVERLAY ZONE.
10. PUBLIC UTILITIES ARE TO BE INSTALLED UNDER GROUND IN PUBLIC STREETS OR EASEMENTS.
11. THE SUBDIVIDER HEREBY RESERVES THE RIGHT TO FILE "MULTIPLE SUBDIVISION MAPS" AS SET FORTH BY THE SUBDIVISION MAP ACT, ARTICLE 4, SECTION 66456.1, AND FILE PARCEL MAP FOR REASON OF SALE.
14. PUBLIC UTILITY EASEMENTS WILL BE PROVIDED ALONG ALL STREET FRONTAGE.
15. BUILDING SETBACKS WILL BE AS PER THE DEVELOPMENT STANDARDS AS SHOWN ON SHEET 2 OF THIS VESTING TENTATIVE MAP.
16. ALL EXISTING TREES ARE TO BE REMOVED, SEPTIC TANKS, LEACH FIELDS, AND WELLS ON SITE WILL BE REMOVED OR ABANDONED AS PER CITY OF HOLLISTER REQUIREMENTS EXCEPT WITHIN THE BOUNDARIES OF PARCEL A.
17. ALL STREETS WILL BE OWNED AND MAINTAINED BY A HOMEOWNERS ASSOCIATION. THE PARK WILL BE DEDICATED TO, AND MAINTAINED BY THE CITY OF HOLLISTER
18. OPEN SPACE AMENITIES - THE PROPOSED VESTING TENTATIVE MAP INCLUDES A 1.34 AC. PARK SITE TO BE DEDICATED TO THE CITY ALONG THE HIGHWAY 25 BYPASS, AT THE PROJECT'S EASTERLY BOUNDARY. THE PARK SITE EXCEEDS THE CITY'S ACREAGE REQUIREMENT OF 5 ACRES PER 1000 RESIDENTS. THE PARK IS ENVISAGED AS AN ATTRACTIVE WALL-FREE LINEAR GREENWAY WHICH COULD INCLUDE SUCH RECREATIONAL AMENITIES AS A DOG PARK, WALKING PATH, LANDSCAPED AREA, TOT LOT, SPORTS COURT, WORKOUT EQUIPMENT, AND A LOW PROFILE DECORATIVE PERIMETER FENCE WHICH WOULD NOT INTERRUPT VIEWS TO THE EAST. THE PROJECT WILL DONATE THE PARK SITE AND PAY STANDARD CITY PARK CONSTRUCTION FEES. THE SUBSEQUENT DESIGN AND INSTALLATION OF PARK AMENITIES WOULD BE AT THE CITY'S DISCRETION/RESPONSIBILITY.
19. BIKE LANES AND WALKING PATHS - THE PROPOSED VTM PROVIDES FOR DEDICATED BIKE LANE AND SIDEWALK ALONG THE PROJECT'S CHAPPELL ROAD FRONTAGE. INTERNAL STREETS INCLUDE A SIDEWALK ON BOTH SIDES OF THE STREET.
20. LANDSCAPE PLAN - THE PROJECT SHALL INCLUDE LANDSCAPED FRONT YARDS WHICH WILL COMPLY WITH CITY STANDARDS AND STREET TREE REQUIREMENTS. LANDSCAPE PLANS WILL BE PREPARED FOLLOWING VTM APPROVAL IN CONNECTION WITH PROJECT IMPROVEMENT PLANS AND FINAL MAP.
21. THE PROJECT PROPOSES TO ANNEX INTO CITY CFD(S) FOR CITY SERVICES AND MAINTENANCE OF STORM, SANITARY, AND WATER FACILITIES. THE STREETS AND SIDEWALKS WILL BE MAINTAINED BY THE PROJECT HOMEOWNERS ASSOCIATION.
22. A MINIMUM OF 20% OF THE NEWLY CREATED LOTS WILL CONTAIN AN APARTMENT-STYLE ADU.



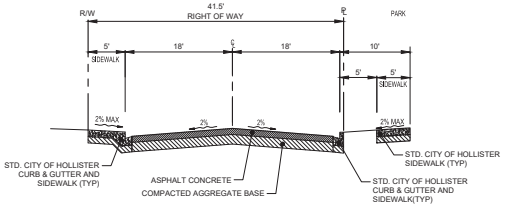
SITE MAP
SCALE: 1"=100'



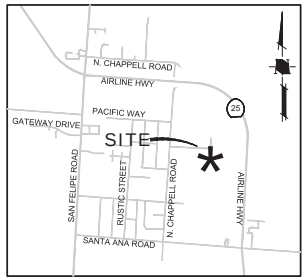
B 46' R.O.W. TYPICAL STREET (PRIVATE)
NTS



C TYPICAL CHAPPELL ROAD
NTS



A 41.5' R.O.W. STREET ALONG PARK (PRIVATE)
NTS



VICINITY MAP
NOT TO SCALE

APPLICANT

Century Communities
6700 Koll Center Parkway Suite 210
Pleasanton Ca 94566
(510) 573-3482

PROPERTY OWNER

PAD Investment Trust, et al
150 San Felipe Road
Hollister, CA 95023
408-637-5563

ENGINEER

HMH
1570 Oakland Road
San Jose CA 95131

Pete Smith
408-487-2200 x6000
psmith@hmhca.com

ABBREVIATIONS

@	AT
BC	BEGIN CURVE
BVC	BEGIN VERTICAL CURVE
BW	BOTTOM OF WALL
℄ / CL	CENTERLINE
CMU	CONCRETE MASONRY UNIT
EC	END CURVE
EG	EXISTING GROUND
ER	END OF RETURN
EVC	END VERTICAL CURVE
EX/(E)	EXISTING
FF	FINISHED FLOOR
FG	FINISHED GRADE
GB	GRADE BREAK
GS	GARAGE SLAB
HP	HIGH POINT
LP	LOW POINT
MSE	MECHANICALLY STABILIZED EARTH
NTS	NOT TO SCALE
P / PAD	PAD ELEVATION
ℙ / PL	PROPERTY LINE
POC	POINT ON CURVE
PSDE	PRIVATE STORM DRAIN EASEMENT
PSE	PUBLIC SERVICE EASEMENT
PUE	PUBLIC UTILITY EASEMENT
PVC	POLYVINYL CHLORIDE
PVI	POINT OF VERTICAL INTERSECTION
RCP	REINFORCED CONCRETE PIPE
RG	ROUGH GRADE
RW	RIGHT OF WAY
SD	STORM DRAIN
SDCI	STORM DRAIN CURB INLET
SDE	STORM DRAIN EASEMENT
SDFI	STORM DRAIN FIELD INLET
SDJB	STORM DRAIN JUNCTION BOX
SDMH	STORM DRAIN MANHOLE
SDRE	STORM DRAIN RELEASE EASEMENT
TC	TOP OF CURB
TDC	TOP OF DEPRESSED CURB
TRC	TOP OF ROLLED CURB
TUC	TOP OF U CHANNEL
TG	TOP OF GRATE
TW	TOP OF WALL
TYP	TYPICAL

SHEET INDEX

SHEET NO.	TITLE
1.	TITLE SHEET
2.	TENTATIVE MAP
3.	GRADING AND DRAINAGE PLAN
4.	UTILITY PLAN
5.	STORMWATER CONTROL PLAN
6.	STORMWATER DETAILS

PROJECT BASIS OF BEARING

BASIS OF BEARINGS
THE BEARING NORTH 87°13'33" WEST OF THE CENTER LINE OF PACIFIC WAY AS SHOWN ON THAT MAP OF TRACT 257 FILED FOR RECORD IN BOOK 11 OF MAPS, PAGE 84, SAN BENITO COUNTY RECORDS, AND AS FOUND MONUMENTED AND ROTATED CLOCKWISE 1° 32' 03" FOR THE PURPOSE OF THIS MAP, WAS ADOPTED AS THE BASIS OF BEARINGS.

PROJECT BENCHMARK

ELEVATION DATUM:
NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88)

HMH
Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance
1570 Oakland Road (408) 487-2200
San Jose, CA 95131 HMHca.com

EVERGLEN
VESTING TENTATIVE MAP
CHAPPELL ROAD
HOLLISTER, CALIFORNIA

NO	DATE	DESCRIPTION

PROJECT NO:	5956.00
CAD DWG FILE:	595600 TM-1.DWG
DESIGNED BY:	MM/AV/SM
DRAWN BY:	SM
CHECKED BY:	PS
DATE:	APRIL 7, 2021
SCALE:	AS SHOWN

