



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

**DATE:** Thursday, September 18, 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: 860-5663-0988 and Passcode: 954048**

*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 August 21, 2025 – Gomez
5. FIND the Proposed Project, Associated with Assessor Parcel Number 051-110-0010, Located in the City of Hollister, CONSISTENT with the 2012 Hollister Municipal Airport Land Use Compatibility Plan – Borick
6. FIND Project Number (S&A 2025-6), Associated with Assessor Parcel Number 054-162-001, Located in the City of Hollister, CONSISTENT with the 2012 Hollister Municipal Airport Land Use Compatibility Plan – Borick

### **Adjourn to ALUC Meeting on October 16, 2025. Agenda deadline is September 30, 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](mailto: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](mailto:monica@sanbenitocog.org).

CERTIFICATE OF POSTING

Pursuant to Government Code Section #54954.2(a) the Meeting Agenda for the Airport Land Use Commission on September 18, 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 12<sup>th</sup> day of September 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](http://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  
August 21, 2025, at 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, (via-Zoom).

**1. CALL TO ORDER:**

Director Velazquez called the meeting to order at 4:53 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:** *(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.)*

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 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

There was no public comment on the Consent Agenda.

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

Motion: Director Morris-Lopez      Second: Director Kosmicki

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 Picha motioned to adjourn at 4:54 p.m.

Motion seconded by Director Morris-Lopez.

Motion carried: 5/0

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

No: None

Recused: None

Abstention: None

Absent: Stephens

**ADJOURN TO ALUC MEETING SEPTEMBER 18, 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:** Sept 18, 2025

### Recommendation:

FIND the proposed project, associated with Assessor Parcel Number 051-110-0010, 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 051-110-0010 (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:*

Your Power, Inc. is proposing the installation of a new solar photovoltaic system atop the roof of the existing commercial facility located at 1271 San Felipe Street in Hollister.

This project includes the installation of 78 roof-mounted solar modules, each supported with 240-volt microinverters. The photovoltaic system will be mounted using IronRidge XR-100 Rail roof mounts. The IronRidge XR-100 Rail system and the solar modules will add a maximum of 6 inches to the existing height of the building, the existing height of the structure is 15 feet.

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.

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### *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 is located outside of the Hollister Airport Noise Impact Zones (Attachment 3).

The Project is consistent with all ALUCP Noise Policies

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### *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 is located within the Hollister Airport Safety Zone 6 (Attachment 4). The proposed project does not feature any changes in land use or usage intensity.

The Project is consistent with all ALUCP Safety Policies

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### *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. The following airspace protection policies from the ALUCP are applicable to this analysis:

- *3.4.2 Measures of Hazards to Airspace*
- *3.4.5 Airspace Obstruction Criteria*
- *3.4.6 Other Flight Hazards*

The proposed project is located within the Hollister Airspace Protection Zone (Attachment 5).

The proposed project includes the installation of a new solar photovoltaic system atop the roof of the existing commercial facility. The solar modules, which are equipped with an anti-reflective coating, were evaluated for potential glare and determined not to pose any adverse impacts on operations at the Hollister Municipal Airport. The additional height of the building from the solar panels does not penetrate applicable airspace protection surfaces.

The Project is consistent with all ALUCP Airspace Protection Policies

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## Overflight Policy 3.5.

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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. Hollister Airport Influence Area Map
3. Hollister Airport Noise Impact Zones Map
4. Hollister Airport Safety Zones Map
5. Hollister Airport Airspace Protection Map
6. Project Site Map

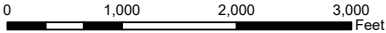


**Legend**

- 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**

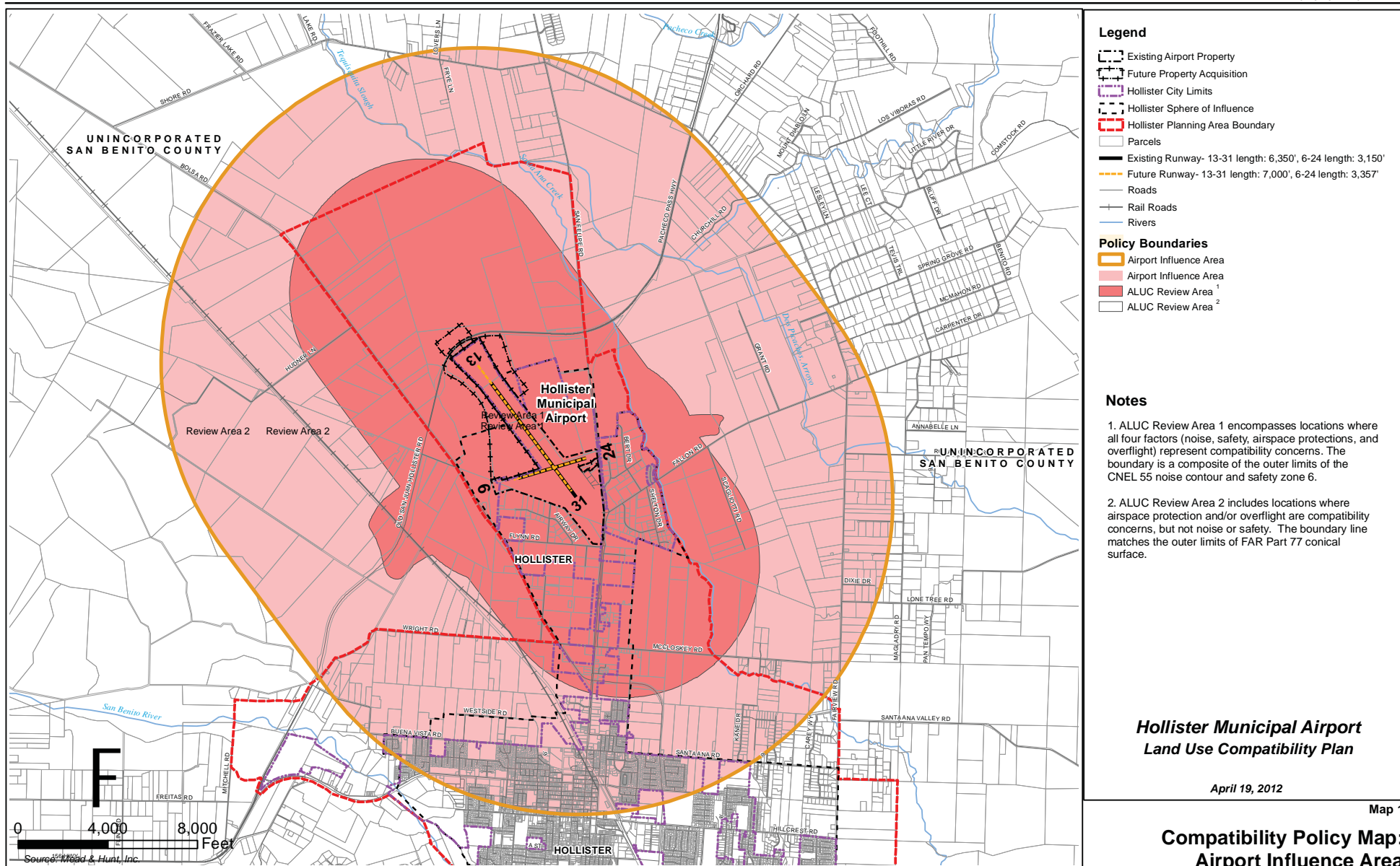
1. Avigation Easement Dedication required within High Noise/Risk Zone. Zone boundary encompasses CNEL 55 dB noise contour and Safety Zones 1 through 5, and critical portions of approach and transitional surfaces to where these surfaces intersect the horizontal surface.
2. Recorded Deed Notice required 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.

