



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

DATE: Thursday, August 21, 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: 854-1081-2966 and Passcode: 772929

*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 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 June 19, 2025 – Gomez
5. FIND Project, Associated with Assessor Parcel Number 013-050-025 & 013-050-024, located in the City of Hollister, CONSISTENT with the 2019 Frazier Lake Airpark Airport Land Use Compatibility Plan – Borick

Adjourn to ALUC Meeting on September 18, 2025. Agenda deadline is September 2, 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 August 21, 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, and the Council of Governments Office, 650 San Benito St., Ste. 120, Hollister, CA 95023 at the following date and time:

On the 15th day of August 2025, 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
June 19, 2025 4:00 P.M.

ACTION MINUTES

MEMBERS PRESENT:

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

MEMBERS ABSENT:

Vice-Chair Roxanne Stephens, Director Rolan Resendiz.

STAFF PRESENT:

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

1. CALL TO ORDER:

Director Velazquez called the meeting to order at 5:02 p.m.

2. CERTIFICATE OF POSTING

Motion made to acknowledge Certificate of Posting:

Motion: Director Kosmicki Second: Director Morris-Lopez

Motion carried: 5/0

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

No: None

Recused: None

Abstention: None

Absent: Stephens, Resendiz

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 Regular Meeting Action Minutes Dated February 20, 2025 – Gomez
5. FIND Project Number (S&A 2024-2), Associated with Assessor Parcel Number 053-370-0120, located in the City of Hollister, CONSISTENT with the 2012 Hollister Municipal Airport Land Use Compatibility Plan – Borick
6. FIND the Proposed Project, Associated with Assessor Parcel Number 053-380-0080, located in the City of Hollister, CONSISTENT with the 2012 Hollister Municipal Airport Land Use Compatibility Plan – Borick
7. FIND Project Associated with Assessor Parcel Number 051-110-034 & 051-110-033, located in the City of Hollister, CONDITIONALLY CONSISTENT with the 2012 Hollister Municipal Airport Land Use Compatibility Plan – Borick
8. FIND Project Number (S&A 2021-12), Associated with Assessor Parcel Number 051-162-0020, located in the City of Hollister, CONDITIONALLY 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 4-8:

Motion: Director Kosmicki Second: Director Picha

Motion carried: 4/0

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

No: None

Recused: None

Abstention: None

Absent: Stephens, Resendiz

ADJOURNMENT:

There being no further business to discuss, Director Kosmicki motioned to adjourn at 5:03 p.m.

Motion seconded by Director Morris-Lopez.

Motion carried: 4/0

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

No: None

Recused: None

Abstention: None

Absent: Stephens, Resendiz

ADJOURN TO ALUC MEETING AUGUST 21, 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: August 21, 2025

Recommendation:

FIND Project Associated with Assessor Parcel Number 013-050-025 & 013-050-024, located in the County of San Benito, CONSISTENT with the 2019 Frazier Lake Airpark Airport Land Use Compatibility Plan.

Summary:

The ALUC application for Assessor Parcel Number 013-050-025 & 013-050-024 (Attachment 1) was reviewed for consistency with the 2019 Frazier Lake Airpark Land 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 County of San Benito for a consistency determination. Land use actions proposed within the Frazier Lake Airport Influence Area are subject to ALUC review to determine consistency with the 2019 Frazier Lake Airpark Airport Land Use Compatibility Plan. The purpose of the 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:

Hippo Harvest, a commercial enterprise specializing in indoor agricultural techniques, is proposing an indoor farming complex on an 80 acre parcel of land at 2370 Shore Road. The project includes the construction of a 45,000 square foot pre-engineered central processing building with a maximum height of 22 feet, as well as hoop houses, which are similar to traditional greenhouses, with a maximum height of 19.75 feet. The project will also feature a new parking lot, three detention ponds, landscaping trees (with future maximum heights of 80 feet), and seven rows of solar panels located between the proposed hoop houses.

A small quantity of hazardous materials, including diesel fuel for incoming trucks and facility cleaning agents, will be stored on-site. The project applicant is taking appropriate steps to

complete and submit a Hazardous Materials Business Plan to the County Division of Environmental Health.

