



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

DATE: Wednesday, December 10, 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: 848-2022-5286 and Passcode: 624747

*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 September 18, 2025 – Gomez
5. FIND the Proposed Project, Associated with Assessor Parcel Number 013-040-0250, Located in the County of San Benito, CONDITIONALLY CONSISTENT with the Frazier Lake Airpark Land Use Compatibility Plan – Borick

Adjourn to ALUC Meeting on January 15, 2026. Agenda deadline is December 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, 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 December 10, 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 5th day of December 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
September 18, 2025, at 4:00 P.M.

ACTION MINUTES

MEMBERS PRESENT:

Chair Ignacio Velazquez, Vice-Chair Roxanne Stephens, Director Kollin Kosmicki.

MEMBERS ABSENT:

Director Jackie Morris-Lopez, 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 Stephens

Motion carried: 3/0

Yes: Velazquez, Stephens, Kosmicki

No: None

Recused: None

Abstention: None

Absent: Morris-Lopez, Resendiz

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 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

There was no public comment on the Consent Agenda.

Motion made to approve the Consent Agenda Items 4 - 6:

Motion: Director Kosmicki Second: Director Stephens

Motion carried: 3/0

Yes: Velazquez, Stephens, Kosmicki

No: None

Recused: None

Abstention: None

Absent: Morris-Lopez, Resendiz

ADJOURNMENT:

There being no further business to discuss, Director Kosmicki motioned to adjourn at 5:02 p.m.

Motion seconded by Director Stephens.

Motion carried: 3/0

Yes: Velazquez, Stephens, Kosmicki

No: None

Recused: None

Abstention: None

Absent: Morris-Lopez, Resendiz

ADJOURN TO ALUC MEETING OCTOBER 16, 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: December 10, 2025

Recommendation:

FIND the proposed project, associated with Assessor Parcel Number 013-040-0250, located in the County of San Benito, **CONDITIONALLY CONSISTENT** with the Frazier Lake Airpark Land Use Compatibility Plan.

Summary:

The Airport Land Use Compatibility (ALUC) application for Assessor Parcel Number 013-040-0250 (Attachment 1) was reviewed for conditionally consistency with the adopted Frazier Lake Airpark Land Use Compatibility Plan (ALUCP) 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 Airpark Influence Area (Attachment 2) are subject to ALUC review to determine consistency with the ALUCP. The purpose of the ALUCP 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:

Clean Source Distribution, LLC. is proposing to conduct outdoor cannabis cultivation located at 0 Frazier Lake Road. The project site totals 161.06 acres of which 155 acres will be used for outdoor cultivation.

On site one Conex Box is to be used as an office, and the property will be secured with a 6-foot-high chain link fence.

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

Noise Policy 4.3.2.

The objective of noise compatibility criteria is to minimize the number of people exposed to frequent and/or high levels of aircraft noise. The following noise policies from the ALUCP are applicable to this analysis:

- 4.3.2.1

The project is located within the 65-, 60-, and 55-dB Frazier Lake Noise Exposure Contours (Attachment 3).

Agricultural uses, including outdoor cannabis cultivation, are considered compatible with the noise exposure levels present at the project site.

The Project is consistent with all ALCUP Noise Policies.

Height Compatibility 4.3.3

The objective of height compatibility criteria is to avoid development of land uses, which, by posing hazards to flight, can increase the risk of an accident occurring. The following height restriction policies from the ALUCP are applicable to this analysis:

- 4.3.3.1

The proposed project is located within the Frazier Lake Airpark Height Restriction Area and is therefore subject to FAA Part 77 regulations (Attachment 4). The project does not propose features that exceed the applicable FAA height limitations for Frazier Lake Airpark.

The Project is consistent with all ALUCP Height Restriction Policies.

Safety Compatibility 4.3.5.

The objective of safety compatibility criteria is to minimize the risks associated with potential aircraft accidents. These include the safety of people on the ground and the safety of aircraft occupants. Land uses of particular concern are those in which the occupants have reduced effective mobility or are unable to respond to emergency situations. The following safety policies from the ALUCP are applicable to this analysis:

- 4.3.5.1

The proposed project is located within the Inner, Turning, Outer and Traffic Pattern Safety Zones of Frazier Lake Airpark. (Attachment 5).

The proposed project has a maximum population density of 0.06 people per acre and is therefore compatible with applicable safety zone density requirements.

The proposed project includes agricultural elements, which can, in some cases, attract wildlife that may interfere with airport operations. Based on project details, including distance from runways,

crop type, waste management plan, and FAA guidance, the proposed project is not expected to attract significant amounts of wildlife that would adversely affect airport operations.