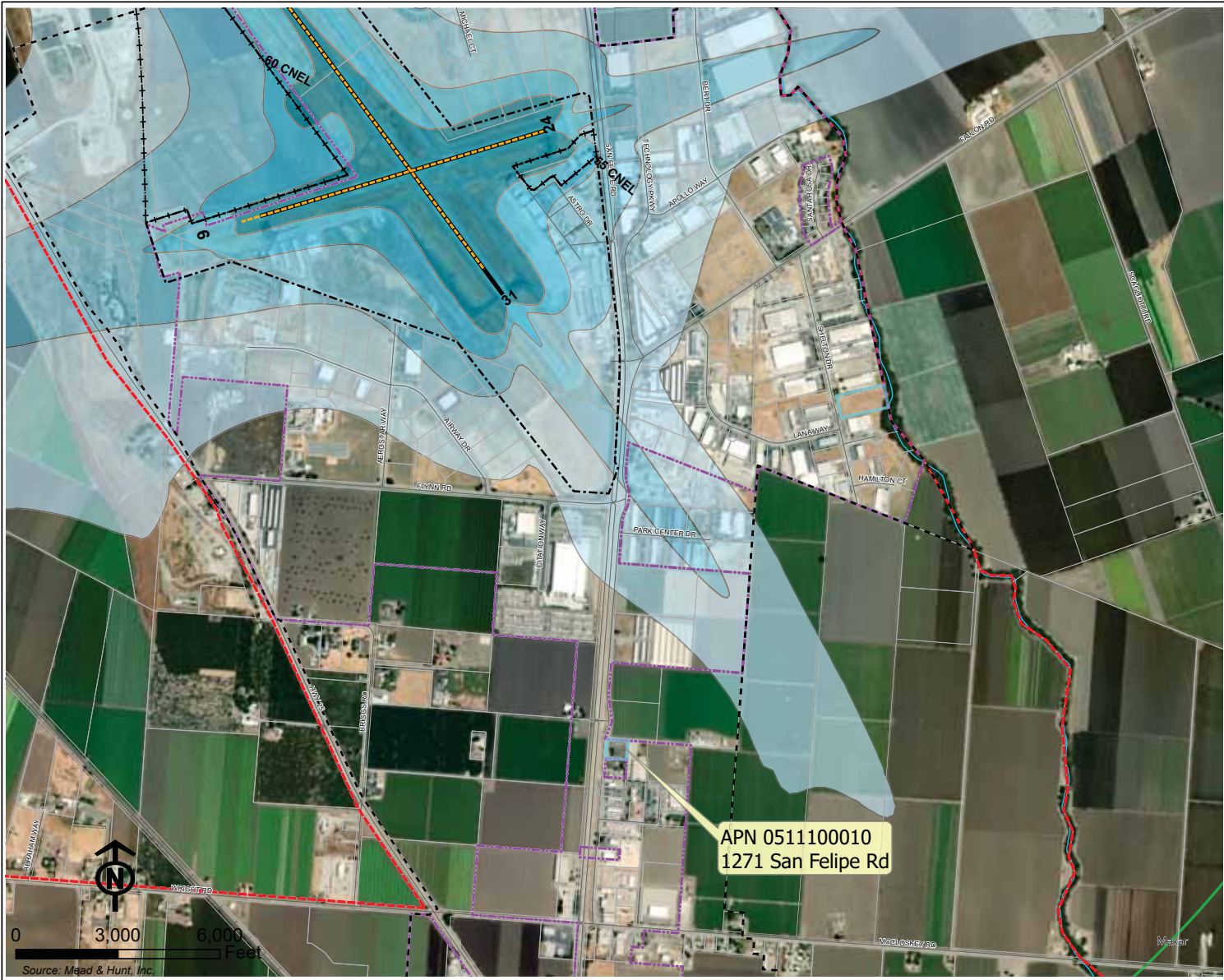


**Hollister Municipal Airport  
Land Use Compatibility Plan**

September 2025







**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
- 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**

- See Section 3.2 and Table 1 for noise policies and criteria.
- 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).
- 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**

September 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 <sup>1</sup>

- No Project Safety Zones <sup>2</sup>
- Proposed Project Safety Zones <sup>3</sup>

## 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.

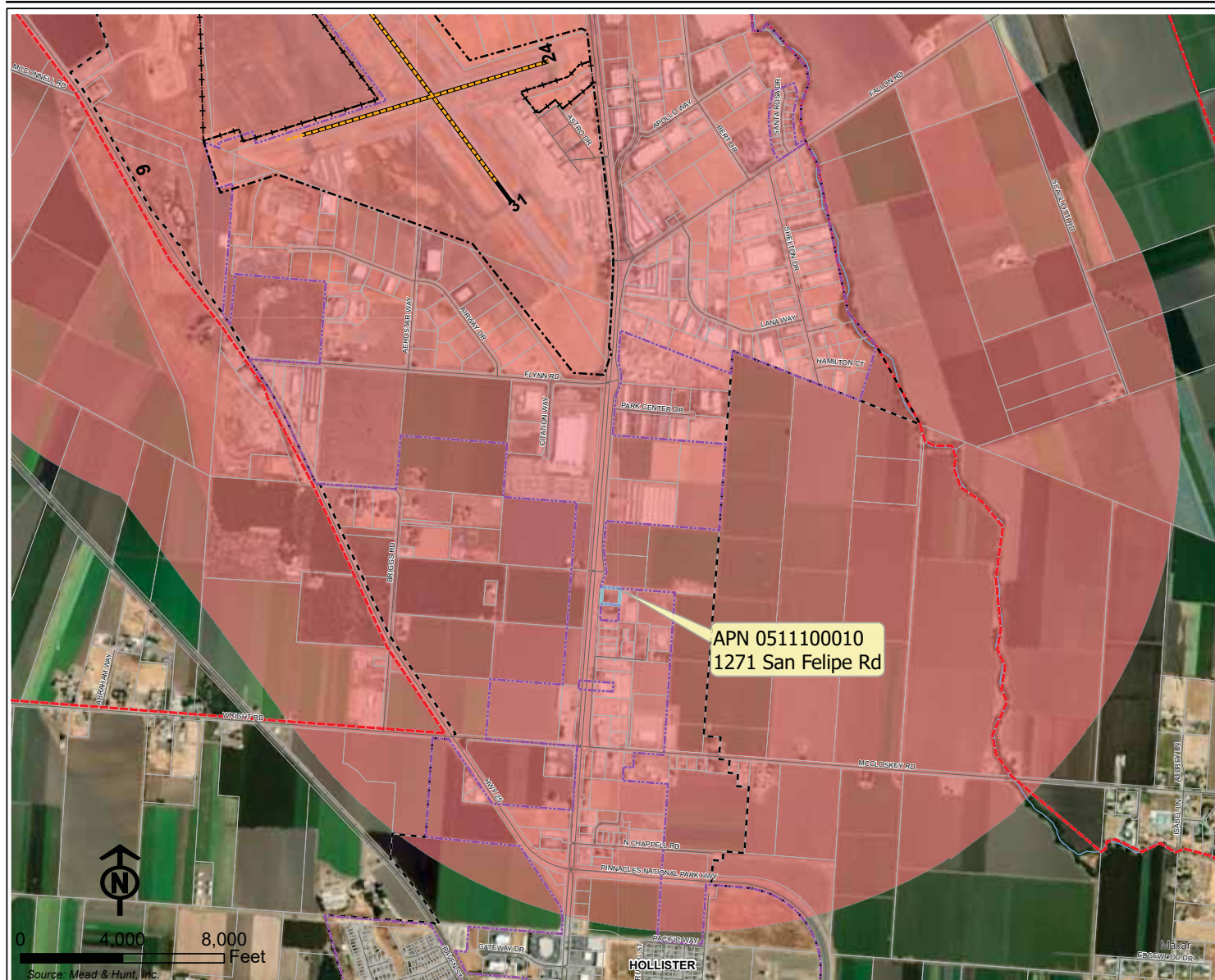
## Hollister Municipal Airport Land Use Compatibility Plan

