



**AGENDA
REGULAR MEETING
SAN BENITO COUNTY AIRPORT LAND USE COMMISSION**

DATE: Thursday, June 20, 2024
4:00 P.M.

LOCATION: County Board of Supervisors Chambers
481 Fourth Street
Hollister, CA 95023

COMMISSIONERS: Scott Freels, Chair (City of San Juan Bautista)
Mia Casey, Vice-Chair (City of Hollister)
Angela Curro (County of San Benito)
Dolores Morales (City of Hollister)
Mindy Sotelo (County of San Benito)

ALTERNATES: San Benito County: Kollin Kosmicki
City of San Juan Bautista: Jacki Morris-Lopez
City of Hollister: Rick Perez

NOTICE OF PROCEDURES FOR AIRPORT LAND USE COMMITTEE MEETINGS

The meeting will be available through Zoom, for those who wish to join or require accommodations.

Members of the public may participate remotely via Zoom at the following link: <https://zoom.us/join> with the following Webinar ID: 830-5304-1018 and Passcode: 066707

*Those participating by phone who would like to make a comment can use the “raise hand” feature by dialing “*9” (star-nine) . In order to receive full Zoom experience, please make sure your application is up to date.*

Remote Zoom participation for members of the public is provided for convenience only. In the event that the Zoom connection malfunctions for any reason, the COG Board of Directors reserves the right to conduct the meeting without remote access.

*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 Directors on items of interest not appearing on the agenda will be provided during Section 3. Public Comment.***

1. CALL TO ORDER
2. Verification of Certificate of Posting
3. **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.)

4. APPROVE Airport Land Use Commission Draft Action Regular Meeting Minutes Dated April 18, 2024 – Gomez
5. FIND Project Associated with Assessor Parcel Number 051-120-076-000, located in the City of Hollister, Conditionally Consistent with the 2012 Hollister Municipal Airport Land Use Compatibility Plan. – Borick

Adjourn to ALUC Meeting on July 18 , 2024. Agenda deadline is July 02, 2024, 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 Airport Land Use Commission 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 Board'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.

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 Secretary 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.

Public Comment Guidelines

1. If participating on Zoom: once you are selected, you will hear that you have been unmuted. At this time, state your first name, last name, and county you reside in for the record.
2. The Council of Governments Board welcomes your comments.
3. Each individual speaker will be limited to a presentation total of three (3) minutes.
4. Please keep your comments brief, to the point, and do not repeat prior testimony, so that as many people as possible can be heard. Your cooperation is appreciated.

If you have questions, contact the Council of Governments, and leave a message at (831) 637-7665 x. 201, or email monica@sanbenitocog.org.

CERTIFICATE OF POSTING

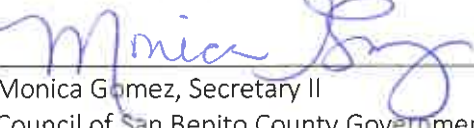
Pursuant to Government Code Section #54954.2(a) the Meeting Agenda for the Airport Land Use Commission on **June 20, 2024**, at **4:00 P.M.** was posted at the following locations freely accessible to the public:

The front entrance of the San Benito County Administration Building, 481 Fourth 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 17th day of June 2024, on or before 3:00 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

San Benito County
AIRPORT LAND USE COMMISSION
REGULAR MEETING
Board of Supervisors Chambers
481 Fourth Street, Hollister, CA 95023 & Zoom Platform
April 18, 2024 4:00 P.M.

ACTION MINUTES

MEMBERS PRESENT:

Chair Scott Freels, Vice Chair Mia Casey, Director Angela Curro (via-Zoom), Director Mindy Sotelo, Alternate Director Rick Perez

MEMBERS ABSENT:

Director Dolores Morales

STAFF PRESENT:

Executive Director; Binu Abraham, Administrative Services Specialist; Norma Aceves, Transportation Planner; Douglas Kean, Transportation Planner; Samuel Borick, Office Assistant; Griselda Arevalo; Secretary; Monica Gomez, COG Legal Counsel; Osman Mufti (via-Zoom).