The Project is consistent with all ALUCP Safety Restriction Policies.

Overflight Policies 4.3.6.

The objective of the overflight compatibility criteria is to assist those persons who are highly annoyed by overflights or have an above-average sensitivity to aircraft overflights to avoid living in locations where these impacts may occur. The following safety policies from the ALUCP are applicable to this analysis:

- 4.3.6.1

All new projects within the Frazier Lake Airpark Influence Area that are subject to discretionary review and approval shall be required to dedicate an avigation easement to the County of San Benito.

The project is conditionally consistent with ALUCP Overflight upon execution of an avigation easement with the County of San Benito.

Financial Impact:

There is no financial impact.

Attachments:

1. Project Location Map
2. Frazier Lake Airpark Influence Area Map
3. Frazier Lake Airpark Noise Exposure Map
4. Frazier Lake Airpark Height Restriction Area Map
5. Frazier Lake Airpark Safety Zone Map
6. Project Site Map



Legend

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

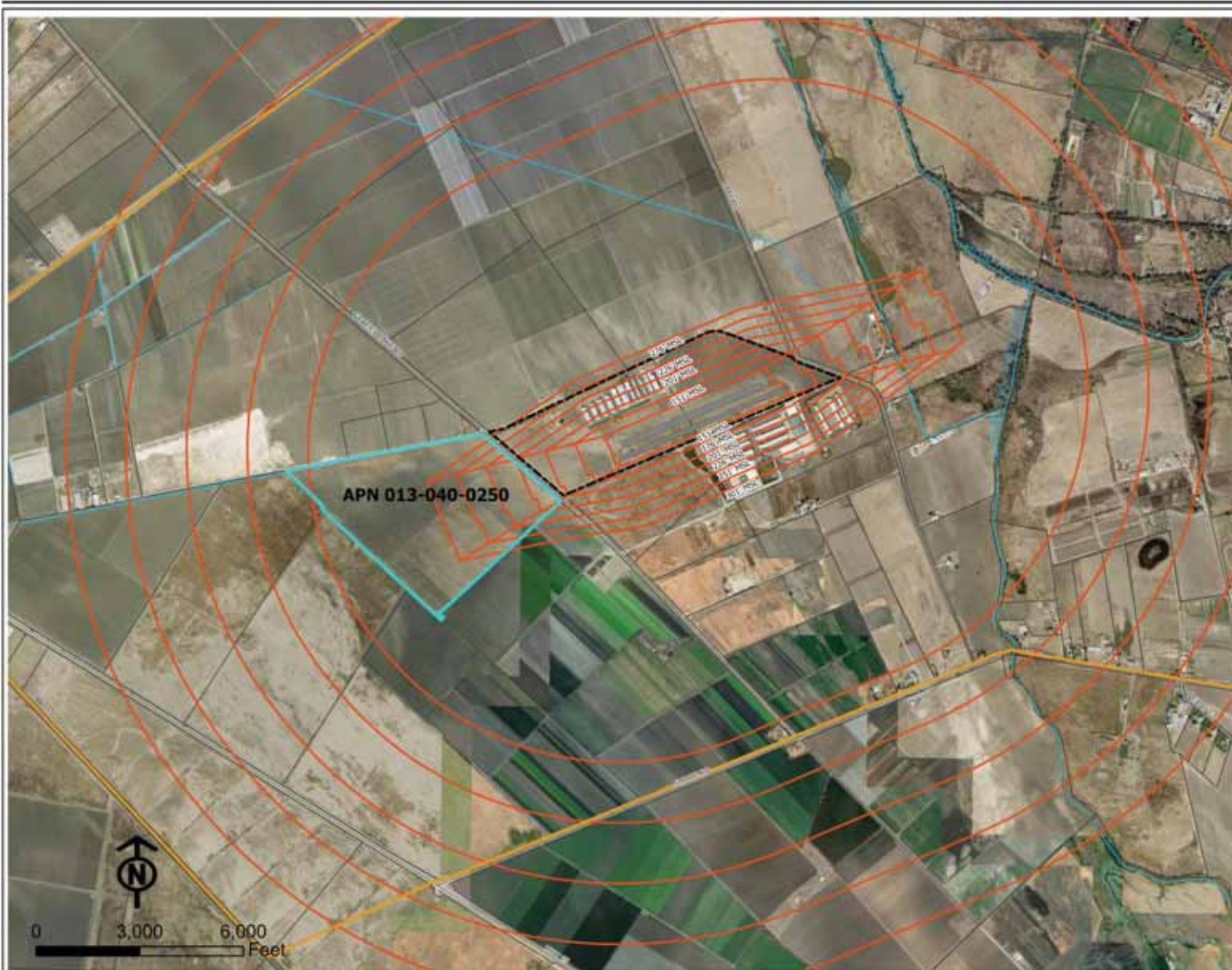


Airport Land Use Commission
San Benito County

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 <p>SBCOG Council of San Benito County Governments</p>	<p>LOCAL TRANSPORTATION AUTHORITY</p>	<p>San Benito County Service Authority for Freeways and Expressways</p>
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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

Airport Influence Area



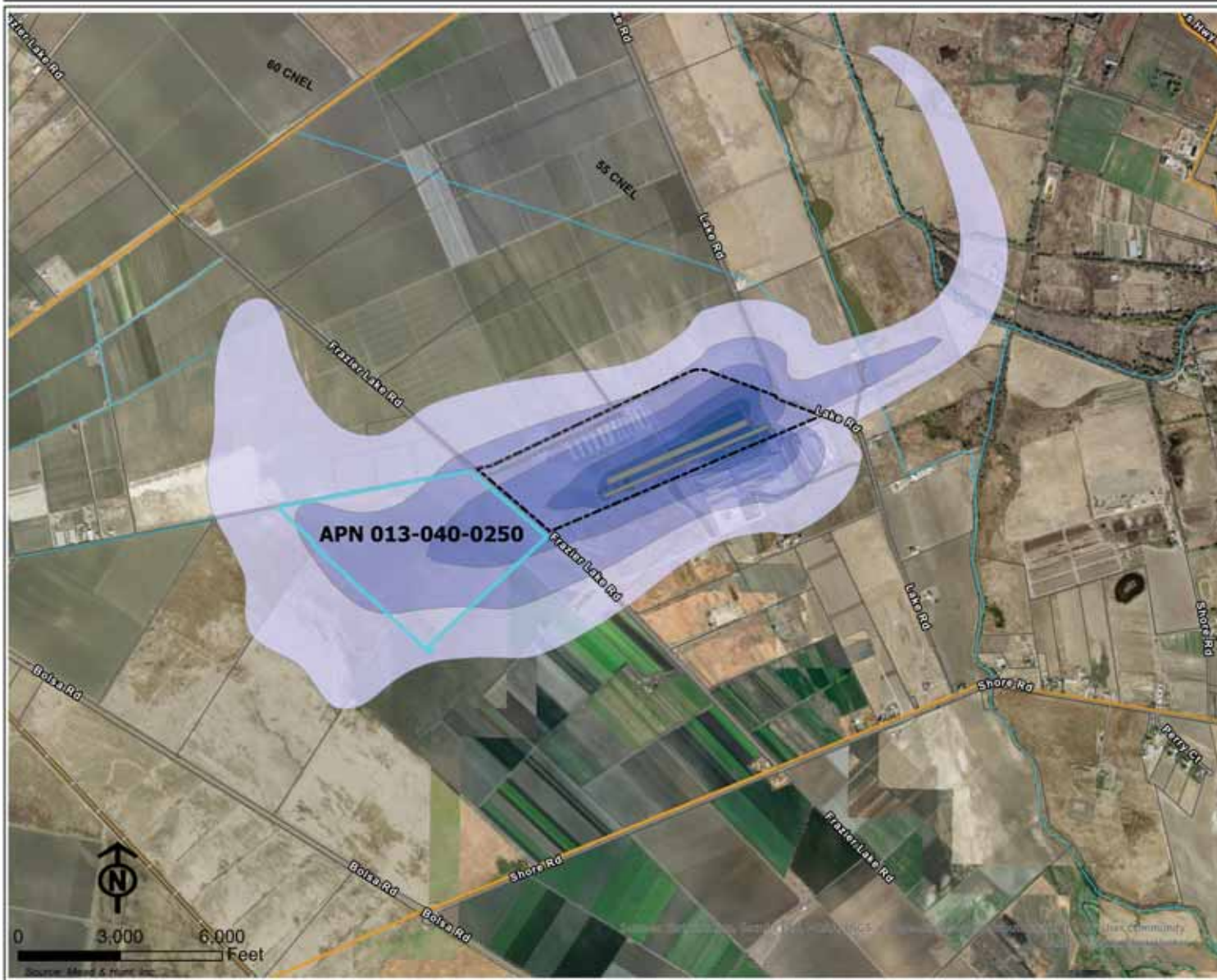
Airport Land Use Commission
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**Compatibility Factors:
MSL**