September 2025

Exhibit 3-6

**Compatibility Factors:  
Safety**









### 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 and Airspace Protection Zone  
 Airport Influence Area ALUC Review Area <sup>1</sup>  
 ALUC Review Area <sup>2</sup>  


## Notes

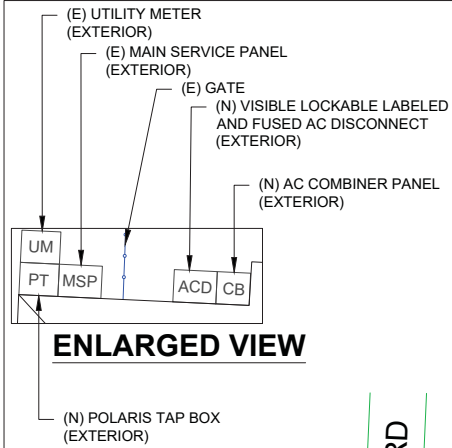
1. ALUC Review Area 1 encompasses locations where all four factors (noise, safety, airspace protections, and overflight) represent compatibility concerns. The boundary is a composite of the outer limits of the CNEL 55 noise contour and safety zone 6.
2. ALUC Review Area 2 includes locations where airspace 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**

September 2025

Map 1

### Compatibility Policy Map: Airport Influence Area

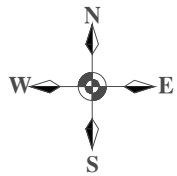
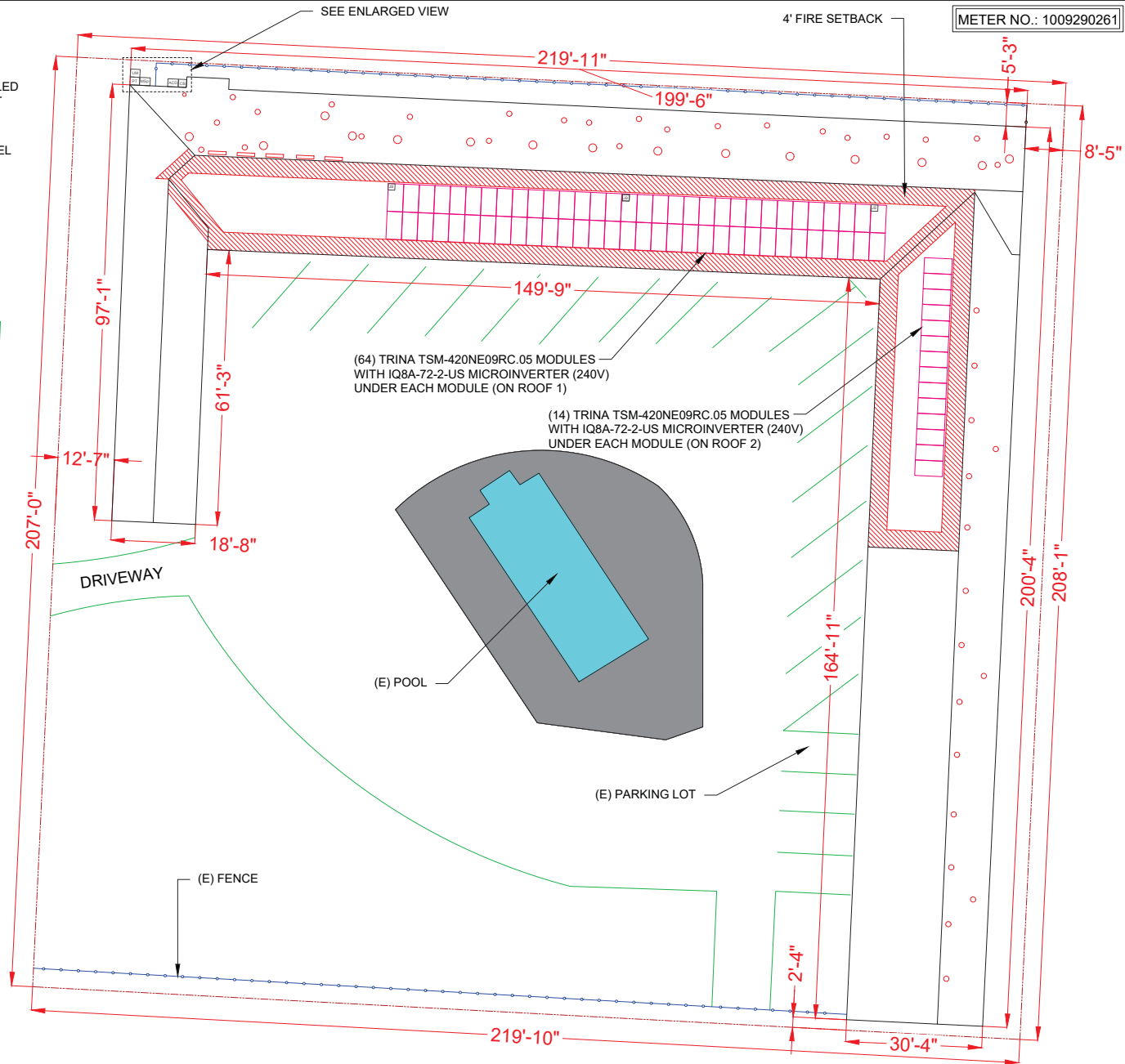


SAN FELIPE RD

DRIVEWAY

**LEGEND**

- FIRE SETBACK
- PROPERTY LINE
- JUNCTION BOX
- FENCE
- VENT, ATTIC FAN (ROOF OBSTRUCTION)

