



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

DATE: Thursday, February 20, 2025
4:00 P.M.

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

COMMISSIONERS: Ignacio Velazquez, Chair (County of San Benito)
Roxanne Stephens, Vice-Chair (City of Hollister)
Jackie Morris-Lopez (City of San Juan Bautista)
Rolan Resendiz (City of Hollister)
Kollin Kosmicki (County of San Benito)

ALTERNATES: San Benito County: Dom Zanger
City of San Juan Bautista: Scott Freels
City of Hollister: Rudy Picha

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: 858-9148-9193 and Passcode: 973049

*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 Regular Meeting Action Minutes Dated January 16, 2025 – Gomez
5. FIND Project Number (S&A 2024-2), Associated with Assessor Parcel Number 050-020-034, located in the City of Hollister, Consistent with the 2012 Hollister Municipal Airport Land Use Compatibility Plan – Borick

Adjourn to ALUC Meeting on March 20, 2025. Agenda deadline is March 04, 2025, 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 **February 20, 2025**, 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, at the following date and time:

On the 14th day of February 2025, 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
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
January 16, 2025 4:00 P.M.

ACTION MINUTES

MEMBERS PRESENT:

Chair Ignacio Velazquez, Director Jackie Morris-Lopez, Director Kollin Kosmicki, Director Rolan Resendiz, Alt. Director Rudy Picha.

MEMBERS ABSENT:

Vice-Chair Roxanne Stephens.

STAFF PRESENT:

Executive Director; Binu Abraham, Office Assistant; Griselda Arevalo; Secretary; Monica Gomez, COG Legal Counsel; Osman Mufti, Kirk Trost (via-Zoom).

1. CALL TO ORDER:

Director Velazquez called the meeting to order at 4:47 p.m.

2. CERTIFICATE OF POSTING

Motion made to acknowledge Certificate of Posting:

Motion: Director Kosmicki Second: Director Picha

Motion carried: 5/0

Yes: Velazquez, Kosmicki, Morris-Lopez, Resendiz, Alt. Picha

No: None

Recused: None

Abstention: None

Absent: Stephens

3. PUBLIC COMMENT: None

ACTION ITEMS:

4. HOLD Nomination and Election of ALUC Chair and Vice Chairperson for the 2025 Meeting Calendar.

Motion made to Elect Ignacio Velazquez as ALUC Chairperson and Roxanne Stephens as ALUC Vice Chairperson:

Motion made to approve Item 4:

Motion: Director Kosmicki Second: Director Resendiz

Motion carried: 5/0
Yes: Velazquez, Kosmicki, Morris-Lopez, Resendiz, Alt. Picha
No: None
Recused: None
Abstention: None
Absent: Stephens

There was no public comment on Item 4.

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.)

5. APPROVE Airport Land Use Commission Draft Action Regular Meeting Minutes Dated December 16, 2024 – Gomez

There was no public comment on the Consent Agenda.

Motion made to approve the Consent Agenda Items 5:

Motion: Director Kosmicki Second: Director Picha
Motion carried: 5/0
Yes: Velazquez, Kosmicki, Morris-Lopez, Resendiz, Alt. Picha
No: None
Recused: None
Abstention: None
Absent: Stephens

ADJOURNMENT:

There being no further business to discuss, Director Morris-Lopez motioned to adjourn at 4:48 p.m.
Motion seconded by Director Kosmicki.

Motion carried: 5/0
Yes: Velazquez, Kosmicki, Morris-Lopez, Resendiz, Alt. Picha
No: None
Recused: None
Abstention: None
Absent: Stephens

ADJOURN TO ALUC MEETING FEBRUARY 20, 2025 AT 4:00 P.M.



STAFF REPORT

Consent

Prepared By: Samuel Borick,
Transportation Planner

Subject: Consistency Determination

Agenda Item: 5

Approved By: Binu Abraham, Executive Director

Meeting Date: February 20, 2025

Recommendation:

FIND Project Number (S&A 2024-2), Associated with Assessor Parcel Number 050-020-034, located in the City of Hollister, Consistent with the 2012 Hollister Municipal Airport Land Use Compatibility Plan.