1. CALL TO ORDER:

Chair Freels called the meeting to order at 5:10 p.m.

It was announced under SBCOG that Director Angela Curro was attending remotely via-Zoom under the "Just Cause Exception" under Government Code section 54953 (f). Director Curro confirmed that she was traveling for official county business and that no other person was in her room.

2. CERTIFICATE OF POSTING

Motion made to acknowledge Certificate of Posting:

Motion: Vice Chair Mia Casey Second: Director Mindy Sotelo

Motion carried: 5/0

Yes: Freels, Casey, Curro, Sotelo, Alt. Perez

No: None

Recused: None

Abstention: None

Absent: Morales

3. PUBLIC COMMENT: None

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.)

4. APPROVE Airport Land Use Commission Draft Action Regular Meeting Minutes Dated March 21, 2024 – Gomez
5. FIND Project Number APR 2023-5, Associated with Assessor Parcel Numbers 051-120-081, located in the City of Hollister, Consistent with the 2012 Hollister Municipal Airport Land Use Compatibility Plan – Borick

There was no public comment on the Consent Agenda.

Motion made to approve the Consent Agenda Items 4 and 5:

Motion: Director Mindy Sotelo Second: Vice Chair Mia Case

Motion carried: 5/0

Yes: Freels, Casey, Curro, Sotelo, Alt. Perez

No: None

Recused: None

Abstention: None

Absent: Morales

ADJOURNMENT:

There being no further business to discuss, Vice Chair Casey motioned to adjourn at 5:11 p.m.

Motion seconded by Alt. Director Perez.

Motion carried: 5/0

Yes: Freels, Casey, Curro, Sotelo, Alt. Perez

No: None

Recused: None

Abstention: None

Absent: Morales

ADJOURN TO ALUC MEETING MAY 16, 2024 AT 4:00 P.M.



STAFF REPORT

Consent

Prepared By: Samuel Borick,
Transportation Planner
Subject: Consistency Determination

Agenda Item No. 5

Approved By: Binu Abraham, Executive Director
Meeting Date: June 20, 2024

Recommendation:

FIND Project Associated with Assessor Parcel Number 051-120-076-000, located in the City of Hollister, Conditionally Consistent with the 2012 Hollister Municipal Airport Land Use Compatibility Plan.

Summary:

The ALUC application associated with assessor parcel number 051-120-076-000 (Attachment 1 & 2) was reviewed in accordance with the adopted 2012 Hollister Municipal Airport Land Use Compatibility Plan.

Background/ Discussion:

ALUC received a referral development application from the City of Hollister for a Consistency Determination. Land use actions proposed within the Hollister Municipal Airport Influence Area (Attachment 5) 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.

Project Description:

The project proposal involves converting 13,000 square feet of the existing facility at 1785 San Felipe Road from commercial cannabis manufacturing to commercial cannabis cultivation. Currently, the entire 15,500-square-foot facility is used for cannabis manufacturing. The building is 16 feet high and sits on a two-acre lot, identified by assessor parcel number 051-120-076-000. The population density of the facility is 10 people per acre.

The conversion of 13,000 square feet of facility space from commercial cannabis manufacturing to commercial cannabis cultivation includes the addition of seven new grow rooms and one drying room. To accompany the new grow rooms the project proposes installing LED grow lights and making necessary upgrades to the facility's electrical infrastructure. The existing structure of the facility will not be altered by the proposed project. There is no exterior component to this project proposal; all proposed changes will occur within the facility.

During 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 compatibility factors is discussed below.

Noise Policy 3.2.