1 | **SITE PLAN****SCALE: 3/32" = 1'-0"****GREENTECH RENEWABLES**

CONTRACTOR

**YOURPOWERING**

YOUR POWER  
 12775 AMARANTH ST.  
 SAN DIEGO, CA 92129, USA  
 PH NO: (858) 357-5758  
 LICENSE NO: 1028438

PROJECT NAME &amp; ADDRESS

**WIEBE MOTEL**

1271 SAN FELIPE RD  
 HOLLISTER, CA 95023  
 APN: 0511100010

AUTHORIZED SIGNER

*Rhett Miller*  
 RHETT MILLER  
 LIC 1028438 C10, B

REV	DESCRIPTION	DATE	PERMIT PLAN
A-0		08/07/2025	

SHEET TITLE

**SITE PLAN**

DRAWN DATE 06/04/2025

DRAWN BY SS

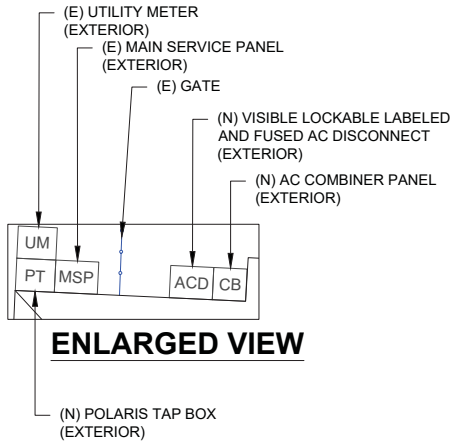
REVIEWED BY JVK

SHEET NUMBER

**A-101**

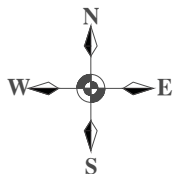
(78) TRINA TXM-420NE09RC.05 (420W) MODULES  
 (78) ENPHASE IQ8A-72-2-US (240V) MICROINVERTERS  
 (06) BRANCH CIRCUITS OF (10) MODULES CONNECTED IN SERIES  
 (02) BRANCH CIRCUITS OF (9) MODULES CONNECTED IN SERIES

SEE ENLARGED VIEW



### LEGEND

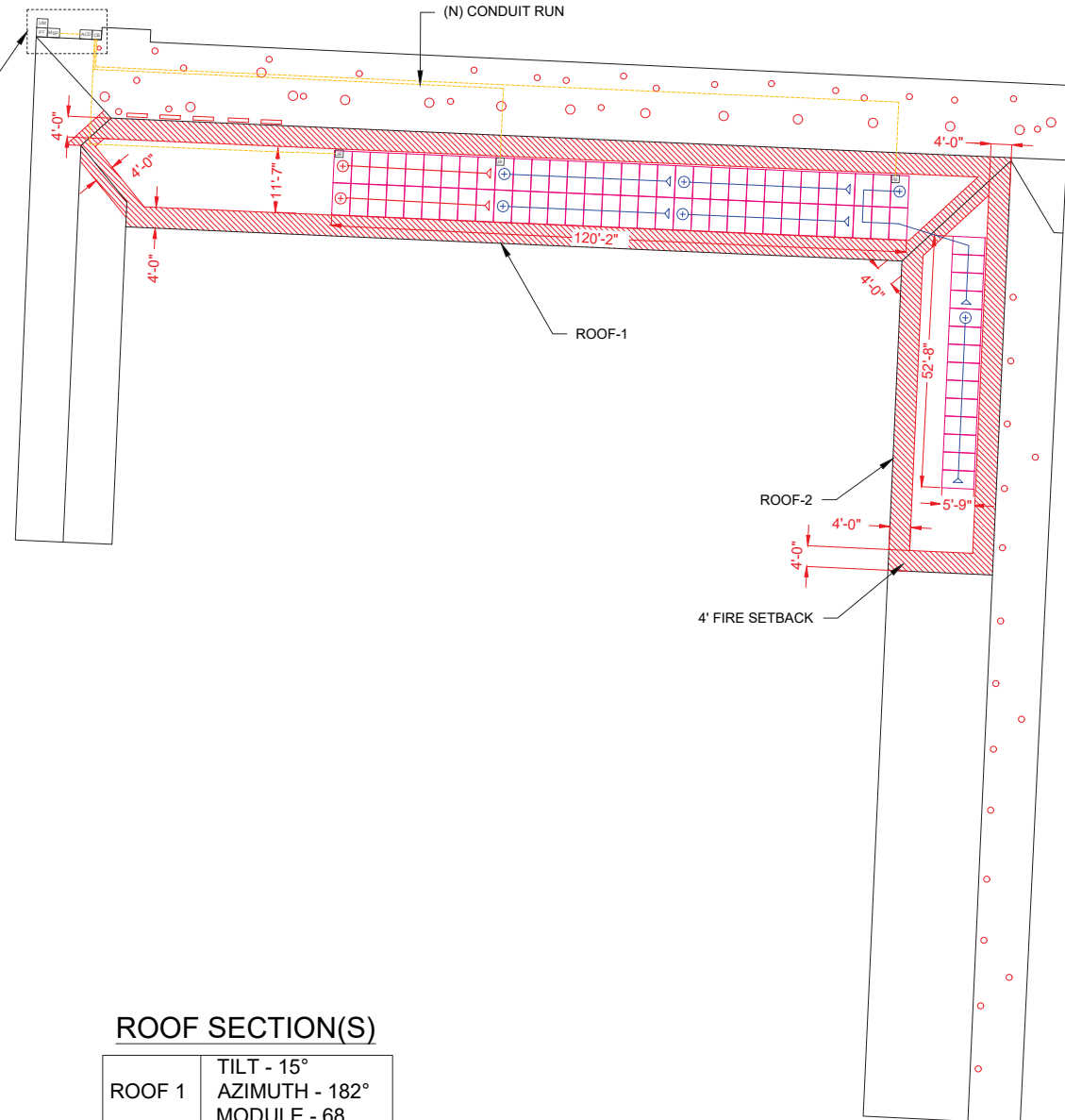
- FIRE SETBACK
- JUNCTION BOX
- VENT, ATTIC FAN (ROOF OBSTRUCTION)



- (06) BRANCH OF (10) MODULES
- (02) STRINGS OF (9) MODULES

### ROOF SECTION(S)

ROOF 1	TILT - 15° AZIMUTH - 182° MODULE - 68
ROOF 2	TILT - 16° AZIMUTH - 92° MODULE - 14



GREENTECH RENEWABLES

CONTRACTOR



YOUR POWER  
 12775 AMARANTH ST.  
 SAN DIEGO, CA 92129, USA  
 PH NO: (858) 357-5758  
 LICENSE NO: 1028438

PROJECT NAME & ADDRESS

WIEBE MOTEL

1271 SAN FELIPE RD  
 HOLLISTER, CA 95023  
 APN: 0511100010

AUTHORIZED SIGNER

*Rhett Miller*  
 RHETT MILLER  
 LIC 1028438 C10, B

REV	DESCRIPTION	DATE	
		REV	DATE
A-0	PERMIT PLAN		08/07/2025

SHEET TITLE  
**ELECTRICAL PLAN**

DRAWN DATE 06/04/2025  
 DRAWN BY SS  
 REVIEWED BY JVK

SHEET NUMBER  
**A-102**

## 1 | ELECTRICAL PLAN

SCALE: 3/32" = 1'-0"



## STAFF REPORT

### Consent

**Prepared By:** Samuel Borick,  
Transportation Planner

**Subject:** Consistency Determination

### Agenda Item: 6

**Approved By:** Binu Abraham, Executive Director

**Meeting Date:** September 18, 2025

### Recommendation:

FIND Project Number (S&A 2025-6), Associated with Assessor Parcel Number 054-162-001, 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 054-162-001 (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 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 applicant is proposing the conversion of a historical, quasi-industrial, property into an agricultural feed and supply retail facility. The business will sell farm animal feed, tack, and pet supplies.