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 4.3.2

The objective of ALUCP safety policies 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:

- *4.3.2.1 Policies (N-2 and N-3)*

The project site is located outside the Frazier Lake Airpark Noise Contours (Attachment 2).

The project is consistent with all ALUCP Noise Policies.

Safety Policy 4.3.5

The objective of ALUCP safety policies 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:

- *4.3.5.1 Policies (S-1, S-4, S-6, and S-7)*

The project site is located within Frazier Lake Airpark Safety Zone 6, the Traffic Pattern Zone (Attachment 3). The proposed project land use category is *Indoor Storage: Greenhouses* and the maximum expected population density is .75 people per acre. The proposed land uses and population density are compatible with Safety Zone 6.

Other project characteristics have been evaluated under the ALUCP Safety Policies, including the proposed detention ponds, solar panels, and the storage of hazardous materials.

With respect to the reflective properties of the proposed solar panels, they are not expected to reflect sunlight in a manner that would interfere with aircraft operations during an initial straight climb after takeoff or a straight final approach for landing.

Regarding hazardous materials, the proposed storage of diesel fuel and facility cleaning supplies is deemed acceptable within Safety Zone 6. The anticipated submission of a Hazardous Materials Business Plan to the County Division of Environmental Health indicates that these substances will be managed and stored in compliance with applicable safety standards.

Due to their design, limited size, and location relative to the airport and surrounding water bodies, the detention ponds are not expected to attract significant concentrations of wildlife that could pose a hazard to aircraft operations.

The project is consistent with all ALUCP Safety Policies.

Height Compatibility and Tall Structure Compatibility Policy (Airspace Protection) 4.3.3 and 4.3.4

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

- 4.3.3.1 Policies (H-1 and H-2)
- 4.3.4.1 Policies (T-1 and T-2)

The proposed project is located within the FAA Height Notification Zone of both the Frazier Lake Airpark and Hollister Municipal Airport.

The maximum elevation of the project is 199.1 feet above ground level, which is below the 200-foot threshold for FAA notification.

The project site has been evaluated with respect to the Federal Aviation Regulations (FAR) established airspace protection surfaces for Runways 5, 23, 5W, and 23W at Frazier Lake Airpark, which are classified as non-precision and visual runways.

For this determination, the applicable airspace protection surfaces include the horizontal surface, which is defined as a horizontal plane located 150 feet above the established airport elevation, and the conical surface, which extends outward and upward at a 20:1 slope from the edge of the horizontal surface. For Frazier Lake Airpark, the elevation of the horizontal surface is 301 feet above sea level (Attachment 4). Based on this standard, none of the proposed structures, which have a maximum elevation of 199.1 feet above sea level, penetrate the applicable airspace protection surfaces and are therefore not considered obstructions to inflight aircraft.

The project is consistent with all ALUCP Height and Tall Structure Compatibility Policies.

Overflight Policy 4.3.6

The objective of ALUCP overflight policies is 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.

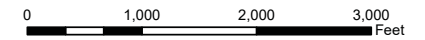
Attachments:

1. Project Location Map
2. Frazier Lake Airport Noise Contour Map
3. Frazier Lake Airport Safety Zones Map
4. Frazier Lake Airport MSL Map
5. Project Site Map