The Noise Policy objective is to avoid the establishment of noise-sensitive land uses in the portions of airport environs that are exposed to significant levels of aircraft noise. The following noise policies from the ALUCP are applicable to this analysis:

- *Policy 3.2.4. Evaluating Noise Compatibility around Hollister Municipal Airport: The noise compatibility of proposed land uses within the influence area of Hollister Municipal Airport shall be evaluated in accordance with the policies set forth in this section, including the noise impact zones depicted on Map 2 and the criteria listed in Table 1 of the ALUCP.*

The noise compatibility zones are depicted in Map 2 of the ALUCP. The project is proposed within the ≤ 55 CNEL noise contour (Attachment 3). According to the Compatibility's Plan Noise Table, Industrial, Manufacturing, and Storage uses, such as the proposed grow and drying rooms are Compatible within the ≤ 55 CNEL noise contour. Therefore, the project is consistent with the Noise Compatibility Criteria set forth in Table 1 of the ALUCP.

The project is Consistent with Policy 3.2.4.

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 nonresidential 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 following safety policies from the ALUCP are applicable to this analysis:

- *Policy 3.3.4. Evaluating Safety Compatibility around Hollister Municipal Airport: The safety compatibility of proposed land uses within the influence area of Hollister Municipal Airport shall be evaluated in accordance with the policies set forth in this section, including the safety zones depicted on Map 3 and the criteria listed in Table 2.*
- *Policy 3.3.6. Nonresidential Development Criteria: The usage intensity of nonresidential development shall be measured in terms of the number of people per acre concentrated in areas most susceptible to aircraft accidents. The "sitewide average" and "single-acre" usage intensity (people per acre) limits indicated in Table 2 for each safety zone are the fundamental criterion against which the safety compatibility of most nonresidential land uses shall be measured. As a condition of approval, all new nonresidential development within the safety zones shall comply with both forms of intensity limits*

- Policy 3.3.11. Avigation Easement Dedication Requirements: Dedication of an avigation easement is required as a condition for approval of certain proposed development situated within Safety Zones 1 through 5 in accordance with Policy 4.1.1
- Policy 4.1.1. Avigation Easement Dedication: As a condition for approval of projects meeting the conditions in Paragraphs (a) and (b) below, the property owner shall be required to dedicate an avigation easement to the City of Hollister as owner of Hollister Municipal Airport.
 - a (2) All locations within Safety Zones 1 through 5 as depicted on Map 3 of the ALUCP.

The project is proposed within Safety Zone 2 (Attachment 4). According to the Compatibility Plan Safety Compatibility Criteria Table, Industrial, Manufacturing, and Storage uses, such as the proposed grow and drying rooms are Conditionally Compatible within Safety Zone 2.

The project is Consistent with Policy 3.3.4. under the condition that the facility is single story, and no more than 10 percent of the Mezzanine is used for ancillary purposes.

Policy 3.3.6. requires that the Project comply with the intensity limits of the relevant Safety Zones; the Project falls in Safety Zone 2. For Safety Zone 2 the maximum “sitewide average” is 60 people per acre and the maximum “single-acre” usage intensity is 120 people per acre. The project information provided states that the combined sitewide population density would be approximately 10 people per acre.

The project is Consistent with Policy 3.3.6.

Policy 3.3.11 and 4.1.1 require an Avigation Easement Dedication if a project is proposed within safety zones Safety Zones 1 through 5. The proposed project is within safety Zone 2, therefore the project requires a dedication of an Avigation Easement in accordance with Policy 3.3.11. and 4.1.1.

Airspace Protection Policy 3.4.

Airspace protection compatibility policies seek to prevent creation of land use features that can pose hazards to the airspace required by aircraft in flight and have the potential for causing an aircraft accident. Categories of hazards to airspace include:

- Physical hazards such as tall structures that may intrude upon protected airspace and land use features that have the potential to attract birds or other potentially hazardous wildlife to the airport area.
- Visual hazards such as certain types of lights, sources of glare, and sources of dust, steam, or smoke.

The following airspace policies from the ALUCP are applicable to this analysis:

- There are no policies in the ALUCP that are applicable to this analysis.

Since the project does not include any features that could be hazards to the airspace required by aircraft in flight or have the potential to cause an aircraft accident, there are no applicable Airspace Protection Policies. Therefore, the project is Consistent with the Airspace Protection Policy.

Overflight Policy 3.5.