Summary:

The ALUC application for Assessor Parcel Number 050-020-034 (Attachment 1) was reviewed for consistency with the adopted 2012 Hollister Municipal Airport Land Use Compatibility Plan and was found to be consistent with the Plan's policies

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 2) 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:

Fastsigns International, Inc (Fastsigns) is proposing the installation of a new sign to indicate the property's address, provide on-site direction, and to label the current usage of the building.

This project involves the installation of a new sign in the southeastern quadrant of the property, designed to indicate the property's address, provide on-site directions, and label the current use of the property. The sign will stand 59.5 inches high and will be mounted on a 12-inch concrete base, bringing the total height of the installation to 71.5 inches.

The sign features a grey and blue color scheme and is internally illuminated by an LED light source for enhanced visibility. To ensure stability, an STD Pipe will be securely footed in the ground beneath the sign, providing additional support to the frame.

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:

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

The project does not aim to establish new land use. The current land use is industrial, with storage and warehouse characteristics. The existing use was in compliance with the ALUCP.

The Project is consistent with all ALUCP Noise Policies

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:

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

The proposed project does not introduce new land uses or increase usage intensities.

The Project is consistent with all ALUCP Safety Policies

Airspace Protection Policy 3.4.

Airspace protection compatibility policies seek to prevent the 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 proposed project involves the installation of a 71.5-inch-high sign at the entrance of 600 Ernie Drive, located within Hollister Safety Zone 6 (Attachment 3). The sign will be internally illuminated

on one side with an LED light source. Potential physical and visual interference will be assessed to ensure compatibility.

The established airspace surface extends outward and upward at a 100:1 slope for a horizontal distance of 20,000 feet from the runways. The proposed sign is located 1,175 feet from the nearest runway and does not penetrate the airspace protection surface. As a result, no height notification is required for this installation. The proposed construction does not meet the classification of an "obstruction" as defined in the Federal Aviation Regulations (FAR) Part 77, Subpart C, which governs the safe, efficient use, and preservation of navigable airspace.

Given the physical dimensions and illuminating features of the sign, including its height, the project is not expected to pose any lighting or physical hazards to the airspace.

The Project is consistent with all ALUCP Airspace Protection Policies

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 overflight policies from the ALCUP are applicable to this analysis:

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

Overflight policies do not apply to nonresidential development. The Project is consistent with all ALUCP Overflight Policies

Financial Impact:

There is no financial impact.

Attachments:

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

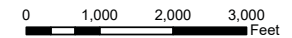


Legend

- 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

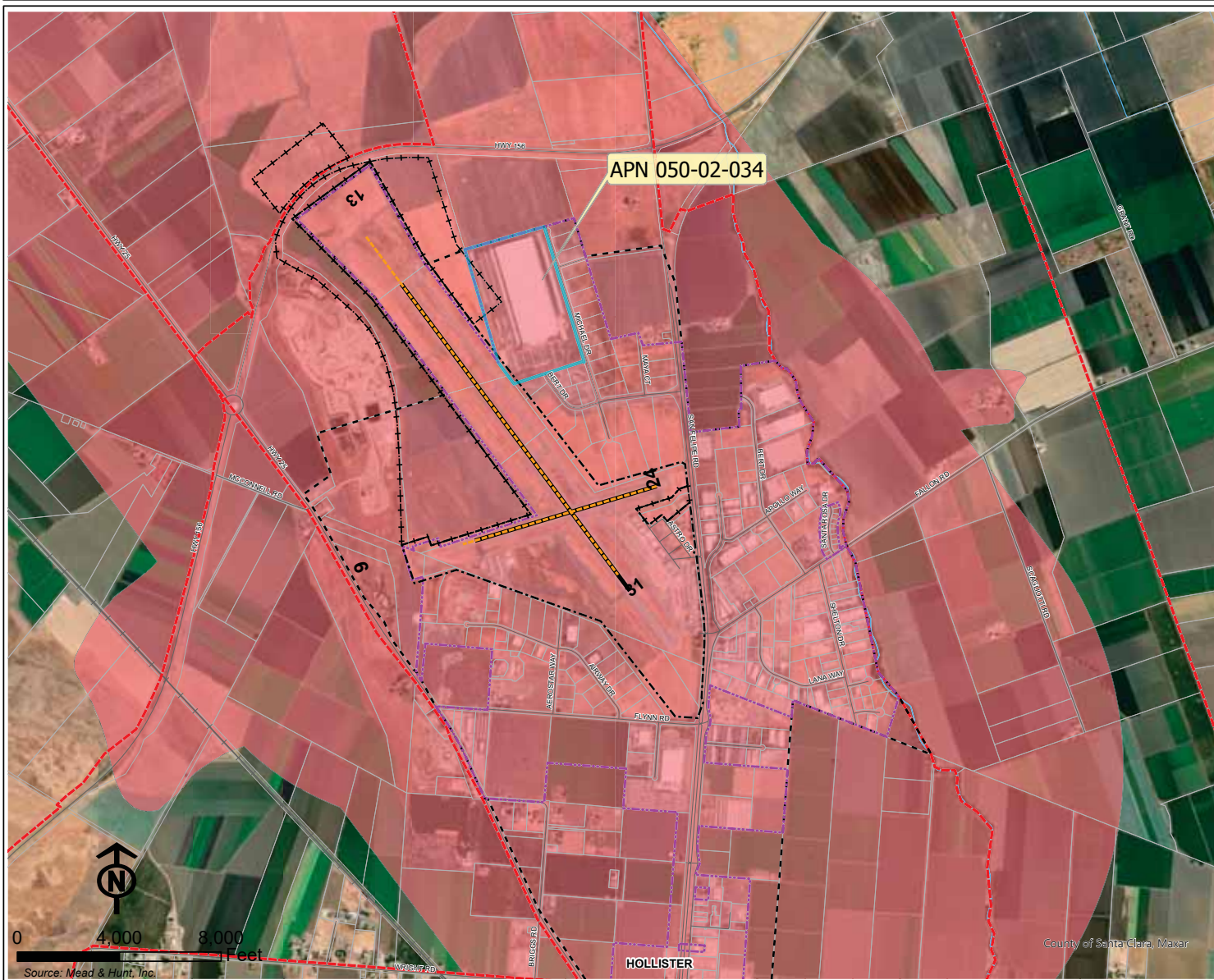
Notes

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**

February 2025



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 ¹
- 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.