Legend

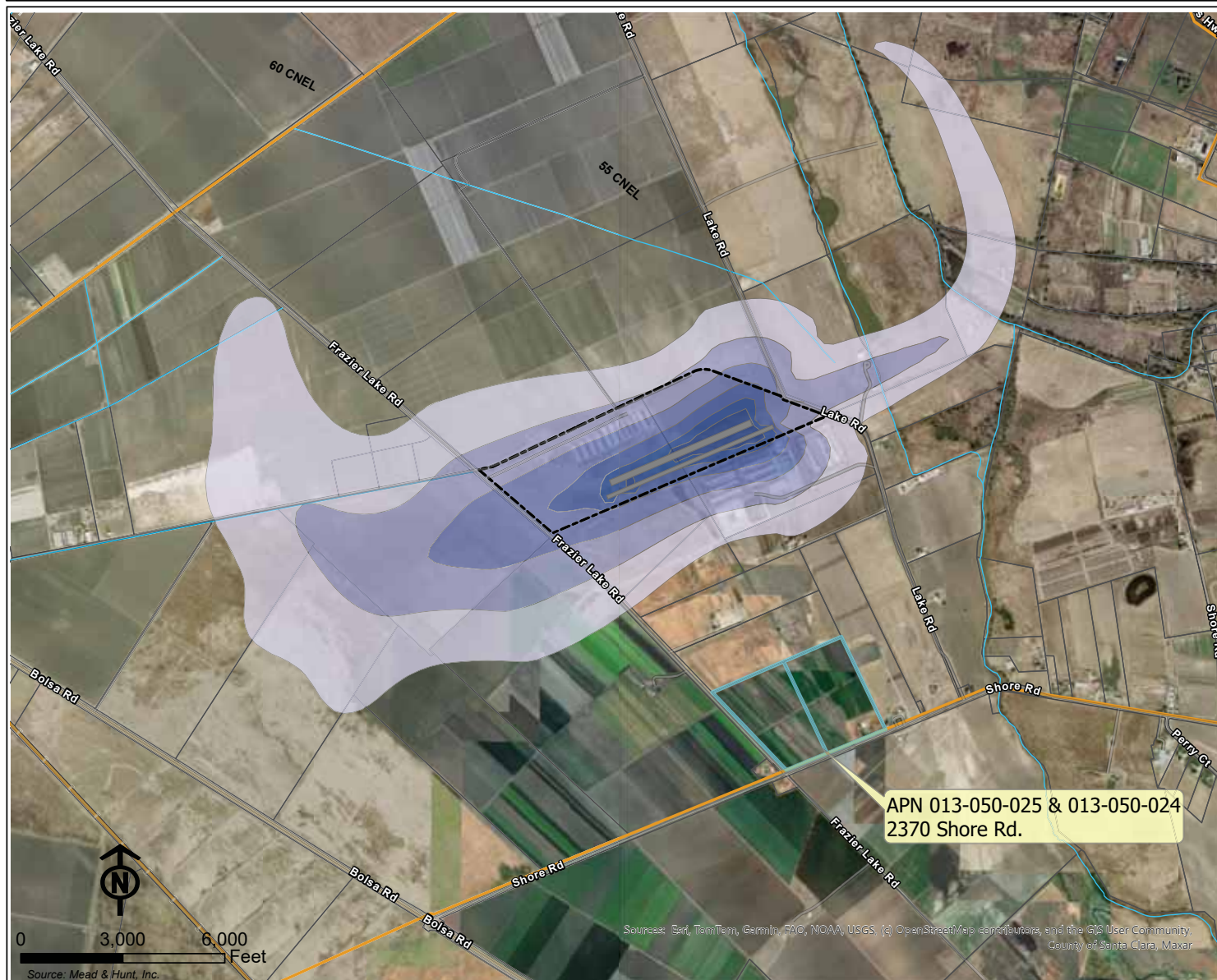
- Existing Airport Property
- Hollister City Limits
- Hollister Sphere of Influence
- Hollister Planning Area Boundary
- Existing Runway
- Roads
- Railroads
- Parcels
- Rivers