The Overflight Compatibility Policy is intended to help notify people (i.e., 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 compatibility is particularly important with regard to residential land uses. The Routine Overflight Zone policy establishes the form and requirements for notification about airport proximity and aircraft overflights to be given in conjunction with local agency approval of new development and with certain real estate transactions involving existing development.

The following airspace policies from the ALUCP are applicable to this analysis:

- Policy 3.5.5. Evaluating Overflight Compatibility around Hollister Municipal Airport: The policies in this section serve primarily to establish the form and requirements for notification about airport proximity and aircraft overflights to be given in conjunction with local agency approval of new residential development and with certain real estate transactions involving existing residential development. The overflight policies do not restrict the manner in which new residential uses can be developed in areas that are subject to routine aircraft overflights. Overflight policies do not apply to nonresidential development.

Overflight policies do not apply to nonresidential development. The project does not propose residential uses and is therefore Consistent with the Overflight Policy.

Financial Impact:

There are no financial impacts.

Attachments:

1. Project Location Map
2. Project Site Map
3. Noise Contour Map
4. Safety Zones Map
5. Hollister Airport Influence Area Map

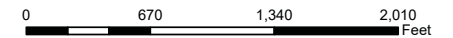


Legend

- 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

Notes

1. Avigation Easement Dedication required within High Noise/Risk Zone. Zone boundary encompasses CNEL 55 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.