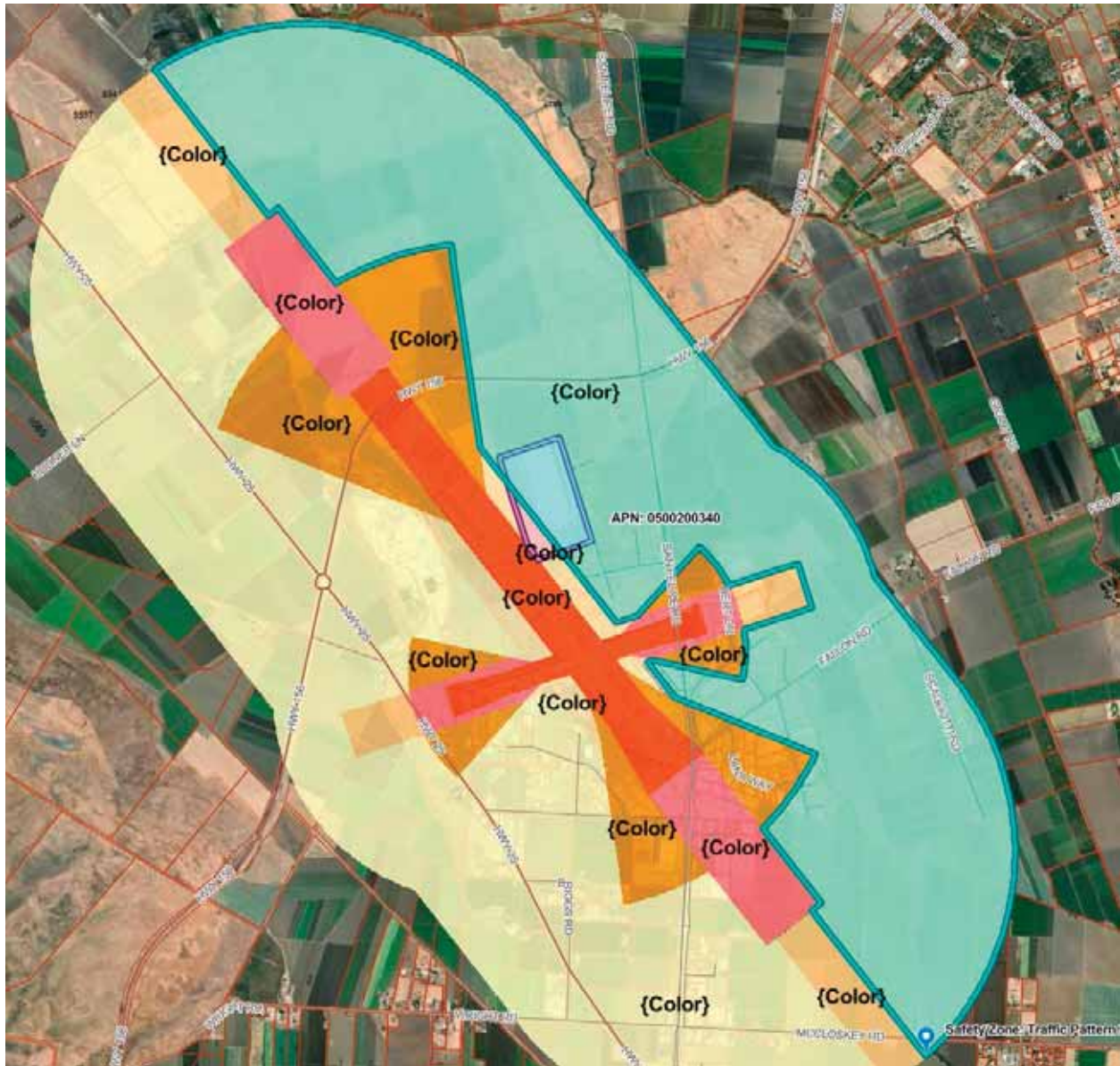
**Hollister Municipal Airport
Land Use Compatibility Plan**