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TITLE SHEET

1
OF 6

S:\PROJECT\2956\00\PLOT\TENTATIVE MAP\595600 TM-1.DWG

PLOTTED: 1/19/2021 2:30 PM

GENERAL NOTES

- PROJECT NAME: CHAPPELL ROAD
- OWNER: PAD INVESTMENT TRUST ET AL
  150 SAN FELIPE ROAD
  HOLLISTER, CA 95023
- SUBDIVIDER: CENTURY COMMUNITIES
  900 E. HAMILTON AVE SUITE 500
  CAMPBELL CA 95008
- ENGINEER: HMH ENGINEERS
  1570 OAKLAND ROAD
  SAN JOSE, CA 95131
- STREET LOCATION: CHAPPELL ROAD AND PRIMAVERA DRIVE
- EXISTING ZONING: R1 L/PZ
- EXISTING GP DESIGNATION: LOW DENSITY RESIDENTIAL
- EXISTING USE: AGRICULTURAL/RESIDENTIAL
- PROPOSED USE: RESIDENTIAL
- WATER SUPPLY: CITY OF HOLLISTER
- SEWAGE DISPOSAL: CITY OF HOLLISTER
- ASSESSOR'S PARCEL #(S): 019-35-012
- STREET TREES: SHALL CONFORM TO CITY OF STANDARDS
- TOTAL SITE AREA: .....
- STREET AREA: .....
- OPEN SPACE, PUBLIC PARK: .....
- PROPOSED LOTS: 95 TOTAL
  PARCEL A IS THE EXISTING HOUSE TO REMAIN
  PARCEL B IS FOR STORMWATER TREATMENT
  PARCEL C IS A PROPOSED PARK
- TOTAL UNITS: 92 UNITS + 1 EXISTING RESIDENTIAL
- DENSITY: 6.74 DU/AC
- FLOOD ZONE: X
- TITLE REPORT THE TITLE REPORT THAT WAS USED FOR THE PREPARATION OF THIS MAP WAS PREPARED BY FIRST AMERICAN TITLE CO., ORDER NUMBER 0131-624585ala DATED MARCH 23, 2021

DEVELOPMENT STANDARDS

LOT SIZE
- MINIMUM: 3500 SF.
- AVERAGE: 4040 SF.

LOT WIDTH
- INTERIOR: 45' MIN.
- CORNER: 50' MIN.

FRONT SETBACK
- PORCH 13' MIN.
- HOUSE: 15' MIN.
- GARAGE: 18' MIN.

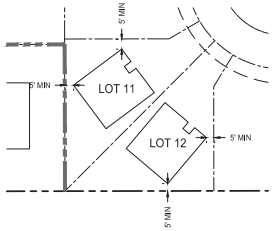
SIDE SETBACK
- INTERIOR: 5' MIN.
- CORNER: 10' MIN.

REAR SETBACK
- INTERIOR: 15' MIN.
- CORNER: 15' MIN.
- LOTS 11 & 12: 5' MIN. SEE DETAIL

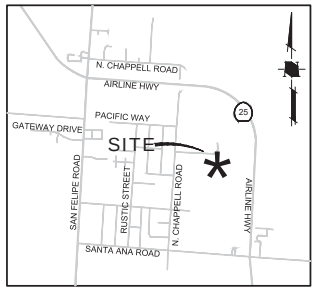
A MINIMUM OF 18 UNITS WILL INCLUDE ADU'S WITHIN THE INDIVIDUAL BUILDINGS TO CONFORM TO THE FOLLOWING STANDARDS

SIDE SETBACK
- INTERIOR: 4'
- CORNER: 8'

FRONT SETBACK
- PORCH: 10'
- HOUSE: 10'
- GARAGE: 18'
- REAR SETBACK: 15'

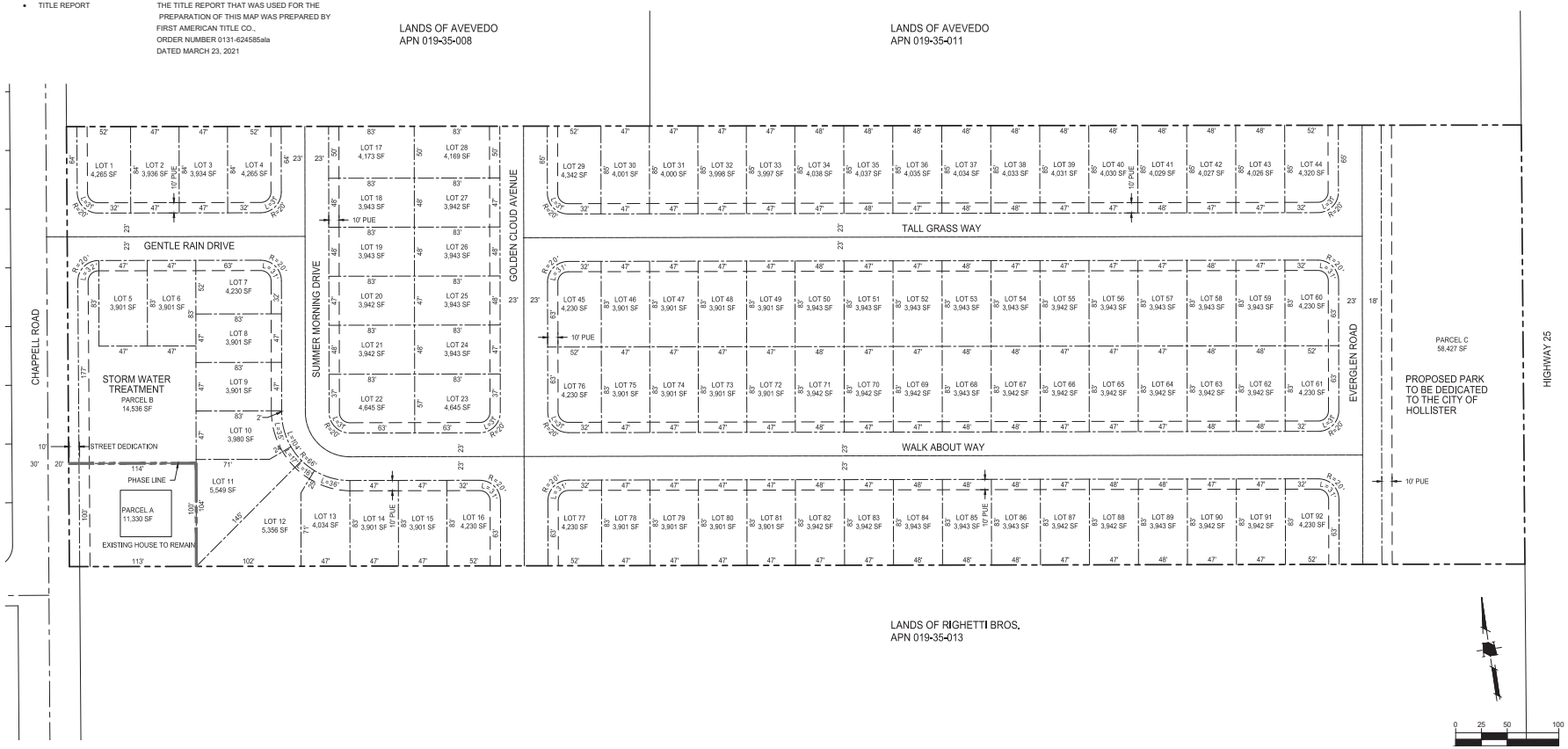


LOTS 11 AND 12 SETBACK DETAIL



VICINITY MAP

NOT TO SCALE



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Stormwater Compliance
1570 Oakland Road San Jose, CA 95131
(408) 487-2200 HMHca.com

EVERGLEN VESTING TENTATIVE MAP
CHAPPELL ROAD
HOLLISTER, CALIFORNIA

NO	DATE	DESCRIPTION
△		
△		
△		
△		
△		

PROJECT NO:	5956.00
CAD DWG FILE:	595600 TM-2.DWG
DESIGNED BY:	MM/AV/SM
DRAWN BY:	PBS
CHECKED BY:	PS
DATE:	APRIL 7, 2021
SCALE:	AS SHOWN

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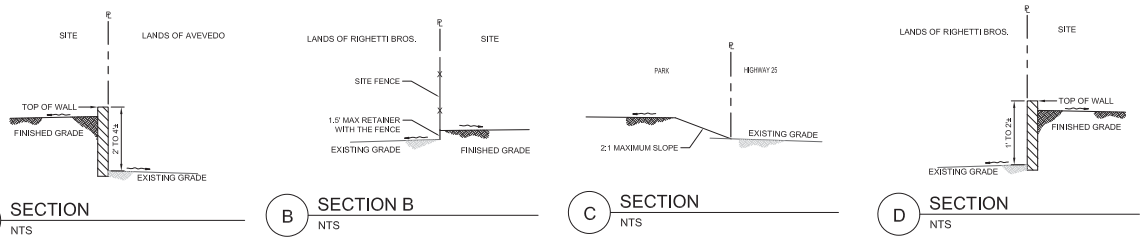
SITE PLAN