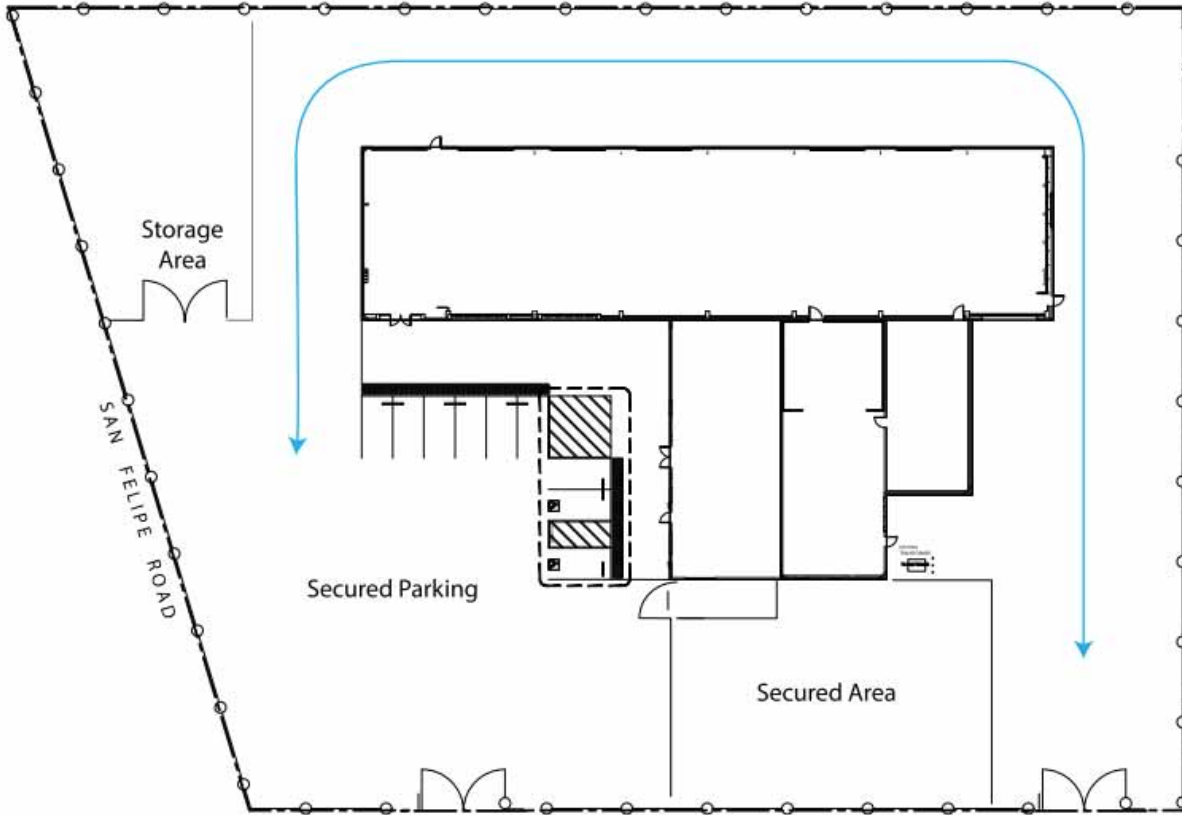


**Hollister Municipal Airport
Land Use Compatibility Plan**

April 2024

1785 San Felipe Road