The project includes the repurposing of three existing buildings and the installation of a canopy structure for bulk storage. Of the three buildings one will serve as an office, the second as a warehouse, and the third as retail building. Additional improvements include a roofed trash enclosure with utilities and an ADA-accessible path connecting all site facilities. The project features regrading, stormwater mitigation measures, and a new perimeter fence.

The project site will operate under normal retail hours (8:30 AM–6:00 PM weekdays, shorter hours on weekends) with roughly 4 employees on-site.

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.

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#### *Noise Policy 3.2.*

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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:

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

The proposed project is located outside of the Hollister Airport Noise Impact Zones (Attachment 3).

The project is consistent with all ALUCP Noise Policies

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#### *Safety Policy 3.3.*

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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:

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

The proposed project is located outside the Hollister Airport Safety Zones (Attachment 4).

The project is consistent with all ALUCP Safety Policies

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#### *Airspace Protection Policy 3.4.*

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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 airspace protection policies from the ALUCP are applicable to this analysis:

- *3.4.2 Measures of Hazards to Airspace*
- *3.4.5 Airspace Obstruction Criteria*
- *3.4.6 Other Flight Hazards*



The proposed project is located within the Hollister Airspace Protection Zone.

The project includes the installation of a trash enclosure with a roof and the addition of a canopy between two existing buildings for the storage of bulk materials. The height of the new trash enclosure is 6 feet, and the height of the new canopy is 21 feet, 5 inches. Neither proposed structure exceeds the height of the tallest existing building, nor does either structure penetrate applicable airspace protection surfaces.

Given the project's distance from Hollister Municipal Airport, the provisions for bulk feed storage and waste disposal are considered adequate to minimize the attraction of hazardous wildlife that could pose risks to inflight aircraft operations.

The project is consistent with all ALUCP Airspace Protection Policies.

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#### Overflight Policy 3.5.

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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.

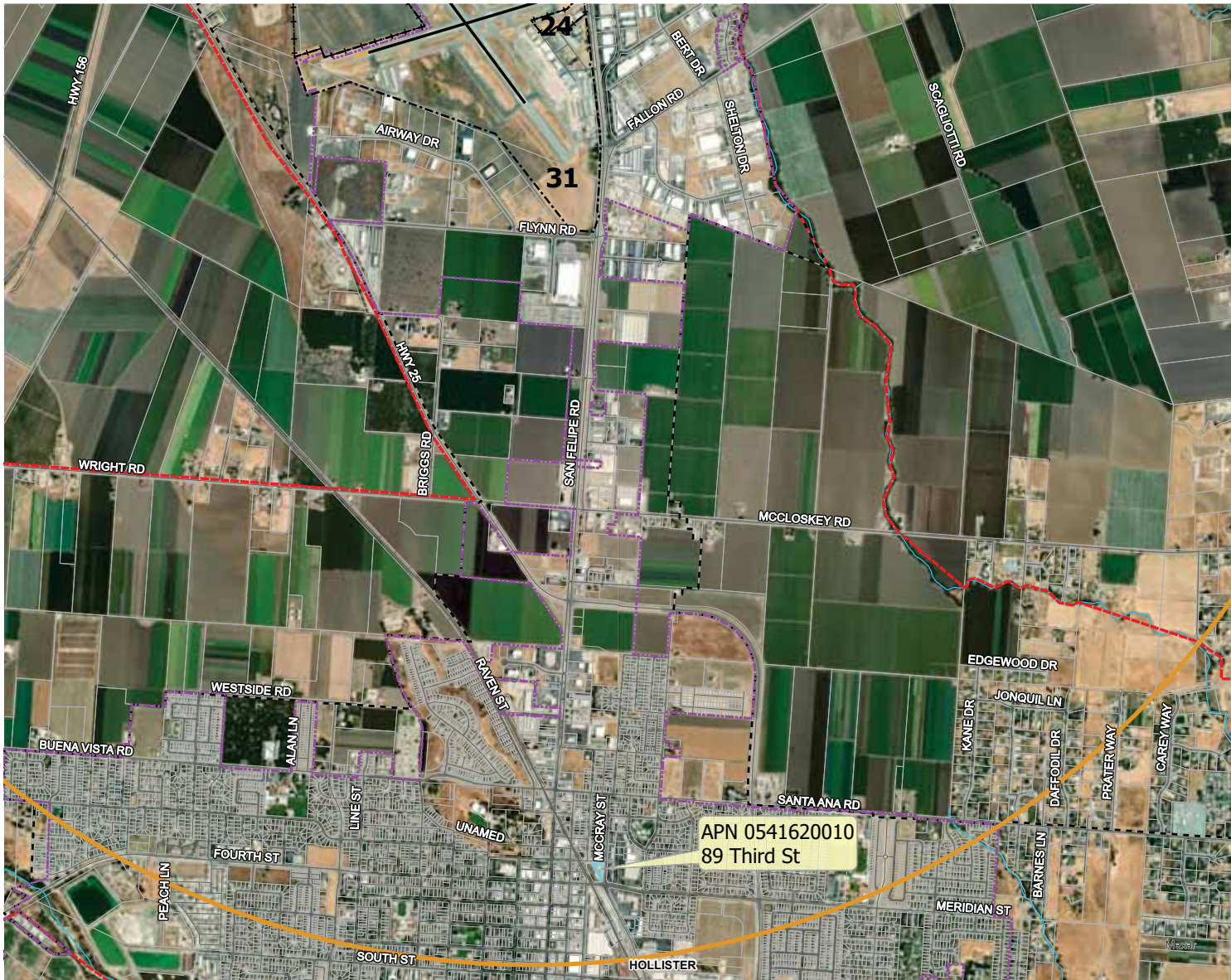
The project is consistent with all ALUCP Overflight Policies

#### **Financial Impact:**

There is no financial impact.