**Frazier Lake Airport
San Benito County**

August 2025



**Legend**

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

Policy Boundaries

- Airport Influence Area

Noise Impact Zones

- 55-60 dB CNEL
- 60-65 dB CNEL
- 65-70 dB CNEL
- 70-75 dB CNEL
- 75-80 dB CNEL
- 80+ dB CNEL



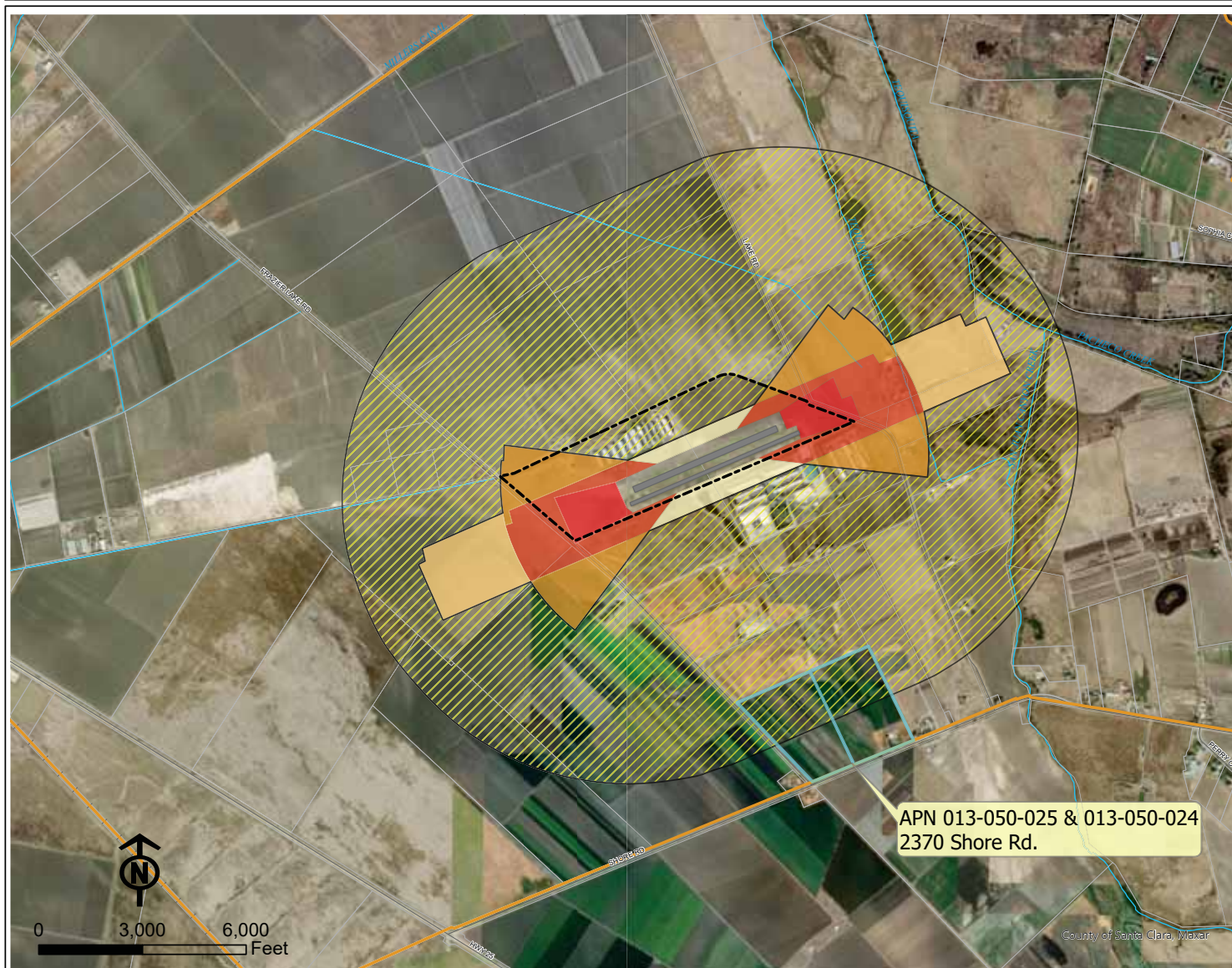
Frazier Lake Airport
San Benito County

August 2025



Map 2

Compatibility Policy Map:
Noise Impact Zones



Source: Mead & Hunt, Inc.

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

- 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



Frazier Lake Airport
San Benito County

August 2025



Compatibility Factors:
Safety

**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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- Railroads
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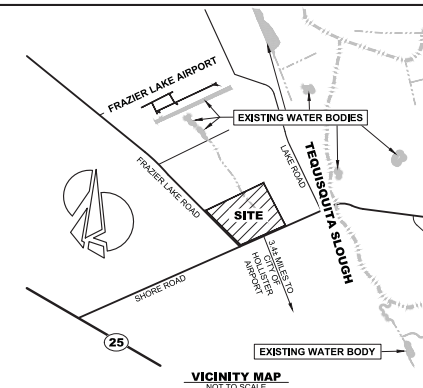