Hollister, CA 95023

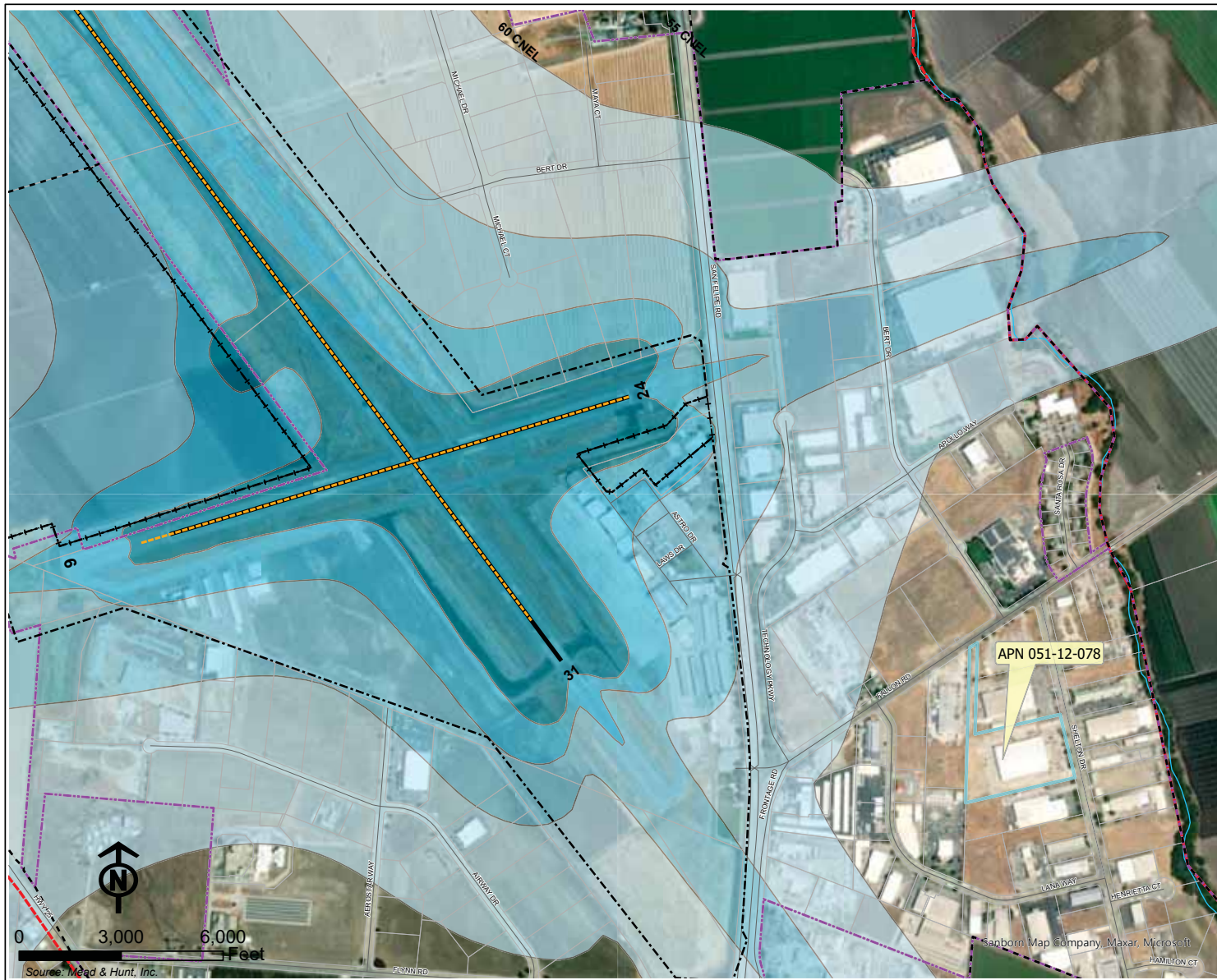
SITE PLAN
APN# 051120076000
15.5k sf. Building
2 Acre Lot