February 2025

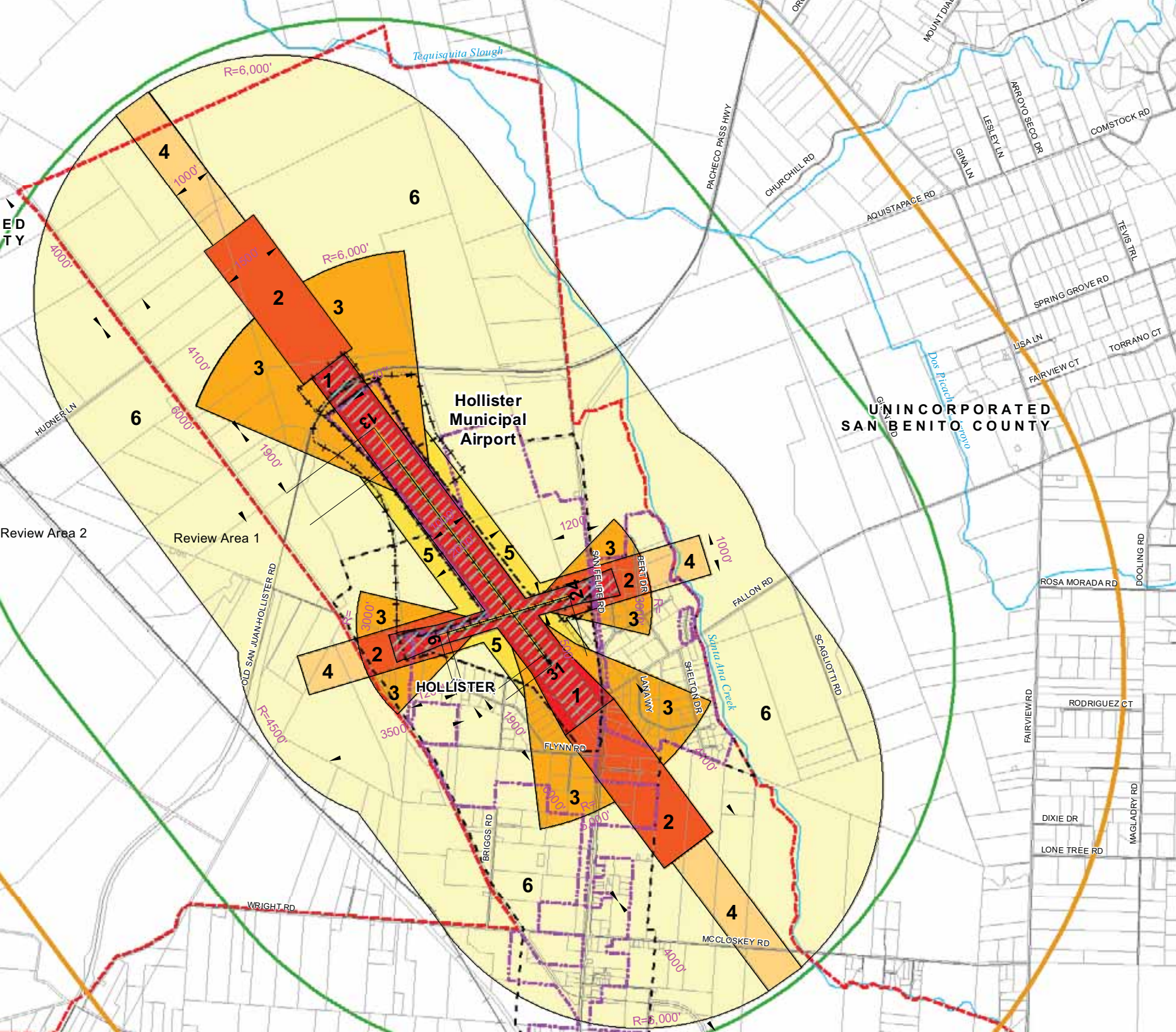
Map 1

**Compatibility Policy Map:
Airport Influence Area**

Attachment 3: Hollister Airport Safety Zones



(For the purposes of evaluating consistency with the compatibility criteria set forth in Table 2, any parcel that is split by safety zone boundaries shall be considered as if it were multiple parcels divided at the safety zone boundary line. See Exhibit 2B for graphical example. Therefore, the project falls in safety Zone 6)