#### **Attachments:**

1. Project Location Map
2. Hollister Airport Influence Area Map
3. Hollister Airport Noise Impact Zones Map
4. Hollister Airport Safety Zones Map
5. Hollister Airport Airspace Protection Zone Map
6. Project Site Map

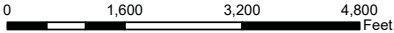


### Legend

- 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

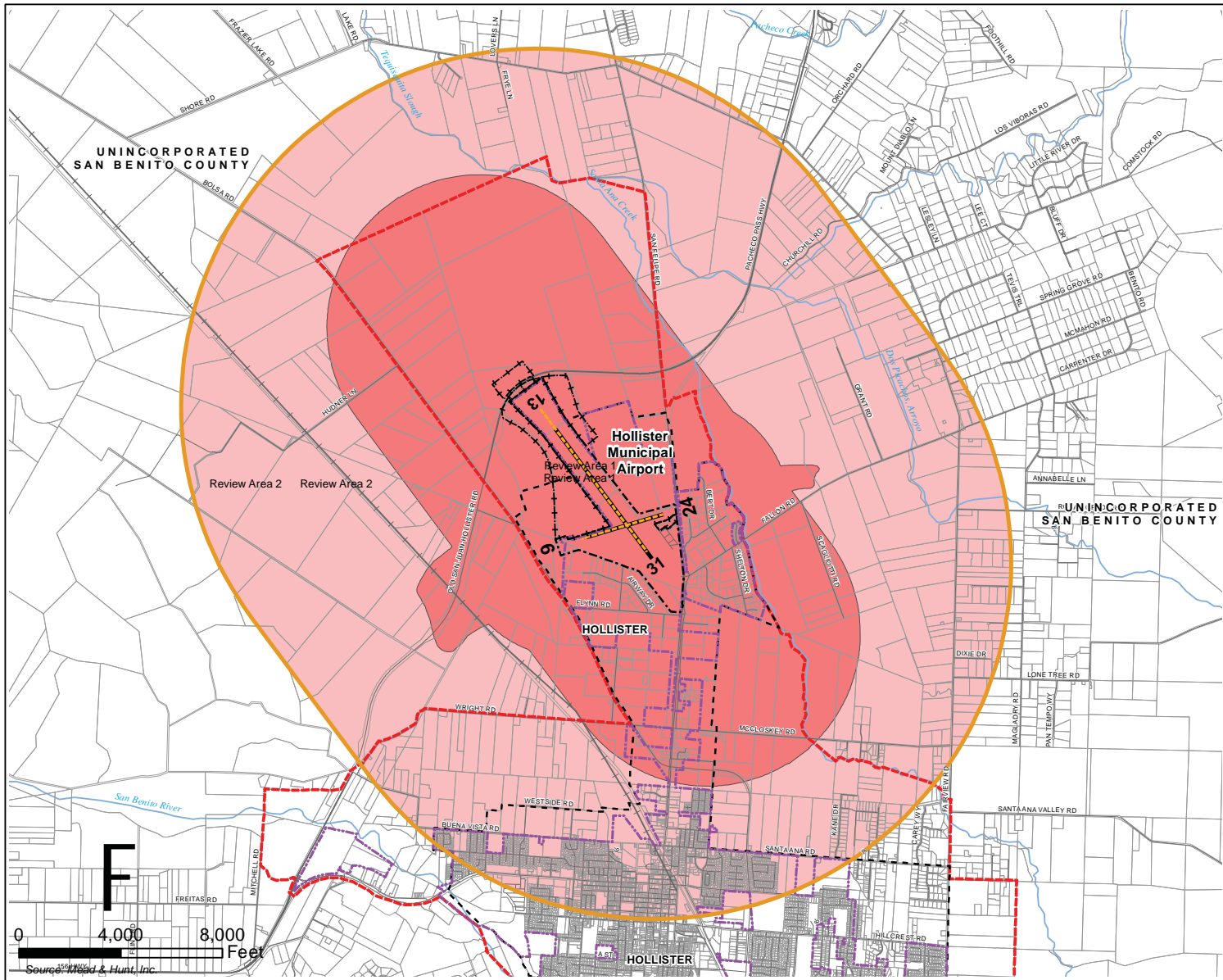
1. Avigation Easement Dedication required within High Noise/Risk Zone. Zone boundary encompasses CNEL 55 dB noise contour and Safety Zones 1 through 5, and critical portions of approach and transitional surfaces to where these surfaces intersect the horizontal surface.
2. Recorded Deed Notice required 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

September 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 Inclusion Area
- ALUC Review Area <sup>1</sup>
- ALUC Review Area <sup>2</sup>

### 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.

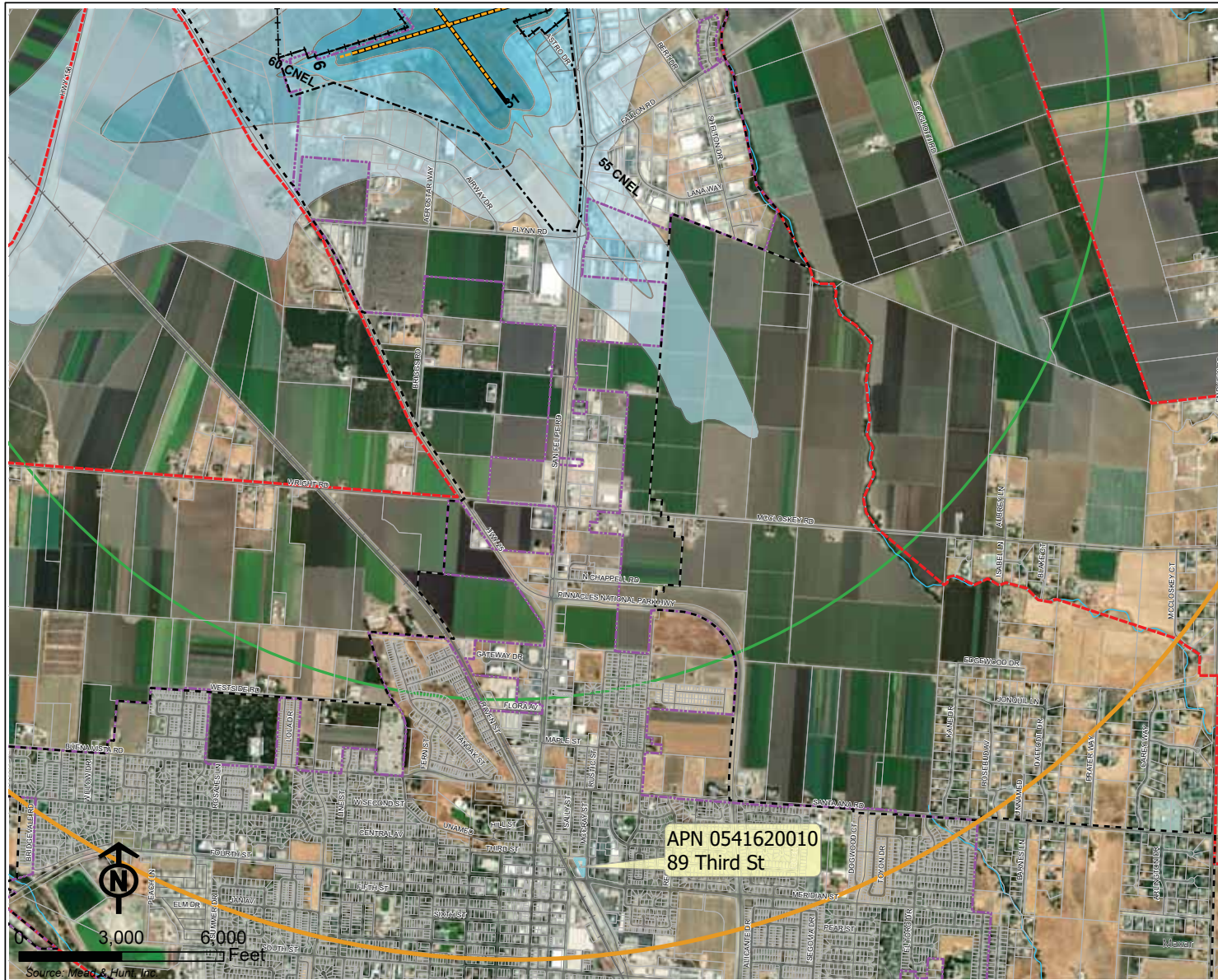
## Hollister Municipal Airport Land Use Compatibility Plan