1785 San Felipe Road
Hollister, CA 95023

OVERHEAD VIEW



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'
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- Roads
- Railroads
- Parcels
- Rivers

Policy Boundaries

- Airport Influence Area
- Routine Overflight Zone

Noise Impact Zones

- 55-60 dB CNEL
 - 60-65 dB CNEL
 - 65-70 dB CNEL
 - 70+ dB CNEL
- (130,000 Annual Operations)

Notes

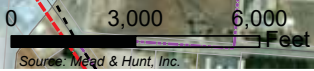
1. See Section 3.2 and Table 1 for noise policies and criteria.
2. Avigation easement dedication required in areas exposed to noise levels of CNEL 55 dB or greater (see Policies 3.2.7 and 4.1.1).
3. Noise contours source: Mead & Hunt, Inc., using INM 7.0a (Sept. 2009). Composite of future aircraft activity (130,000 operations) on existing and ultimate runway configurations. See Exhibit 3-5.

**Hollister Municipal Airport
Land Use Compatibility Plan**

April 2024

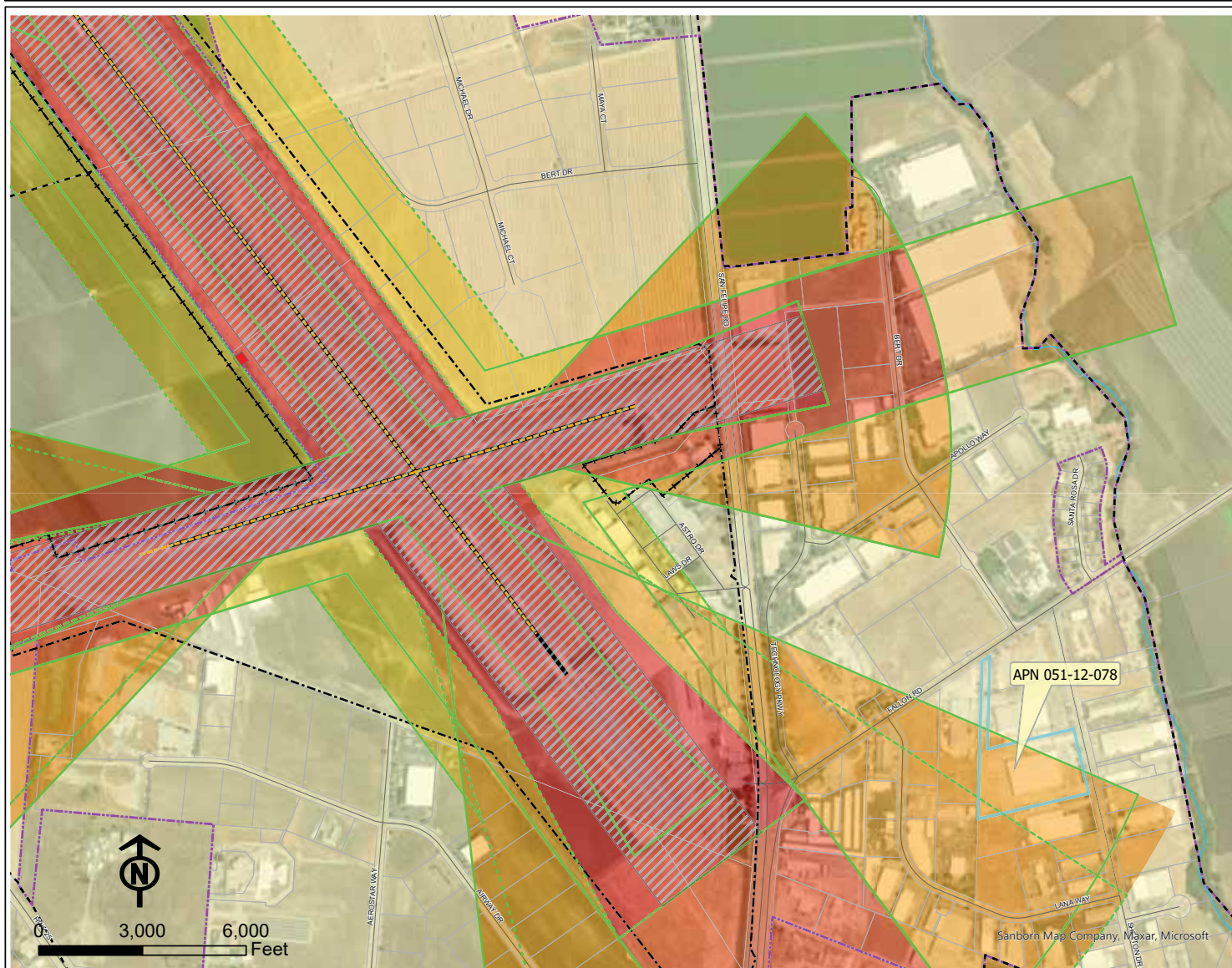
Map 2

**Compatibility Policy Map:
Noise Impact Zones**



Source: Mead & Hunt, Inc.

Sanborn Map Company, Maxar, Microsoft



- 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
 - Rivers
- Safety Zones ¹**
- No Project Safety Zones ²
 - Proposed Project Safety Zones ³

- Composite Safety Zones**
- Zone 1 - Runway Protection Zone
 - Zone 2 - Inner Approach/Departure Zone
 - Zone 3 - Inner Turning Zone
 - Zone 4 - Outer Approach/Departure Zone
 - Zone 5 - Sideline Zone
 - Zone 6 - Traffic Pattern Zone
 - Object Free Area (OFA)

- Notes**
1. Safety zone source: California Airport Land Use Planning Handbook (January 2002).
 2. No Project safety zones reflect existing runway configuration. Runway 13-31, Medium General Aviation Runway; Runway 6-24, Short General Aviation Runway.
 3. Proposed Project safety zones reflect future runway configuration. Runway 13-31, Long General Aviation Runway; Runway 6-24, Short General Aviation Runway.
 4. Zone 1 adjusted to match runway protection zones depicted on the Simplified Airport Diagram (March 2010, for planning purposes only). See Exhibit 3-2.