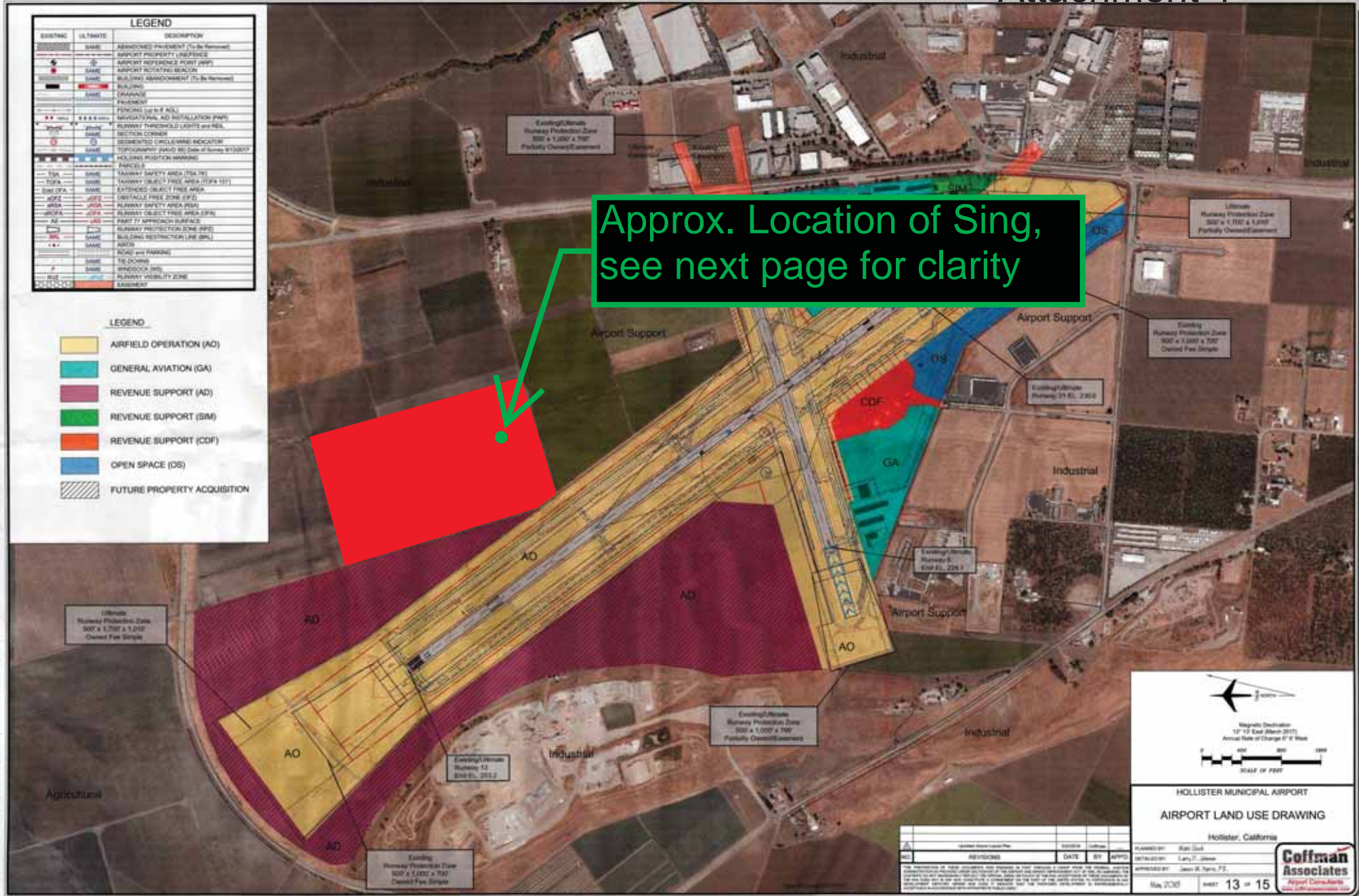
- Existing Airport
- Hollister City Limits
- Hollister Sphere of Influence
- Hollister Planning Area
- Existing Runway
- Future Runway
- Roads
- Railroads
- Parcels
- Rivers

- Policy Boundaries**
- Airport Influence Area
 - Routine Overflight Zone

- Safety Zones**
- Zone 1 - Runway
 - Zone 2 - Inner
 - Zone 3 - Inner
 - Zone 4 - Outer
 - Zone 5 - Sideline
 - Zone 6 - Traffic
 - Object Free Area

- Notes**
1. Safety zone source is based on a composite of general aviation and commercial aviation Airport Land Use Planning criteria. See Exhibit 3-6.
 2. See Section 3.3 for detailed planning criteria.
 3. Aviation easement requirements for zones 1 through 5.
 4. Buyer awareness program for Routine Overflight Zone.