S:\PROJECTS\595600\PLTENTATIVE MAP\595600 TM-2.DWG
PLOTTED: 11/10/2021 12:02 PM



A SECTION
NTS

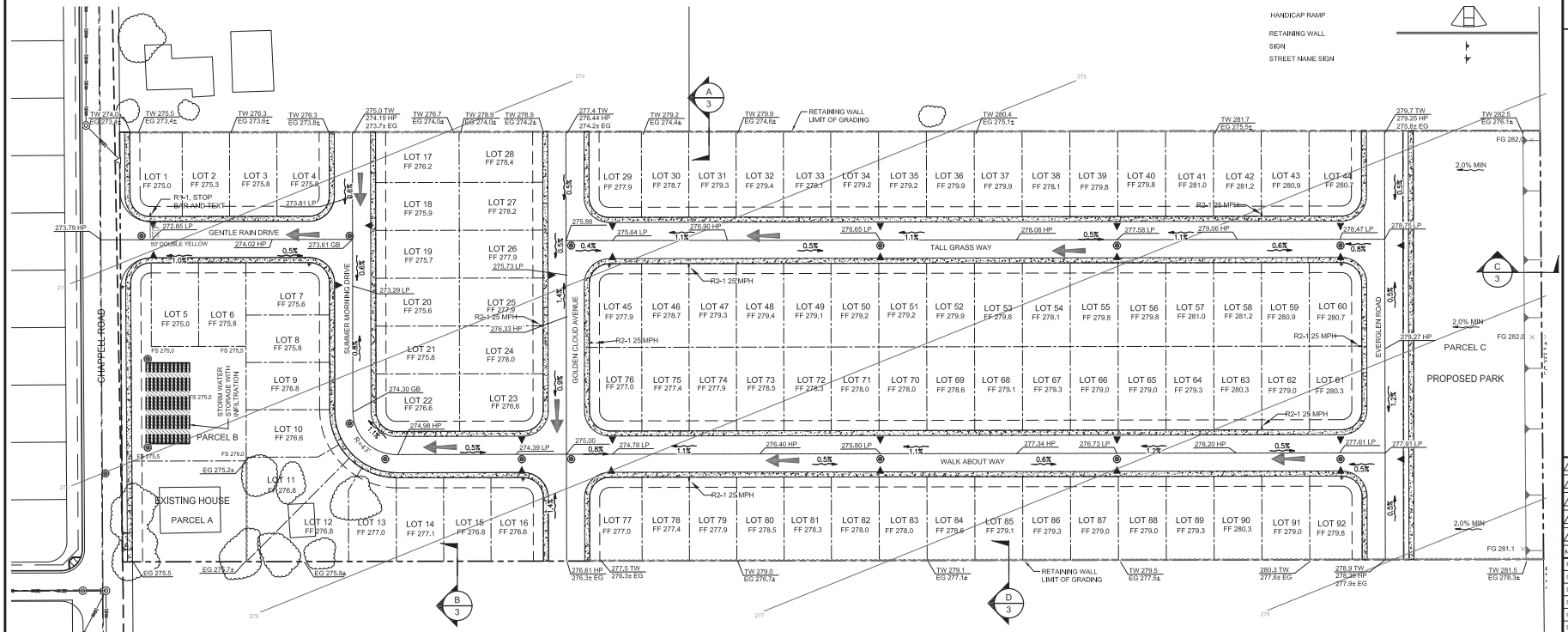
B SECTION B
NTS

C SECTION
NTS

D SECTION
NTS

LEGEND

PROJECT BOUNDARY	
PROPERTY LINE	
PROPERTY LINE (EXISTING)	
RIGHT-OF-WAY	
CENTER LINE	
FENCE	
HIGH POINT SPOT ELEVATION	x HP
LOW POINT SPOT ELEVATION	x LP
FINISH FLOOR ELEVATION	FF
PAD ELEVATION	PAD
FINISH GRADE ELEVATION	FG
FLOW LINE	FL
MINIMUM	MIN
TOP OF CURB ELEVATION	TC
PERCENT AND DIRECTION OF SURFACE FLOW DRAINAGE	X%
OVERLAND RELEASE PATH	
SLOPE	2%
STORM DRAIN	
CONCRETE SWALE	
CONTOUR (EXISTING)	150
EASEMENT	
CURB AND GUTTER	
SIDEWALK	
HANDICAP RAMP	
RETAINING WALL	
SIGN	
STREET NAME SIGN	



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EVERGLEN
VESTING TENTATIVE MAP
CHAPPELL ROAD
HOLLISTER, CALIFORNIA

NO	DATE	DESCRIPTION

PROJECT NO:	5956.00
CAD DWG FILE:	595600 TM-3 GP.DWG
DESIGNED BY:	MM/AV/SM
DRAWN BY:	AV
CHECKED BY:	PS
DATE:	APRIL 7, 2021
SCALE:	

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CONCEPTUAL GRADING AND DRAINAGE PLAN

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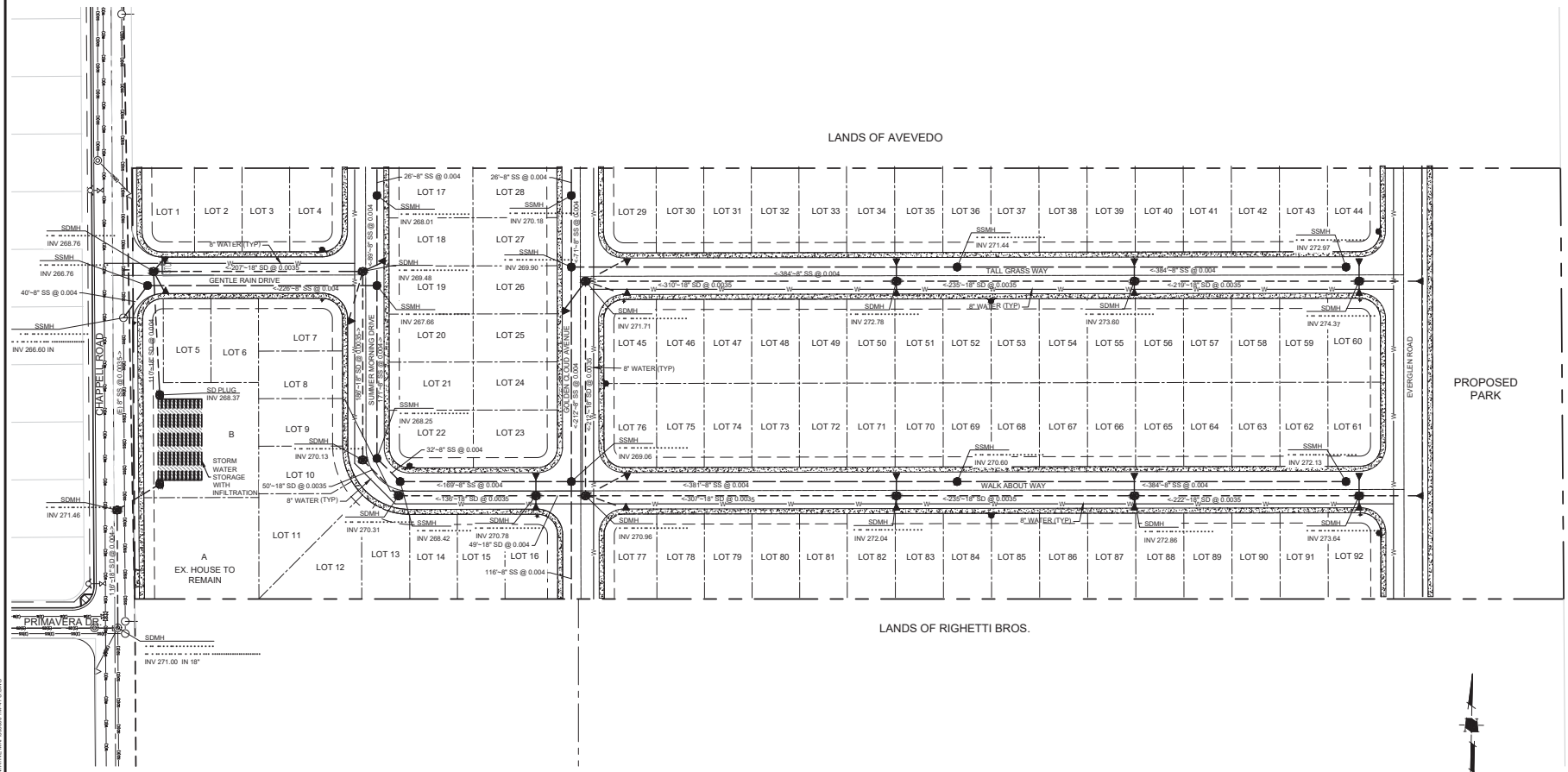
PLOTTED: 11/10/2021 12:11 PM



LEGEND

- PROJECT BOUNDARY
- PROPERTY LINE
- PROPERTY LINE (EXISTING)
- RIGHT-OF-WAY
- CENTER LINE
- STORM DRAIN PIPE
- SANITARY SEWER MAIN
- WATER MAIN
- FIRE HYDRANT
- STORM DRAIN MANHOLE
- SANITARY SEWER MANHOLE
- CATCH BASIN
- OVERLAND RELEASE PATH
- TOP OF CURB ELEVATION (TC)
- PERCENT AND DIRECTION OF SURFACE FLOW DRAINAGE (X%)
- CURB AND GUTTER
- SIDEWALK

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EVERGLEN
VESTING TENTATIVE MAP
CHAPPELL ROAD
HOLLISTER, CALIFORNIA

NO	DATE	DESCRIPTION

PROJECT NO:	5956.00
CAD DWG FILE:	595600 TM-4 PU.DWG
DESIGNED BY:	MM/AV/SM
DRAWN BY:	MM
CHECKED BY:	PS
DATE:	APRIL 7, 2021
SCALE:	AS SHOWN

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CONCEPTUAL UTILITY PLAN

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PLOTTED: 11/10/2021 12:15 PM

LEGEND

- PROJECT BOUNDARY
- STORM DRAIN PIPE — SD — SD — SD
- STORM DRAIN PIPE (EXISTING) — SD(E) — SD(E)
- STORM DRAIN MANHOLE
- STORM DRAIN MANHOLE (EXISTING)
- CURB INLET (EXISTING)
- CATCH BASIN
- CATCH BASIN (EXISTING)
- FLOW DRAINAGE
- LID TREATMENT DRAINAGE AREA (SEE SIZING CALCULATIONS, SHEET XX) — DMA#

PROJECT SITE INFORMATION:

1. **SOILS TYPE: B**
2. **GROUND WATER DEPTH: 55'**
3. **NAME OF RECEIVING BODY: RUSTIC STREET INFILTRATION POND**
4. **FLOOD ZONE: X**
5. **FLOOD ELEVATION (IF APPLICABLE):**

SOURCE CONTROL MEASURES:

1. BENEFICIAL LANDSCAPING.
2. USE OF WATER EFFICIENT IRRIGATION SYSTEMS.
3. MAINTENANCE (PAVEMENT SWEEPING, CATCH BASIN CLEANING, GOOD HOUSEKEEPING).
4. STORM DRAIN LABELING.