**Hollister Municipal Airport
Land Use Compatibility Plan**

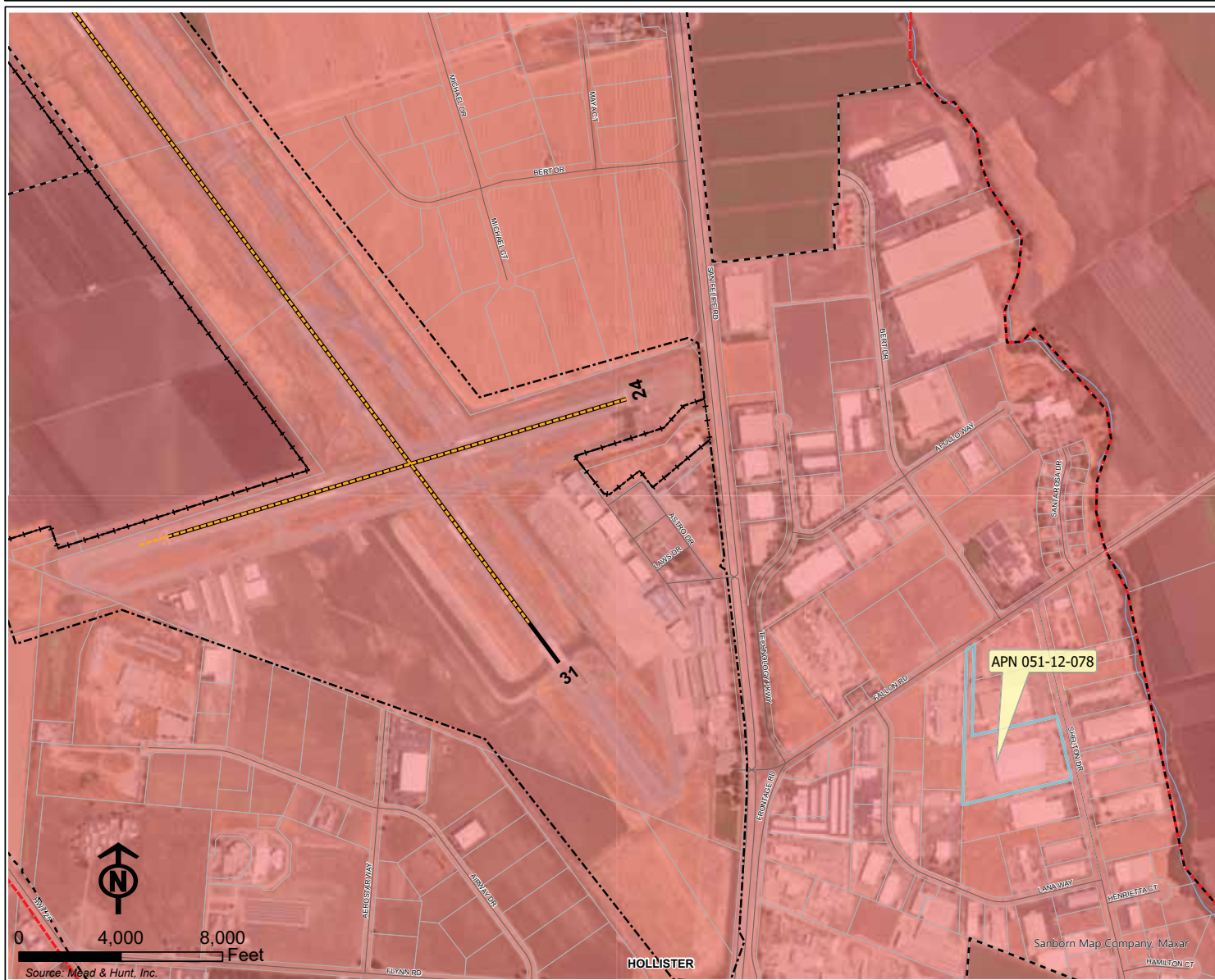
April 2024

Exhibit 3-6

**Compatibility Factors:
Safety**

Source: Mead & Hunt, Inc.

Sanborn Map Company, Maxar, Microsoft



Legend

- Existing Airport Property
- Future Property Acquisition
- Hollister City Limits
- Hollister Sphere of Influence
- Hollister Planning Area Boundary
- Parcels
- 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
- Rail Roads
- Rivers

Policy Boundaries

- Airport Influence Area
- Airport Influence Area ¹
- ALUC Review Area ²
- ALUC Review Area ²

Notes

1. ALUC Review Area 1 encompasses locations where all four factors (noise, safety, airspace protections, and overflight) represent compatibility concerns. The boundary is a composite of the outer limits of the CNEL 55 noise contour and safety zone 6.
2. ALUC Review Area 2 includes locations where airspace protection and/or overflight are compatibility concerns, but not noise or safety. The boundary line matches the outer limits of FAR Part 77 conical surface.

**Hollister Municipal Airport
Land Use Compatibility Plan**

April 2024

Map 1

**Compatibility Policy Map:
Airport Influence Area**

Source: Mead & Hunt, Inc.