**Hollister
Land Use**



Approx. Location of Sing,
see next page for clarity

EXISTING	ULTIMATE	DESCRIPTION
[Symbol]	[Symbol]	ABANDONED PAVEMENT (To Be Removed)
[Symbol]	[Symbol]	SUPPORT PROPERTY (USE/PRICE)
[Symbol]	[Symbol]	AIRPORT REFERENCE POINT (ARP)
[Symbol]	[Symbol]	AIRPORT NOTICING BEACON
[Symbol]	[Symbol]	BUILDING ABANDONMENT (To Be Removed)
[Symbol]	[Symbol]	BUILDING
[Symbol]	[Symbol]	FRANCHISE
[Symbol]	[Symbol]	FURNITURE
[Symbol]	[Symbol]	FENCING (UP TO 6' AD)
[Symbol]	[Symbol]	INSTALLATION AD INSTALLATION (P&P)
[Symbol]	[Symbol]	RUNWAY THRESHOLD LIGHTS and REL. SECTION CORNER
[Symbol]	[Symbol]	SEGMENTED CIRCLE/WRING INDICATOR
[Symbol]	[Symbol]	TYPICALITY 20000 SEE DATE OF ISSUE 9/23/2007
[Symbol]	[Symbol]	HOLDING POSITION MARKING
[Symbol]	[Symbol]	PARCELS
[Symbol]	[Symbol]	RAILWAY SAFETY AREA (RSA) 100'
[Symbol]	[Symbol]	RAILWAY OBJECT FREE AREA (ORFA) 131'
[Symbol]	[Symbol]	EXTENDED OBJECT FREE AREA
[Symbol]	[Symbol]	OBSTACLE FREE ZONE (OFZ)
[Symbol]	[Symbol]	RUNWAY SAFETY AREA (RSA)
[Symbol]	[Symbol]	RUNWAY OBJECT FREE AREA (ORFA)
[Symbol]	[Symbol]	PAVEMENT APPROACH SURFACE
[Symbol]	[Symbol]	RAILWAY PROTECTION ZONE (RPZ)
[Symbol]	[Symbol]	BUILDING RESTRICTION LINE (BRL)
[Symbol]	[Symbol]	AREAS
[Symbol]	[Symbol]	ROAD and PARKING
[Symbol]	[Symbol]	TRUCK STOP
[Symbol]	[Symbol]	PROPOSED FENCE
[Symbol]	[Symbol]	RUNWAY VISIBILITY ZONE
[Symbol]	[Symbol]	EASEMENT

LEGEND	
[Yellow Box]	AIRFIELD OPERATION (AO)
[Green Box]	GENERAL AVIATION (GA)
[Maroon Box]	REVENUE SUPPORT (AD)
[Green Box]	REVENUE SUPPORT (SM)
[Red Box]	REVENUE SUPPORT (CDF)
[Blue Box]	OPEN SPACE (OS)
[Hatched Box]	FUTURE PROPERTY ACQUISITION