SITE DESIGN MEASURES:

1. PROTECT EXISTING TREES, VEGETATION, AND SOIL.
2. PRESERVE OPEN SPACE AND NATURAL DRAINAGE PATTERNS.
3. LANDSCAPING
   a. WALKWAYS AND PATIOS.
   b. PRIVATE STREETS AND SIDEWALKS.
4. DIRECT RUNOFF FROM ROOFS, SIDEWALKS, PATIOS TO LANDSCAPED AREAS.
5. CLUSTER STRUCTURES/PAVEMENT.
6. PLANT TREES ADJACENT TO AND IN PARKING AREAS AND ADJACENT TO OTHER IMPERVIOUS AREAS.

OPERATION AND MAINTENANCE INFORMATION:

I. PROPERTY INFORMATION:

I.A. PROPERTY ADDRESS: NONE
APN: 019-35-012

I.B. PROPERTY OWNER: PAD INVESTMENT TRUST
150 SAN FELIPE ROAD
HOLLISTER CA 95023

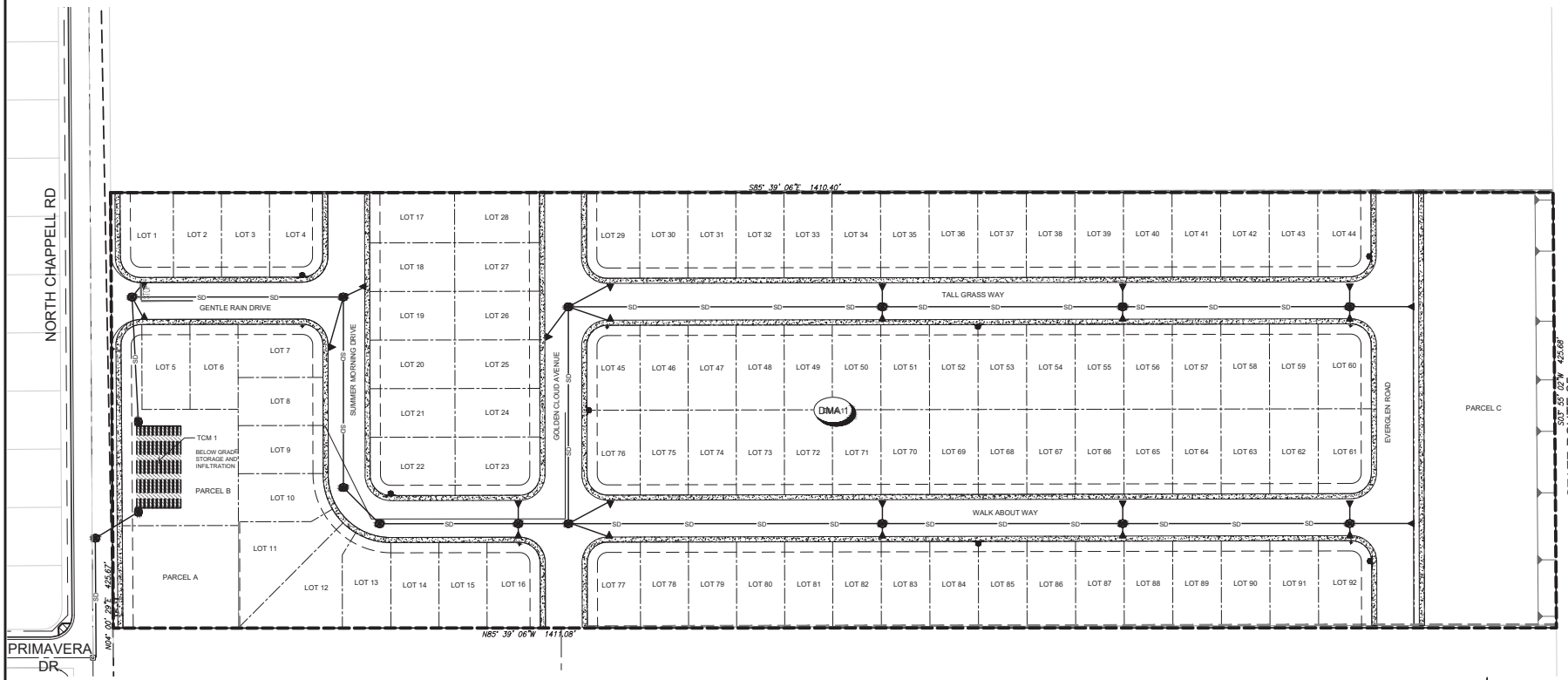
II. RESPONSIBLE PARTY FOR MAINTENANCE:

II.A. CONTACT: HOA

II.B. PHONE NUMBER OF CONTACT: TBD

II.C. EMAIL: TBD

II.D. ADDRESS: TBD



N

0 25 50 100

1 INCH = 50 FEET

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EVERGLEN
VESTING TENTATIVE MAP
CHAPPELL ROAD
HOLLISTER, CALIFORNIA

NO	DATE	DESCRIPTION

PROJECT NO:	5956.00
CAD DWG FILE:	595600 TM-5 SW.DWG
DESIGNED BY:	MM/AV/SM
DRAWN BY:	MM
CHECKED BY:	PS
DATE:	APRIL 7, 2021
SCALE:	AS SHOWN

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STORMWATER CONTROL PLAN

S:\PROJECT\5956\00\PLTENTATIVE MAP\595600 TM-5 SW.DWG

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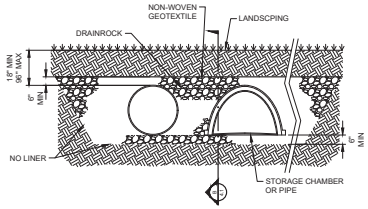
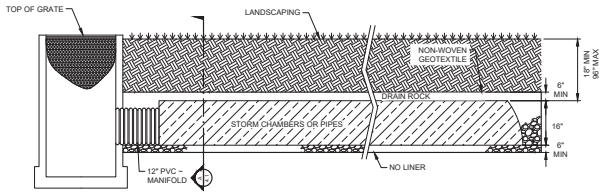


STORMWATER CHAMBER
CROSS-SECTION

A



STORMWATER CHAMBER
LONGITUDINAL VIEW

B

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EVERGLEN
VESTING TENTATIVE MAP
CHAPPELL ROAD
HOLLISTER, CALIFORNIA

NO	DATE	DESCRIPTION

PROJECT NO:	5956.00
CAD DWG FILE:	595600 TM-8 SW DET.DWG
DESIGNED BY:	MM/AV/SM
DRAWN BY:	
CHECKED BY:	PS
DATE:	APRIL 7, 2021
SCALE:	

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STORMWATER CONTROL DETAILS

S:\PROJECTS\595600\PLANS\TENTATIVE MAP\595600 TM-8 SW DET.DWG
PLOTTED: 11/10/2021 12:21 PM

County of San Benito

Legend

- Parcels
- California County Boundaries
  - <all other values>
  - San Benito
- City Limit
- Tentative Subdivision
- SBC Approved Subdivisions
- Hollister Airport Runways
- Hollister Airport Noise Impact Z
  - 55 - 60 dB CNEL
  - 60 - 65 dB CNEL
  - 65 - 70 dB CNEL
  - 70+ dB CNEL
- Tentative Streets
- Park

Notes

6,018.7 0 3,009.33 6,018.7 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere

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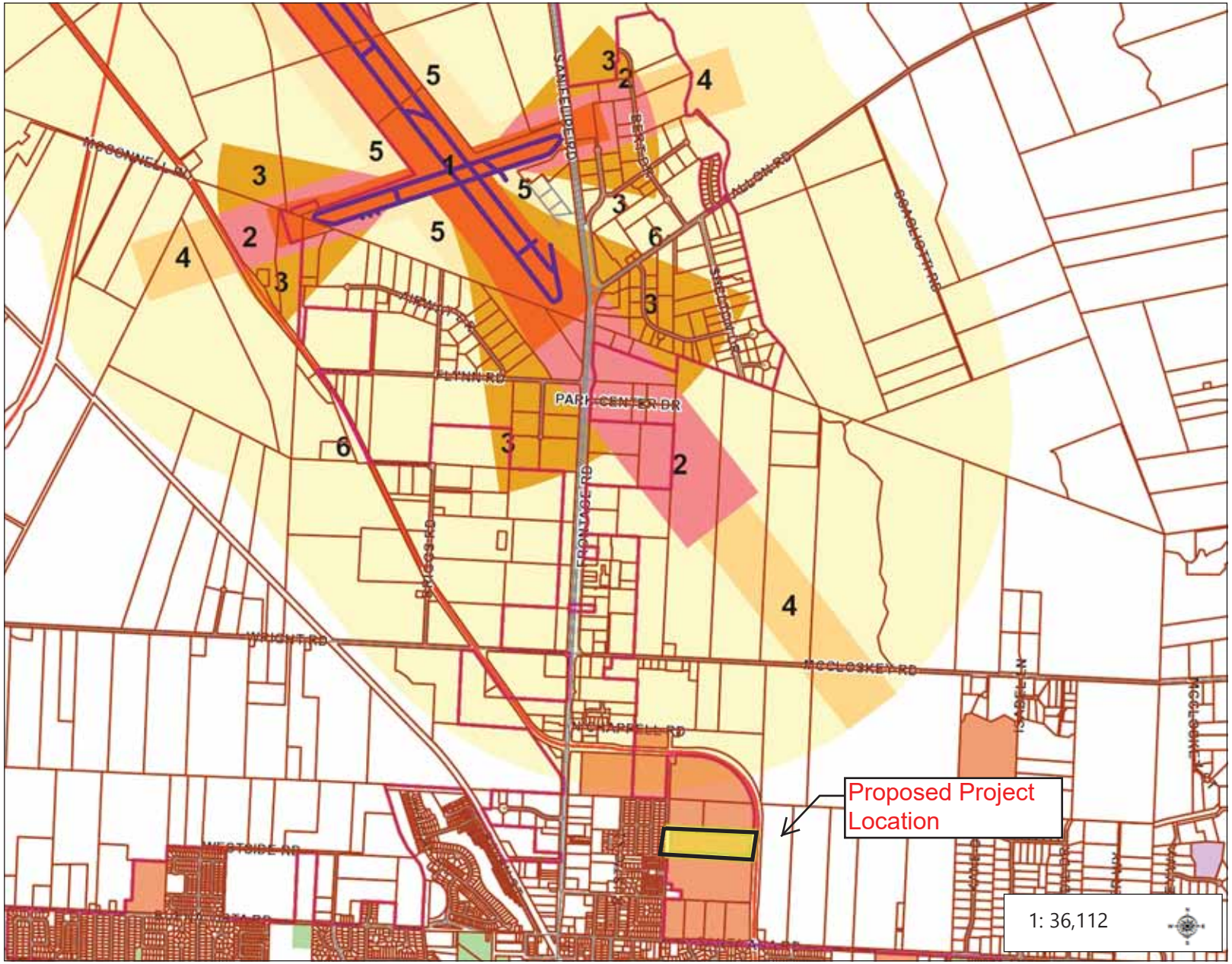
County of San Benito



Legend

- Parcels
- California County Boundaries
  - <all other values>
  - San Benito
- City Limit
- Tentative Subdivision
- SBC Approved Subdivisions
- Hollister Airport Runways
- Hollister Airport Safety Zones
  - Runway Protection Zone
  - Inner Approach/Departure Zone
  - Inner Turning Zone
  - Outer Approach/Departure Zone
  - Sideline Zone
  - Traffic Pattern Zone
- Tentative Streets
- Park

Notes

Legend

- Existing Airport Property
- Future Property Acquisition
- Hollister City Limits
- Hollister Sphere of Influence
- Hollister Planning Area Boundary
- Existing Runway- 13-31 length: 6,350', 6-24 length: 3,150'
- Future Runway- 13-31 length: 7,000', 6-24 length: 3,357'
- Roads
- Railroads
- Parcels
- Rivers

Policy Boundaries

- Airport Influence Area

Overflight Zones

- High Noise/Risk Zone (Avigation Easement Dedication) [1]
- Routine Overflight Zone (Recorded Overflight Notification) [2, 3]
- Airport Influence Area (Real Estate Transaction Disclosure) [3]

Notes

1. Avigation Easement Dedication required within High Noise/Risk Zone. Zone boundary encompasses CNEL 60 dB noise contour and Safety Zones 1 through 5, and critical portions of approach and transitional surfaces to where these surfaces intersect the horizontal surface.

2. Recorded Deed Notice required in Routine Overflight Zone. Zone boundary matches the outer boundary of the horizontal surface as defined by FAR Part 77.

3. Real Estate Disclosure required within the Routine Overflight Zone and within entire airport influence area. Zone boundary matches the outer boundary of the conical surface as defined by FAR Part 77.

Hollister Municipal Airport
Land Use Compatibility Plan

Map 5

Compatibility Policy Map: Overflight Zones

Staff Report

To:	Airport Land Use Commission (ALUC)	
From:	Veronica Lezama, Transportation Planning Manager	Telephone: (831) 637-7665
Date:	May 19, 2022	
Subject:	Land Use Consistency Determination	

Recommendation:

FIND Project Associated with Assessor Parcel No. APN 051-230-006, Located on N. Chappell Road in the City of Hollister, CONSISTENT with the Hollister Municipal Airport Land Use Compatibility Plan with One Condition.

Summary:

The ALUC application associated with assessor parcel number 051-230-006 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 and 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 residential project on N. Chappell Road in the City of Hollister (Attachment 1). Specifically, the applicant is proposing 90 lots on 18.24 acres (Attachment 2).

In the course of a project review, the Airport Land Use Commission considers a number of Compatibility Plan policies including Noise, Safety, Airspace Protection, and Overflight. An analysis of each of the four compatibility factors is discussed below.

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 parcel where the project is proposed is located outside of the Noise Contours (Attachment 3). As such, the project is consistent with the Hollister Municipal Airport Land Use Compatibility Plan's Noise Policy.

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 northern part of the parcel is located within Safety Zone 6 (Attachment 4). According to the Compatibility's Plan Safety Table, Single Family Residential is *Conditionally Compatible* within Safety Zone 6 if intensity limits are met (Attachment 5). The Maximum Sitewide Average Acre Intensity and Maximum Single Acre Intensity calculations show that the proposed project complies with the intensity limits for Safety Zones 6.

The southern portion of the parcel is located outside of the Safety Zones, but within the Airport Influence Area. The southern portion of the project is consistent with the Compatibility Plan as long it is allowed in the City's General Plan. As such, the project is consistent with the Compatibility Plan's Safety Policy.

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 four categories of hazards to airspace shall be considered.

1. The height of structures and other objects situated near the airport are a primary determinant of physical hazards to the airport airspace.
   Staff Analysis: Not concerns identified.
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.
   Staff Analysis: Not concerns identified.
3. Visual hazards of concern include certain types of lights, sources of glare, and sources of dust, steam, or smoke.
   Staff Analysis: Not concerns identified.
4. Electronic hazards are ones that may cause interference with aircraft communications or navigation.
   Staff Analysis: Not concerns identified.

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.

The project is proposed within the Within the Routine Overflight Zone boundary (Attachment 6). New residential development shall not be prohibited if allowed within the City of Hollister's General Plan. A Recorded Overflight Notification[1] and Real Estate Transaction Disclosure[2] are required within the Routine Overflight Zone.

Counsel Review: N/A

Supporting Attachment(s):

1. Project Location Map
2. Project Site Plan
3. Noise Contour Map
4. Safety Zones Map
5. Safety Table
6. Routine Overflight Zone

[1] An overflight notification informs property owners that the property is subject to aircraft overflight and generation of noise and other impacts. No restrictions on the heights of objects, requirements for marking or lighting of objects, or access to the property for these purposes are included. An overflight notification serves only as buyer acceptance of overflight conditions.

[2] A Real Estate Disclosure is a less definitive, but more all-encompassing, form of buyer awareness measure is for the ALUC and local jurisdictions to establish a policy indicating that information about and airport's influence area should be disclosed to prospective buyers of all airport-vicinity properties prior to transfer of title.

County of San Benito

Legend

- Parcels
- California County Boundaries
  - <all other values>
  - San Benito
- City Limit
- Tentative Subdivision
- SBC Approved Subdivisions
- Hollister Airport Runways
- Tentative Streets
- Park

Notes

6,018.7 0 3,009.33 6,018.7 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere

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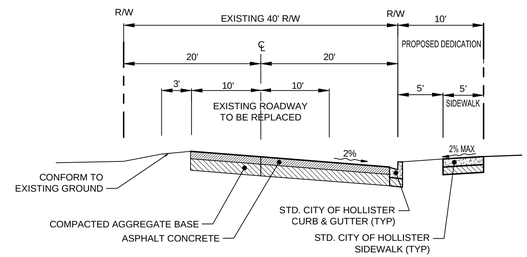
KRAMER COMMONS
VESTING TENTATIVE MAP

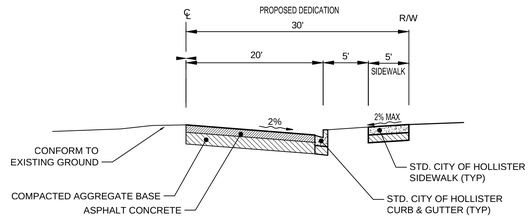
HOLLISTER, SAN BENITO COUNTY, CALIFORNIA

GENERAL NOTES:

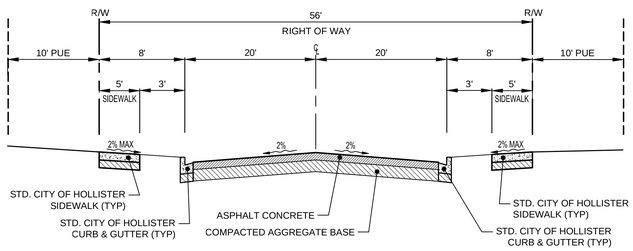
1. ALL IMPROVEMENTS SHALL BE CONSTRUCTED AS PER THE CITY OF HOLLISTER STANDARD PLANS AND SPECIFICATIONS EXCEPT AS NOTED.
2. STORM DRAINAGE: BY POSITIVE SYSTEM TO AN ON-SITE UNDERGROUND STORAGE WITH INFILTRATION AND OUTFLOW. TO BE CONSTRUCTED AND APPROVED BY CITY STANDARDS.
3. SEWAGE DISPOSAL: BY THE CITY OF HOLLISTER SEWER SYSTEM.
4. WATER SUPPLY: BY THE CITY OF HOLLISTER WATER SYSTEM.
5. STREET LIGHTING SHALL BE INSTALLED AS PER THE CITY OF HOLLISTER STANDARD SPECIFICATIONS.
6. ASSESSORS PARCEL NO. PORTIONS OF 019-17-083 & 019-17-084
7. PROJECT AREA: 18.24 ACRES +/-
8. TOTAL NO. OF LOTS: 90 LOTS
9. GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL
10. PUBLIC UTILITIES ARE TO BE INSTALLED UNDER GROUND IN PUBLIC STREETS OR EASEMENTS.
11. THE SUBDIVIDER HEREBY RESERVES THE RIGHT TO FILE "MULTIPLE SUBDIVISION MAPS" AS SET FORTH BY THE SUBDIVISION MAP ACT, ARTICLE 4, SECTION 66456.1., AND FILE PARCEL MAP FOR REASON OF SALE. AL PARCEL UNLESS SHALL CONFORM TO THIS TENTATIVE MAP.
14. PUBLIC UTILITY EASEMENTS WILL BE PROVIDED ALONG ALL STREET FRONTAGE.
15. BUILDING SETBACKS WILL BE AS PER THE DEVELOPMENT STANDARDS SHOWN ON SHEET TM-2.
16. ALL EXISTING TREES ARE TO BE REMOVED, SEPTIC TANKS, LEACH FIELDS, AND WELLS ON SITE WILL BE REMOVED OR ABANDONED AS PER CITY OF HOLLISTER REQUIREMENTS.



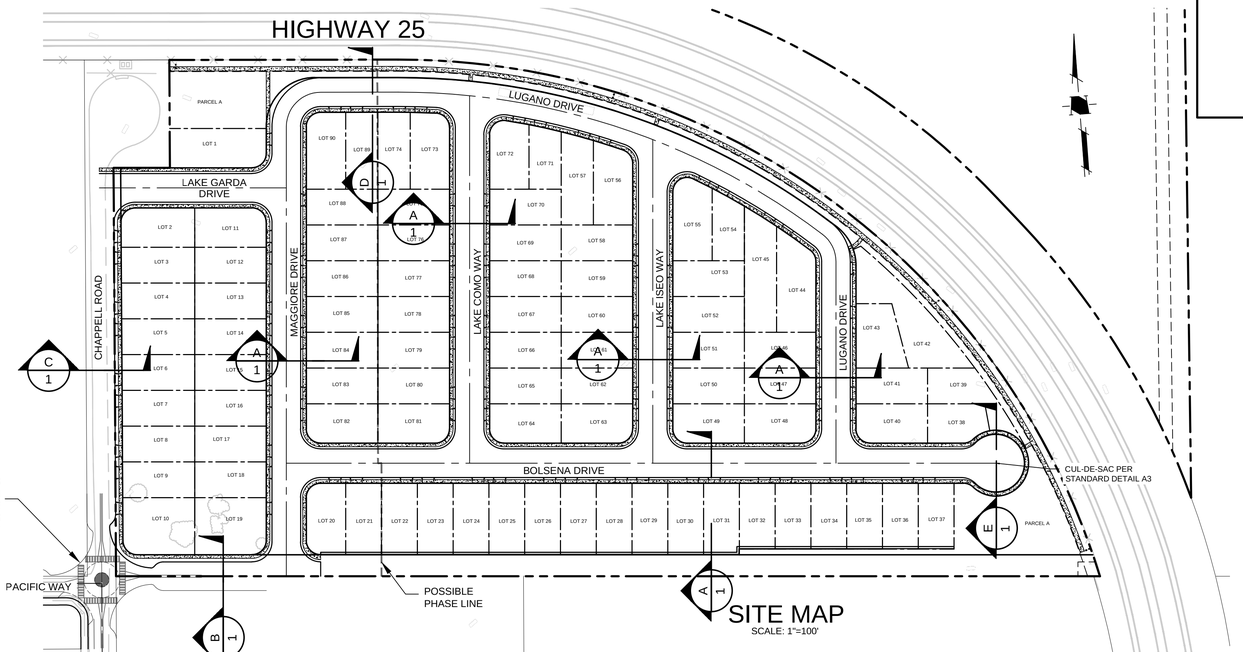
C CHAPPELL ROAD CONFORM
NTS



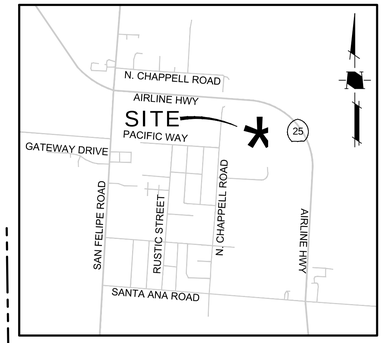
B PACIFIC WAY EXTENSION
NTS



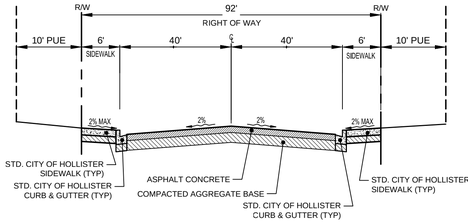
A TYPICAL 56' R.O.W. (PRIVATE)
NTS



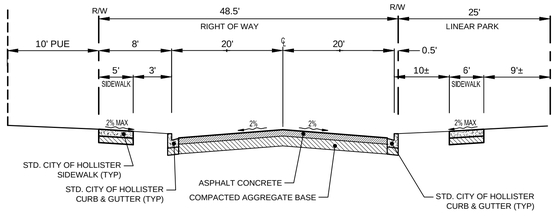
SITE MAP
SCALE: 1"=100'



VICINITY MAP
NOT TO SCALE



E CUL-DE-SAC (PRIVATE)
NTS



D PARK FRONTAGE STREET (PRIVATE)
NTS

ABBREVIATIONS

@	AT
BC	BEGIN CURVE
BVC	BEGIN VERTICAL CURVE
BW	BOTTOM OF WALL
℄ / CL	CENTERLINE
CMU	CONCRETE MASONRY UNIT
EC	END CURVE
EG	EXISTING GROUND
ER	END OF RETURN
EVC	END VERTICAL CURVE
EX/(E)	EXISTING
FF	FINISHED FLOOR
FG	FINISHED GRADE
GB	GRADE BREAK
GS	GARAGE SLAB
HP	HIGH POINT
LP	LOW POINT
MSE	MECHANICALLY STABILIZED EARTH
NTS	NOT TO SCALE
P / PAD	PAD ELEVATION
ℙ / PL	PROPERTY LINE
POC	POINT ON CURVE
PSDE	PRIVATE STORM DRAIN EASEMENT
PSE	PUBLIC SERVICE EASEMENT
PUE	PUBLIC UTILITY EASEMENT
PVC	POLYVINYL CHLORIDE
PVI	POINT OF VERTICAL INTERSECTION
RCP	REINFORCED CONCRETE PIPE
RG	ROUGH GRADE
RW	RIGHT OF WAY
SD	STORM DRAIN
SDCI	STORM DRAIN CURB INLET
SDE	STORM DRAIN EASEMENT
SDFI	STORM DRAIN FIELD INLET
SDJB	STORM DRAIN JUNCTION BOX
SDMH	STORM DRAIN MANHOLE
SDRE	STORM DRAIN RELEASE EASEMENT
TC	TOP OF CURB
TDC	TOP OF DEPRESSED CURB
TRC	TOP OF ROLLED CURB
TUC	TOP OF U CHANNEL
TG	TOP OF GRATE
TW	TOP OF WALL
TYP	TYPICAL

SHEET INDEX

SHEET NO.	TITLE
1.	TITLE SHEET
2.	TENTATIVE MAP
3.	GRADING AND DRAINAGE PLAN
4.	UTILITY PLAN
5.	STORMWATER CONTROL PLAN
6.	STORMWATER DETAILS

PROJECT BASIS OF BEARING

THE BEARING SHOWN ON THIS MAP ARE BASED ON THE CENTERLINE OF PACIFIC WAY, AS FOUND MONUMENTED AND RECORDED AS NORTH 87°13'33" WEST IN BOOK 11 OF MAP, AT PAGE 84 SAN BENITO COUNTY RECORDS ROTATED CLOCKWISE 1°32'03"