Frazier Lake Airport San Benito County

August 2025



Compatibility Factors:
MSL



EXISTING ZONING:	AGRICULTURE PRODUCTIVE
GENERAL PLAN:	AGRICULTURE
CURRENT USE:	AGRICULTURE
PROPOSED USE:	AGRICULTURE
LAND AREA:	80.25 ACRES
MAX HEIGHT OF STRUCTURE:	35' MAXIMUM PER SBC ZONING
EXPECTED FINISH FLOOR ELEVATION:	164.1 ± (ADJUSTED TO BENCHMARK NOTED BELOW)
ELEVATION MAXIMUM:	199.1 ±
BUILDING AREA:	44,800 SF (1.03 ACRES)
LIGHTING GLARE:	SOLAR PANELS
HEAT/STEAM:	NONE
WILDLIFE ATTRACTANTS:	DETENTION PONDS
WATER DETENTION POND:	YES, ON-LOT WATER HOLDING PERIOD: TBD

DISTANCE TO RUNWAY: 17,845' ±
ELEVATION AT RUNWAY: 196.00'
REFERENCE: HOLLISTER MUNICIPAL AIRPORT LAND USE COMPATIBILITY PLAN MAP 4: AIRSPACE PROTECTION ZONES EXHIBIT
FAA HEIGHT NOTIFICATION SLOPE: 100 H : 1 V (1%) PER ALUPC EXHIBIT 3-3
FAA NOTIFICATION ELEVATION: 196.00' x 17845' / 100 = 374.45' > 199.1' THEREFORE OKAY

ALUPC	AIRPORT LAND USE COMPATIBILITY PLAN
APN	ASSESSOR'S PARCEL NUMBER
(E)	EXISTING
FAA	FEDERAL AVIATION ADMINISTRATION
FT	FOOT OR FEET
H	HORIZONTAL
LF	LINEAR FEET
(N)	NEW
SF	SQUARE FEET
V	VERTICAL

COAST LIVE OAK IS THE TALLEST TREE THAT IS PART OF THE PROJECT. THE MATURE HEIGHT FOR ONE OF THESE TREES IS 33 - 82 FEET WHICH IS LESS THAN THE 210' HEIGHT REQUIRED TO MEET FAA HEIGHT NOTICE THRESHOLD.

NOISE IMPACT ZONE: OUTSIDE AIRPORT INFLUENCE AREA

SAFETY ZONE: OUTSIDE AIRPORT INFLUENCE AREA, SEE MAP 3 ON SHEET 2.

AIRSPACE PROTECTION ZONE: OUTSIDE CRITICAL AIRSPACE PROTECTION ZONE,
SEE MAP 4 ON SHEET 2

OVERFLIGHT ZONE: OUTSIDE AIRPORT INFLUENCE ZONE.

SAFETY ZONE: OUTSIDE AIRPORT INFLUENCE AREA
MAXIMUM SITEWIDE AVERAGE INTENSITY: NOT APPLICABLE
MAXIMUM SINGLE ACRE INTENSITY: NOT APPLICABLE

THE PROJECT IS OUTSIDE ANY AREA SUBJECT TO LIMITATIONS RELATED TO INTENSITY.

THE PROJECT IS OUTSIDE ANY AREA SUBJECT TO LIMITATIONS RELATED TO INTENSITY.

MAGNAIL LOCATED AT THE TRESHOLD OF RUNWAY 31 OF THE HOLLISTER MUNICIPAL AIRPORT
ELEVATION: 229.0 FEET
REFERENCE: HOLLISTER MUNICIPAL AIRPORT LAND USE COMPATIBILITY PLAN MAP 4: AIRSPACE
PROTECTION ZONES EXHIBIT

In accordance with section 6735 (a) of the Professional Engineer's Act these plans are
PRELIMINARY
 and therefore do not bear the signature and seal of a registered civil engineer.

KELLEY
ENGINEERING & SURVEYING
400 PARK CENTER DRIVE, SUITE #4
HOLLISTER, CA 95023
OFFICE (831) 636-1104 FAX (831) 636-1837

DATE:	APRIL 2025
SCALE:	1" = 100'
DESIGNED:	MJK, TJK
DRAWN:	TJK
JOB NO.:	24025

ALUC SITE PLAN
HIPPO HARVEST
2370 SHORE ROAD, HOLLISTER, CA 95023

SHEET
1
OF 2