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



Airport Land Use Commission
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Map 2

Compatibility Policy Map:
Noise Impact Zones



- Legend**
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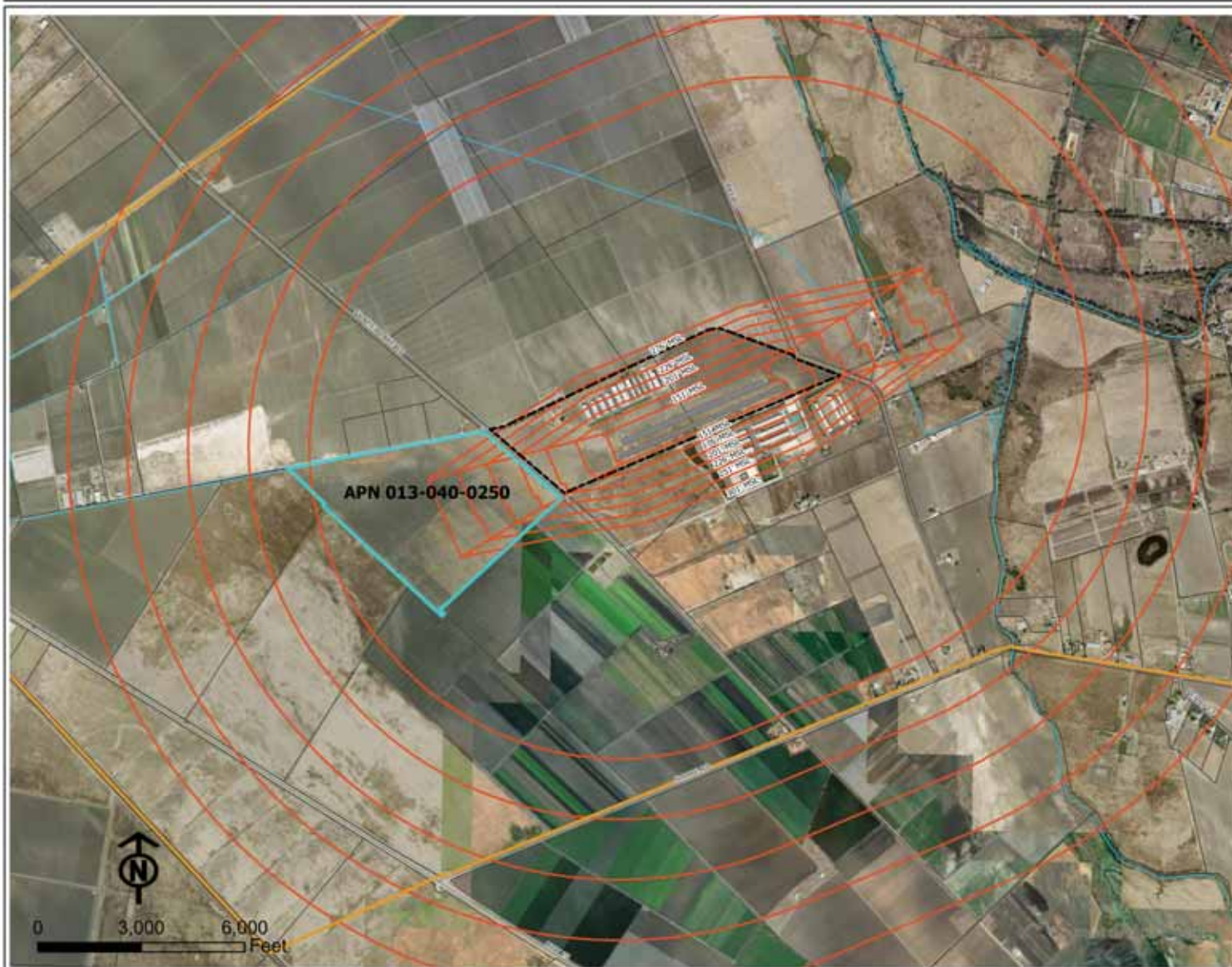


**Frazier Lake Airport
San Benito County**

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**Compatibility Factors:
MSL**



Source: Mead & Hunt, Inc.

- Legend**
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**Frazier Lake Airport
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**Compatibility Factors:
MSL**

Clean Source Distribution, LLC – Outdoor Cannabis Cultivation

500 ft

1" = 500'

APN 0130400250

May, 12 2025