PROJECT BENCHMARK

ELEVATION DATUM:

TOP OF MAGNAIL LOCATED IN CUL-DE-SAC ELEVATION 269.31 FEET DATUM: NAVD 1988 ESTABLISHED BY GPS METHODS

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Civil Engineering
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Stormwater Compliance
1570 Oakland Road (408) 487-2200
San Jose, CA 95131 HMHca.com

KRAMER COMMONS
VESTING TENTATIVE MAP
CHAPPELL ROAD
HOLLISTER CALIFORNIA

NO	DATE	DESCRIPTION

PROJECT NO:	5937.00
CAD DWG FILE:	593700TS.DWG
DESIGNED BY:	AV/MM/PS
DRAWN BY:	SM
CHECKED BY:	PS
DATE:	03-26-2021
SCALE:	AS SHOWN

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TITLE SHEET

TM-1
OF 6

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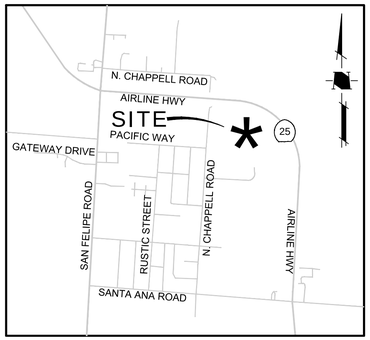


VICINITY MAP

NOT TO SCALE

DEVELOPMENT STANDARDS

STANDARD LOTS

LOT SIZE
- AVERAGE: 5152 SF
- MINIMUM :4600 SF

LOT WIDTH
- INTERIOR: 50' MIN.
- CORNER: 55' MIN.

FRONT SETBACK
- PORCH 13' MIN.
- HOUSE: 15' MIN.
- GARAGE: 20' MIN.

SIDE SETBACK
- INTERIOR: 5' MIN.
- CORNER: 10' MIN.

REAR SETBACK
- INTERIOR: 15' MIN.
- CORNER: 15' MIN.

DUET LOTS

THE FOLLOWING LOTS WILL CONTAIN DUET UNITS:
38, 39, 42 THROUGH 45, 54 THROUGH 57, 71 THROUGH 74, 89 AND 90

DUET LOT SIZE:
- AVERAGE: 5567 SF
- MINIMUM: 3849 SF

DUET LOT WIDTH:
- INTERIOR: 45' MIN.
- CORNER 50' MIN.

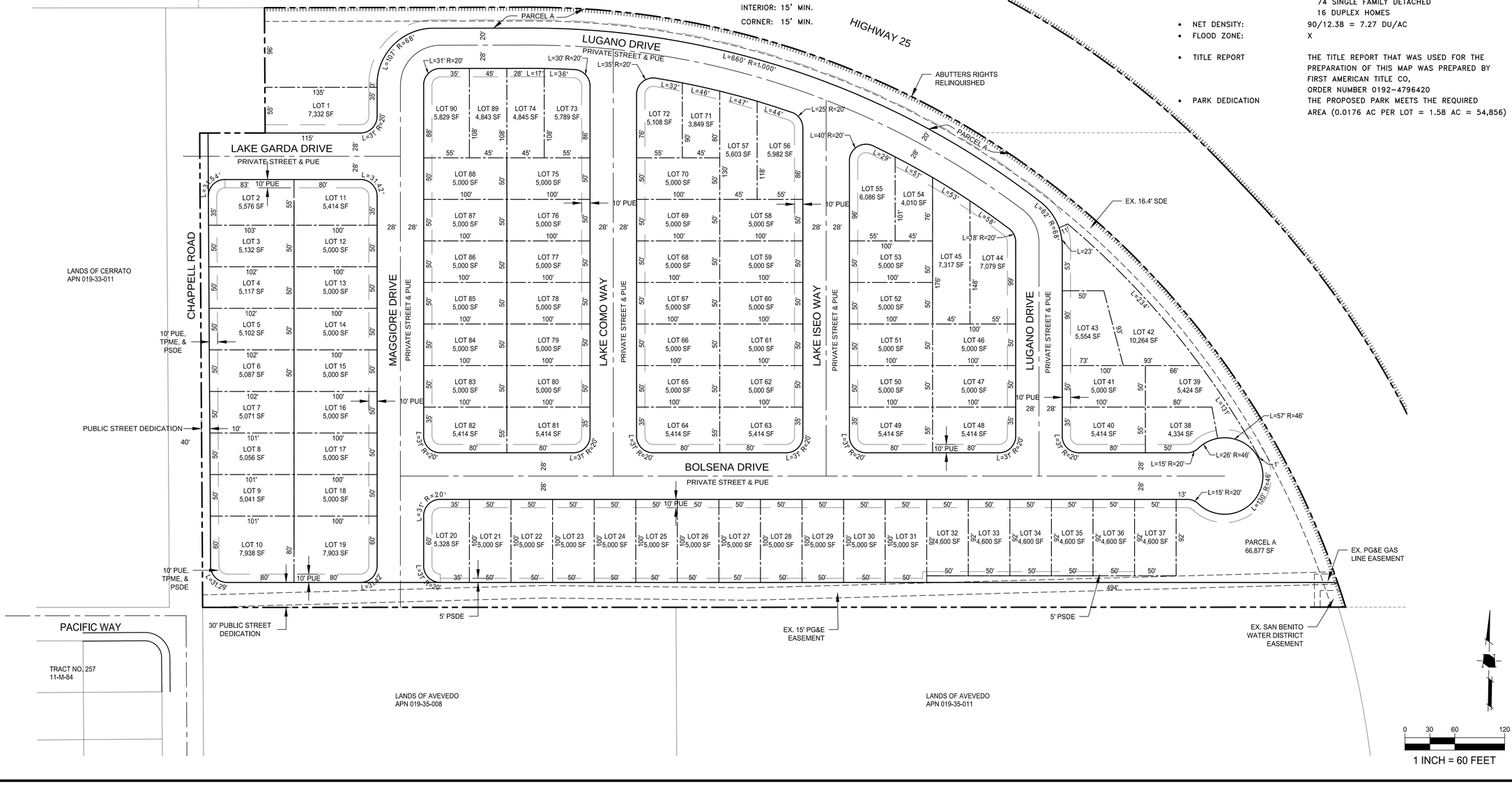
FRONT SETBACK
- PORCH 13' MIN.
- CORNER: 15' MIN.
- GARAGE: 20' MIN.

SIDE SETBACK
- INTERIOR: 5' MIN.
- ATTACHED SIDE: 0'
- CORNER: 10' MIN.

REAR SETBACK
- INTERIOR: 15' MIN.
- CORNER: 15' MIN.

GENERAL NOTES

• PROJECT NAME:	KRAMER COMMONS
• OWNER:	CHARLES W. DAVIDSON, ET AL 255 W. JULIAN ST SUITE 200 SAN JOSE CA 95110 408-298-9302
• SUBDIVIDER:	SAME AS THE OWNER
• ENGINEER:	HMH ENGINEERS 1570 OAKLAND ROAD SAN JOSE, CA 95131
• STREET LOCATION:	CHAPPELL ROAD & PACIFIC WAY
• EXISTING ZONING:	R1-L/PZ
• EXISTING GP DESIGNATION:	LOW DENSITY RESIDENTIAL
• EXISTING USE:	AGRICULTURAL
• PROPOSED USE:	RESIDENTIAL
• WATER SUPPLY:	CITY OF HOLLISTER
• SEWAGE DISPOSAL:	CITY OF HOLLISTER
• ASSESSOR'S PARCEL #(S):	051-230-006
• STREET TREES:	SHALL CONFORM TO CITY OF STANDARDS
• TOTAL SITE AREA:	±18.24 ACRES
• PUBLIC STREET DEDICATION:	±5.86 ACRES
• NET SITE AREA:	±12.38 NET ACRES
• PROPOSED LOTS:	91
• PROPOSED PARK:	±1.58 ACRES
• TOTAL UNITS:	90 UNITS TOTAL 74 SINGLE FAMILY DETACHED 16 DUPLEX HOMES
• NET DENSITY:	90/12.38 = 7.27 DU/AC
• FLOOD ZONE:	X
• TITLE REPORT	THE TITLE REPORT THAT WAS USED FOR THE PREPARATION OF THIS MAP WAS PREPARED BY FIRST AMERICAN TITLE CO, ORDER NUMBER 0192-4796420
• PARK DEDICATION	THE PROPOSED PARK MEETS THE REQUIRED AREA (0.0176 AC PER LOT = 1.58 AC = 54,856)



0 30 60 120

1 INCH = 60 FEET

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Stormwater Compliance

1570 Oakland Road (408) 487-2200
San Jose, CA 95131 HMHca.com

KRAMER COMMONS
VESTING TENTATIVE MAP
CHAPPELL ROAD
HOLLISTER CALIFORNIA

NO	DATE	DESCRIPTION

PROJECT NO:	5937.00
CAD DWG FILE:	593700TM.DWG
DESIGNED BY:	AV/MM/PS
DRAWN BY:	PS
CHECKED BY:	PS
DATE:	03-26-2021
SCALE:	AS SHOWN