April 19, 2012

Map 1

## Compatibility Policy Map: Airport Influence Area





### 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
- 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

September 2025

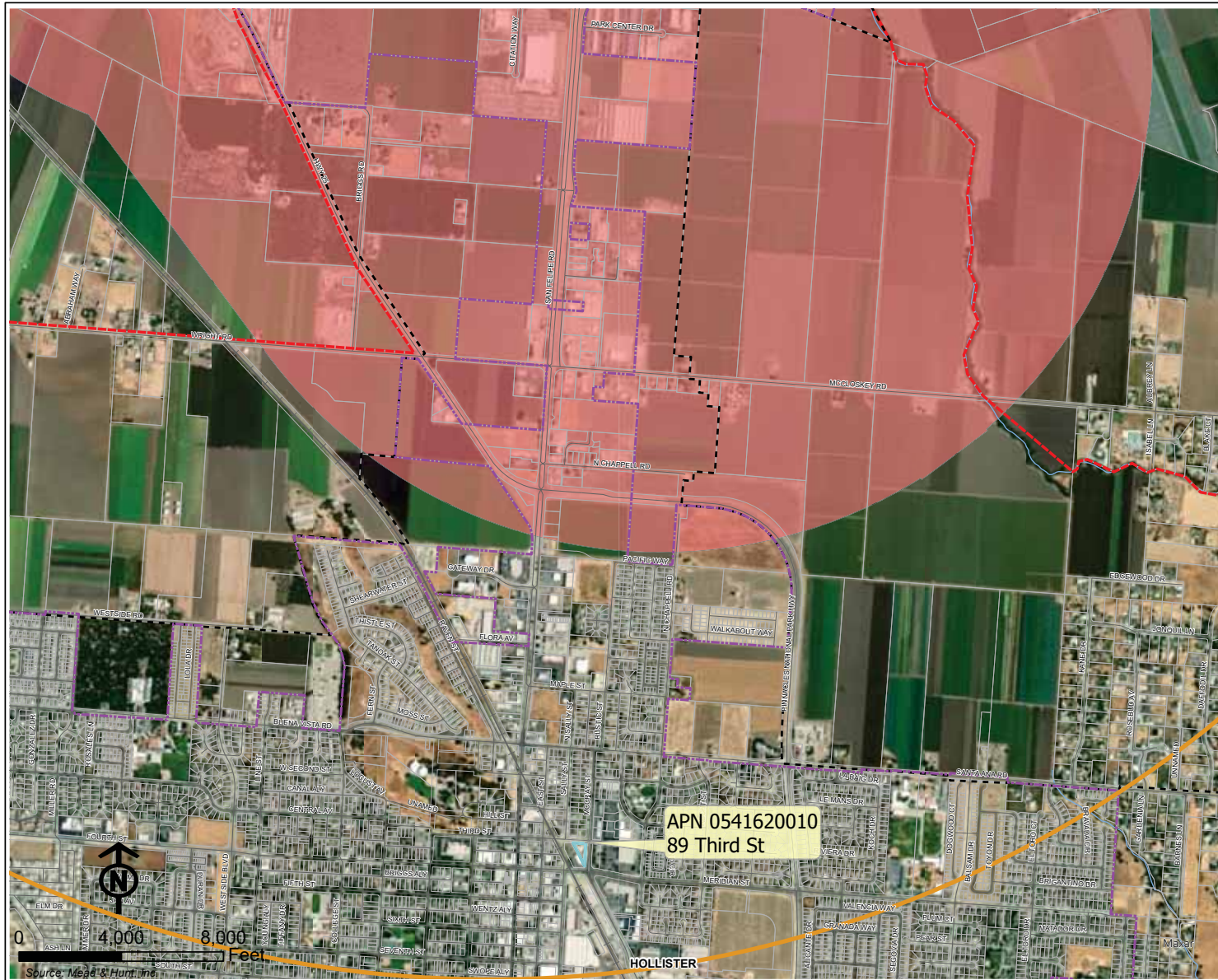
Map 2

## Compatibility Policy Map: Noise Impact Zones







**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 and Airspace Protection Area
- Airport Influence Area ALUC Review Area <sup>1</sup>
- ALUC Review Area <sup>2</sup>

**Notes**

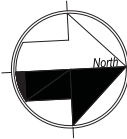
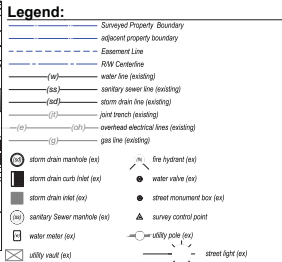
1. ALUC Review Area 1 encompasses locations where all four factors (noise, safety, airspace protections, and overflight) represent compatibility concerns. The boundary is a composite of the outer limits of the CNEL 55 noise contour and safety zone 6.
2. ALUC Review Area 2 includes locations where airspace 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

September 2025

Map 1

## Compatibility Policy Map: Airport Influence Area



### Project Description

The proposed project is the conversion of use from miscellaneous historic quasi industrial uses to an agricultural feed and supply retailer. The products to be stored and sold on site include supplies, feed and tack for farm animals and pet supplies. The three existing buildings on-site will be converted for use as follows: 1) the existing small office will be converted into an office space with restroom for employees and customers including the addition of an ADA ramp and landings; 2) the existing building at the northeast corner will be converted to serve as a warehouse for the storage of site materials; 3) the existing building at the southerly end of the property will be converted into an indoor retail sales area with the adjacent raised platform to serve as outdoor retail sales including the addition of an ADA ramp and landings with new fencing around the platform. The project will add a trash enclosure with roof, sewer connection and hose bib along the westerly property line. The project will also add a canopy between the ex two buildings for storage of bulk materials. The project will add ADA path of travel to connect all buildings, the trash enclosure and parking to the public sidewalk on Third Street. The site will be regraded with lifts of compacted aggregate base facilitate the parking and outdoor storage and to direct all runoff to the landscape area along Third Street for stormwater mitigation. The perimeter of the site will be fenced as required by city code with a pedestrian gate at the ADA path to Third Street, a rolling primary access gate at the Third Street driveway both of these shall be open during business hours and then closed and secured after hours. A secondary access gate will be provided southwest of the retail sales building to facilitate delivery trucks and unloading. This gate will be closed and locked except during deliveries. The facility will have normal business operating hours of 8:30am to 6:00pm Monday thru Friday, 8:00am to 5:00pm Saturday and 9:00am to 3:00 pm Sunday with 3-4 employees on site during business hours. The site will be completely fenced and the gates will be locked during non-business hours.