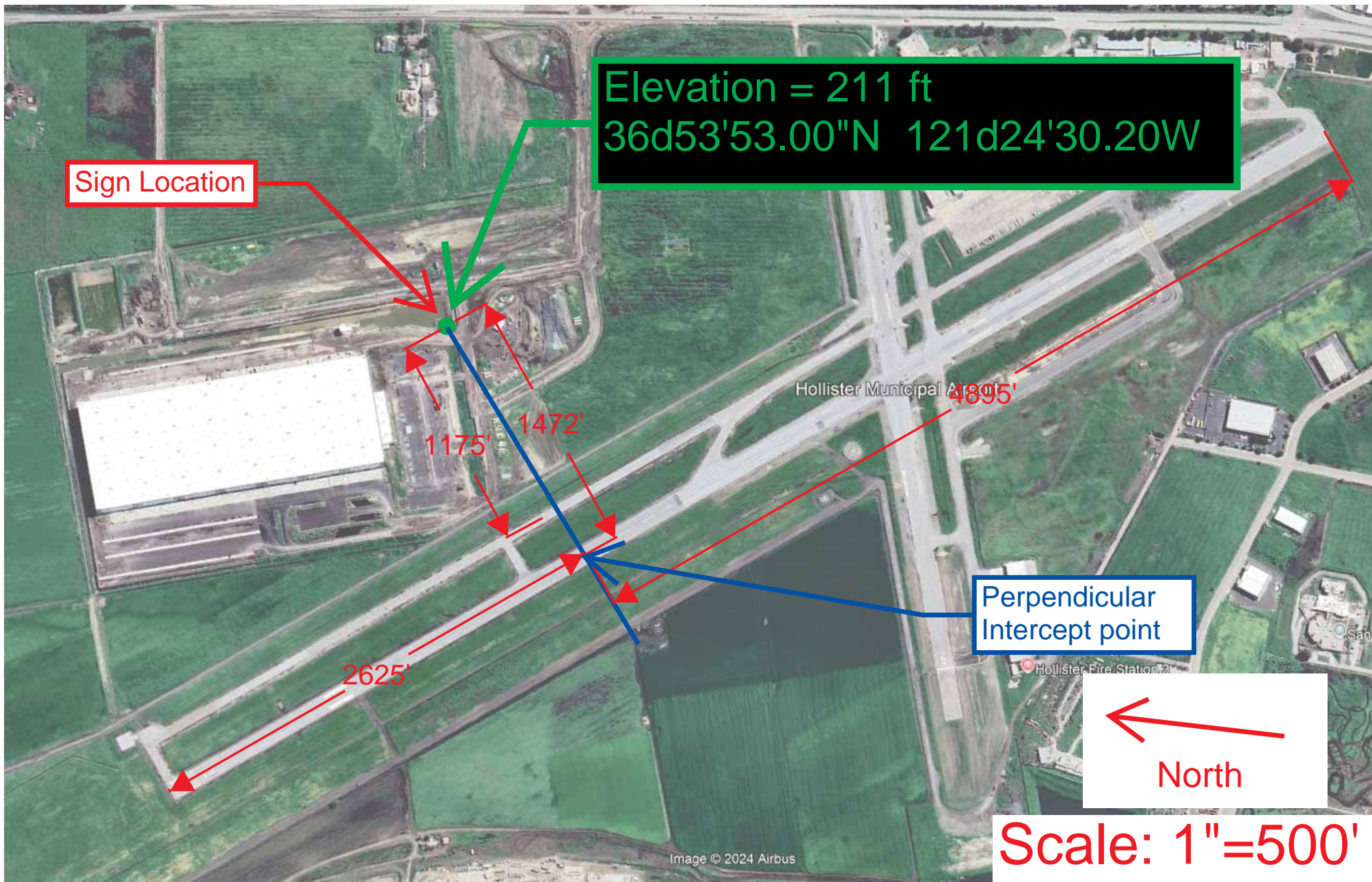
Magnetic Declination
1° 13' East (March 2015)
Annual Rate of Change 0" West

SCALE OF FEET

HOLLISTER MUNICIPAL AIRPORT
AIRPORT LAND USE DRAWING
Hollister, California

DESIGNED BY	DATE	BY	APPD.
REVISIONS			

PLANNED BY: Matt Clark
 DESIGNER: Larry J. Jones
 APPROVED BY: Jason B. Taylor, PE
 May 2008 sheet 13 of 15



Sign Location

Elevation = 211 ft
36d53'53.00"N 121d24'30.20"W

Hollister Municipal Airport

Perpendicular Intercept point

North

Scale: 1"=500'

1175'
1472'
2625'