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SITE PLAN

TM-2

OF 6

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County of San Benito

Legend

- Parcels
- California County Boundaries
  - <all other values>
  - San Benito
- City Limit
- Tentative Subdivision
- SBC Approved Subdivisions
- Hollister Airport Runways
- Hollister Airport Noise Impact Z
  - 55 - 60 dB CNEL
  - 60 - 65 dB CNEL
  - 65 - 70 dB CNEL
  - 70+ dB CNEL
- Tentative Streets
- Park

Notes

6,018.7 0 3,009.33 6,018.7 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere

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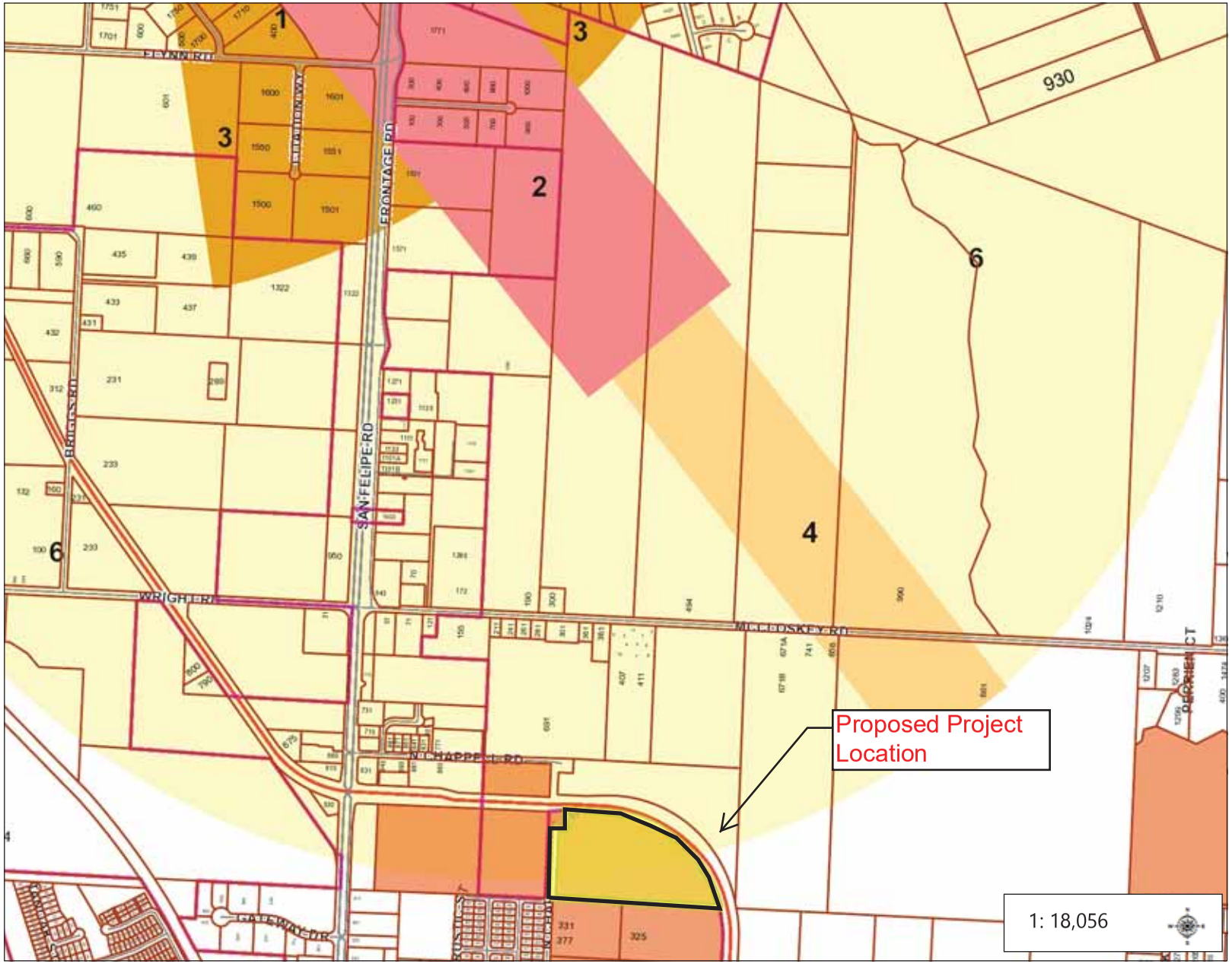
This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

County of San Benito



Legend

- Parcels
- California County Boundaries
  - <all other values>
  - San Benito
- City Limit
- Tentative Subdivision
- SBC Approved Subdivisions
- Hollister Airport Runways
- Hollister Airport Safety Zones
  - Runway Protection Zone
  - Inner Approach/Departure Zone
  - Inner Turning Zone
  - Outer Approach/Departure Zone
  - Sideline Zone
  - Traffic Pattern Zone
- Tentative Streets
- Park

Notes

3,009.3 0 1,504.66 3,009.3 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere

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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.

Usage Intensity Criteria [1]	Safety Zone						Additional Criteria
	1	2	3	4	5	6	
Max. Sitewide Average Intensity (people/acre) Max. Single-Acre Intensity (people/acre)	10 20	60 120	100 300	150 450	100 300	300 1,200	Numbers below indicate zone in which condition applies
Land Use Category [2]	**Land Use Acceptability** (see page 2-49 for legend)						
Outdoor Uses (limited or no activities in buildings)							
Natural Land Areas: woods, brush lands, desert							1: Objects above runway elevation not allowed in Object Free Area (OFA) [3]
Water: flood plains, wetlands, lakes, reservoirs [3]							1: Objects above runway elevation not allowed in Object Free Area (OFA) [3]
Agriculture (except residences and livestock): crops, orchards, vineyards, pasture, range land							1: Not allowed in Object Free Area (OFA) [3] All: Exercise caution with uses that attract birds and other wildlife
Livestock Uses: feed lots, stockyards, breeding, fish hatcheries, horse stables [3]							All: Exercise caution with uses that attract birds and other wildlife
Outdoor Major Assembly Facilities (capacity ≥1,000 people): spectator-oriented outdoor stadiums, amphitheaters, fairgrounds, zoos [4]							6: Allowed only if alternative site outside zone would not serve intended function
Group Recreation (limited spectator stands): athletic fields, water recreation facilities, picnic areas							3: Allowed only if alternative site outside zone would not serve intended function
Small/Non-Group Recreation: golf courses, tennis courts, shooting ranges [3]							2: Allowed only if alternative site outside zone would not serve intended function and intensity criteria met
Local Parks: children-oriented neighborhood parks, playgrounds							
Camping: campgrounds, recreational vehicle/ motor home parks							3,4: Allowed only if intensity criteria met
Cemeteries (except chapels)							
Residential and Lodging Uses							
Single-Family Residential (<8 du/ac)[5]: individual dwellings, townhouses, mobile homes, bed & breakfast inns, dormitories						X	2: Max. density is 0.1 du/ac (≥ 10 acres) 3, 4: Max. density is 0.2 du/ac (≥ 5 acres) 6: Intensity limits as indicated *See Policy 3.3.5*
Multi-Family Residential (≥8 du/ac)[5]: condominiums, apartments, agricultural-related housing							
Long-Term Lodging (>30 nights): extended-stay hotels, dormitories [approx. 200 s.f./person] [6]							4,5: Allowed only if intensity criteria met
Short-Term Lodging(≤30 nights): hotels, motels, other transient lodging (except conference/assembly facilities) [approx. 200 s.f./person] [6]							3, 4,5: Allowed only if intensity criteria met
Congregate Care: retirement homes, assisted living, nursing homes, intermediate care facilities							

Table 2

Safety Compatibility Criteria

Hollister Municipal Airport

Land Use Acceptability		Interpretation/Comments
	Normally Compatible	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.
	Conditional	Use is compatible if indicated usage intensity limit and/or other listed conditions are met.
	Incompatible	Use should not be permitted under any circumstances.

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.

[4] Capacity of people for Large and Major Assembly Facilities obtained from International Building Code.

[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 *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.

Table 2, continued

Legend

- Existing Airport Property
- Future Property Acquisition
- Hollister City Limits
- Hollister Sphere of Influence
- Hollister Planning Area Boundary
- Existing Runway- 13-31 length: 6,350', 6-24 length: 3,150'
- Future Runway- 13-31 length: 7,000', 6-24 length: 3,357'
- Roads
- Railroads
- Parcels
- Rivers

Policy Boundaries

- Airport Influence Area

Overflight Zones

- High Noise/Risk Zone (Avigation Easement Dedication) [1]
- Routine Overflight Zone (Recorded Overflight Notification) [2, 3]
- Airport Influence Area (Real Estate Transaction Disclosure) [3]

Notes

1. Avigation Easement Dedication required within High Noise/Risk Zone. Zone boundary encompasses CNEL 60 dB noise contour and Safety Zones 1 through 5, and critical portions of approach and transitional surfaces to where these surfaces intersect the horizontal surface.

2. Recorded Deed Notice required in Routine Overflight Zone. Zone boundary matches the outer boundary of the horizontal surface as defined by FAR Part 77.

3. Real Estate Disclosure required within the Routine Overflight Zone and within entire airport influence area. Zone boundary matches the outer boundary of the conical surface as defined by FAR Part 77.

Hollister Municipal Airport
Land Use Compatibility Plan

Map 5

Compatibility Policy Map: Overflight Zones