Parking Spaces Required per COH 17-18:  
7.1 = 1760 of retail building 1 space per 250sf  
1.2 = 1,154 sf warehouse 1 space per 1000sf  
1.0 = 246 sf office 1 space per 250sf  
10 = Total Parking Spaces Required  
2 = Bicycle Parking Spaces Required

Parking Spaces Provided:  
11 Vehicle Parking Spaces Provided (10 std, 1 wEV, 1 ADA wEV)  
2 Bicycle Parking Spaces Provided

### Abbreviations:

C&T ##-## Recorded Cities & Towns Map  
PM ##-## Recorded Parcel Map  
yyy-##-## Recorded Document  
## OR ## Record Document "of records"  
ab aggregate base  
ac asphaltic concrete  
APN Assessor's Parcel Number  
bw back of walk  
cl centerline  
eg existing ground  
sp edge of pavement  
ex existing  
ff finish floor

ff flowline  
inv invert  
pcc Portland Cement Concrete  
pl property line  
pue public utility easement  
r/w right of way  
sd storm drain  
sdsm storm drain manhole  
ss sanitary sewer  
samb sanitary sewer manhole  
std standard  
tc top of curb  
typ. typical

**Owner:**  
Basanez Barn LLC  
attn: Cesar & Zaira Basanez  
89 Third Street  
Hollister, CA 95023  
408.526.7881  
cesar@basanezfeed.com

**Engineer:**  
Allen Andrade RCE 58384 / LS 7741  
MH Engineering  
16075 Vineyard Blvd.  
Morgan Hill, CA 95037  
408.779.7381  
allena@mhengineering.com

### Project Information:

APN: 054-162-001  
Site Address: 89 Third Street, Hollister, CA  
Present Use: Commercial  
Zoning: Neighborhood Mixed Use (NMU) (COH Zoning Map 9/2020)  
General Plan: Mixed Use (COH General Plan, Sept. 2020)  
Sanitary Sewer: City of Hollister Sewer  
Water: City of Hollister Water  
Existing Improvements: As Shown On This Plan  
Area: 0.457 acres

**Basis of Bearings:** The bearings shown on this plan are based on the west line of McCray Street as found monumented and recorded as North 01°28'00" West on that Record of Survey thereof filed in Book 9 of Maps, Page 16, San Benito County Records.

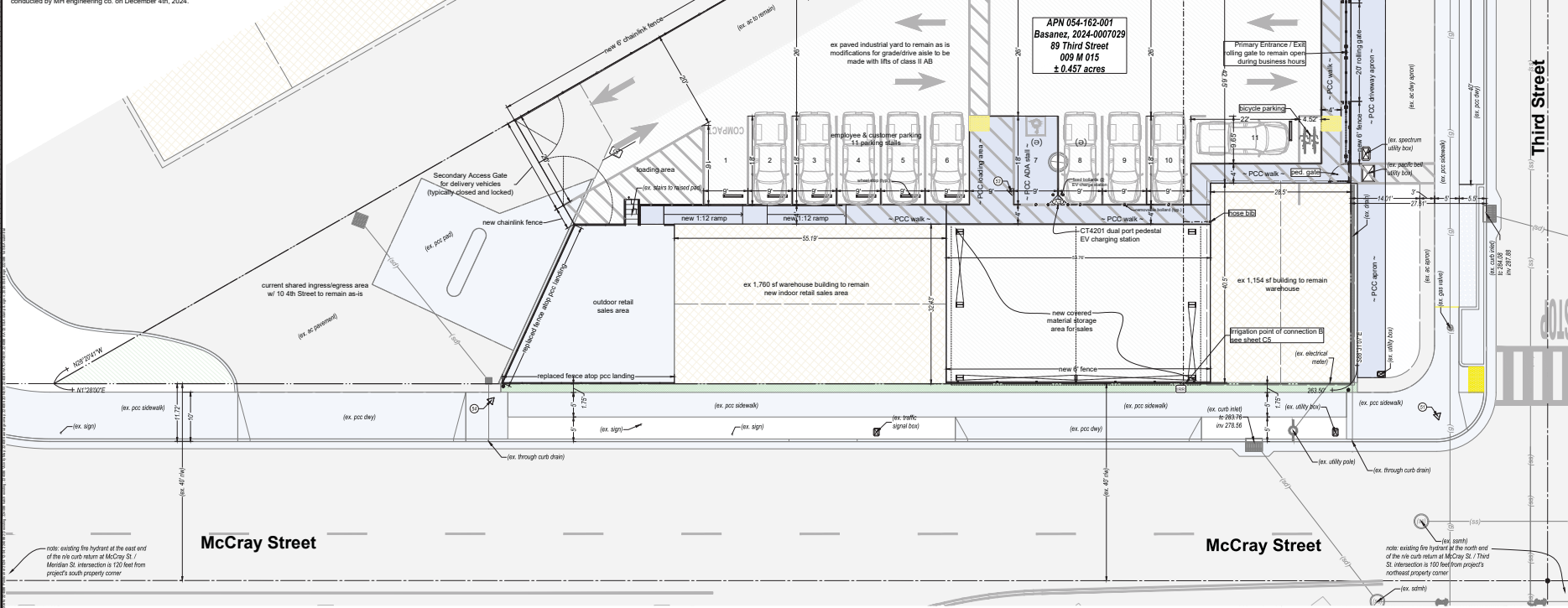
**Fire Severity:** This property lies within the area designated as Unzoned per the San Benito County WebGIS.

**Seismic Zone:** This property does not lie within any special studies zone boundaries based on the information shown on the State of California Special Studies Zone Map, Hollister Quadrangle, Effective January 1st, 1982.

**Flood Zone:** This property lies entirely within FEMA Flood Zone X, areas determined to be outside the 0.2% annual chance floodplain, according to FEMA FIRM 06069C0185D, effective 04-15-2009.

**Boundary Note:** All noted property lines and easements shown on this plan are based on the information included in the Preliminary Report by First American Title Co. Order Number 4410-7087339 dated 6/26/2024 together with record maps and deeds cited on this plan.

**Topography:** Elevations and contours shown on this plot come from a field survey conducted by MH engineering co. on December 4th, 2024.



**MH engineering Co.**  
16075 Vineyard Blvd.  
Morgan Hill, CA 95037

**Site Plan**  
**Canado Feed - 89 Third Street**

DATE: 2024.05.08  
SCALE: 1" = 10'  
DRAWN BY: AD  
CHECKED BY: AD  
SHEET: 224086  
C2