



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

- DATE:** Thursday, February 19, 2026
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: 863-1237-3959 and Passcode: 420370

*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 January 15, 2026 – Gomez

5. FIND the Proposed Project, Associated with Assessor Parcel Number 054-600-005, Located in the City of Hollister, CONDITIONALLY Consistent with the 2012 Hollister Municipal Airport Land Use Compatibility Plan – Borick

Adjourn to ALUC Meeting on March 19, 2026. Agenda deadline is March 3, 2026, 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 19, 2026, 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 13th day of February 2026, 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.

Monica Gomez

BY: _____

Monica Gomez, Secretary II
Council of San Benito County Governments

San Benito County
AIRPORT LAND USE COMMISSION
REGULAR MEETING
Board of Supervisors Chambers, 481 Fourth Street, Hollister, CA 95023 & Zoom Platform
January 15, 2026, at 4:00 P.M.

ACTION MINUTES

MEMBERS PRESENT:

Chair Ignacio Velazquez, Vice Chair Roxanne Stephens, Director Kollin Kosmicki, Director Jackie Morris-Lopez, Director Rolan Resendiz.

MEMBERS ABSENT:

None.

STAFF PRESENT:

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

1. CALL TO ORDER:

Chair Velazquez called the meeting to order at 4:46 p.m.

2. CERTIFICATE OF POSTING

Motion made to acknowledge Certificate of Posting:

Motion: Director Kosmicki Second: Director Stephens

Motion carried: 5/0

Yes: Velazquez, Stephens, Kosmicki, Morris-Lopez, Resendiz

No: None

Recused: None

Abstention: None

Absent: None

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.

ACTION ITEMS:

4. HOLD Nomination and Election of San Benito County Airport Land Use Commission (ALUC) Chair and Vice Chairperson for the 2026 Meeting Calendar – Gomez

Motion made to Elect Ignacio Velazquez as ALUC Chairperson and Roxanne Stephens as ALUC Vice Chairperson for 2026:

Motion: Director Kosmicki Second: Director Morris-Lopez

Motion carried: 5/0

Yes: Velazquez, Stephens, Morris-Lopez, Kosmicki, Resendiz

No: None

Recused: None

Abstention: None

Absent: 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.)

5. APPROVE Airport Land Use Commission Regular Meeting Action Minutes Dated December 10, 2025 – Gomez

There was no public comment on the Consent Agenda.

Motion made to approve the Consent Agenda Item 5:

Motion: Director Kosmicki Second: Director Stephens

Motion carried: 5/0

Yes: Velazquez, Stephens, Kosmicki, Morris-Lopez, Resendiz

No: None

Recused: None

Abstention: None

Absent: None

ADJOURNMENT:

There being no further business to discuss, Director Stephens motioned to adjourn at 4:47 p.m.

Motion seconded by Director Kosmicki.

Motion carried: 5/0

Yes: Velazquez, Stephens, Kosmicki, Morris-Lopez, Resendiz

No: None

Recused: None

Abstention: None

Absent: None

ADJOURN TO ALUC MEETING FEBRUARY 19, 2026, 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 19, 2025

Recommendation:

FIND the proposed project, associated with Assessor Parcel Number 054-600-005, located in the City of Hollister, **CONDITIONALLY CONSISTENT** with the 2012 Hollister Municipal Airport Land Use Compatibility Plan.

Summary:

The ALUC application for Assessor Parcel Number 054-600-005 (Attachment 1) was reviewed for consistency with the adopted 2012 Hollister Municipal Airport Land Use Compatibility Plan and was found to be conditionally 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:

Fahmy Living Trust is proposing the construction of Meridian Village, a housing development project in the City of Hollister. The project site is currently zoned as Neighborhood Mixed-Use, and the project proposes a change in land-use from vacant, with no existing structures, to residential. The total site area for the project is 12.75 acres.

The project proposes the construction of 5 apartment buildings and 29 townhomes. In total, the project would include 219 new residential units and is expected to result in a residential density of approximately 75 people per acre. The apartment buildings would have a maximum height of 40 feet, and the townhomes would have a maximum height of 31 feet. The project also includes the construction of a recreation center, private park, multiple local streets with sidewalks, and a parking lot. The maximum height of all structures proposed as part of the project is 40 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.

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

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 outside the Hollister Airport Safety Zones (Attachment 4).

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. 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 Airport Influence Area (Attachment 2) and Hollister Airspace Protection Zone (Attachment 5).

The proposed project includes the construction of new residential and recreational structures with a maximum structure height of 40 feet. The height of the proposed structures does not exceed applicable airspace protection surfaces.

The proposed project is not expected to create visual, electronic, or wildlife hazards that interfere with airport operations.

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 following overflight policies from the ALUCP are applicable to this analysis:

- *3.5.3 Measures of Overflight Exposure*
- *3.5.4 Factors Considered in Setting Overflight Compatibility Criteria*
- *3.5.5 Evaluating Overflight Compatibility around Hollister Municipal Airport*
- *3.5.6 Residential Density Limits*
- *3.5.8 ALUC Policy Regarding Real Estate Transaction Disclosure.*

The proposed project is located within the Hollister Airport Influence Area (Attachment 2).

Within the Airport Influence Area real estate transaction disclosure is required. Real estate disclosure is to be provided as a part of all real estate transactions including the sale, lease, and rental of residential properties and units proposed as a part of this project. Residential disclosure shall contain the language dictated by state law (see Policy 3.5.4(b)(3)) and shall be of a format similar to that indicated in Appendix G (Attachment 6). Required disclosures shall be continuous in effect and shall run with the land so that notice is provided to all future property owners and tenants.

The Project is conditionally consistent with the ALUCP, provided that continuous disclosure is provided in a manner consistent with ALUCP policies 3.5.4, 3.5.6, and 3.5.8.

Financial Impact:

There is no financial impact.

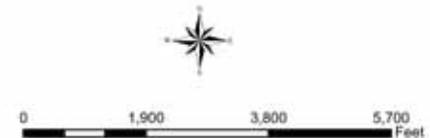
Attachments:

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. Appendix G Real Estate Disclosure Excerpt
7. Project Site Map



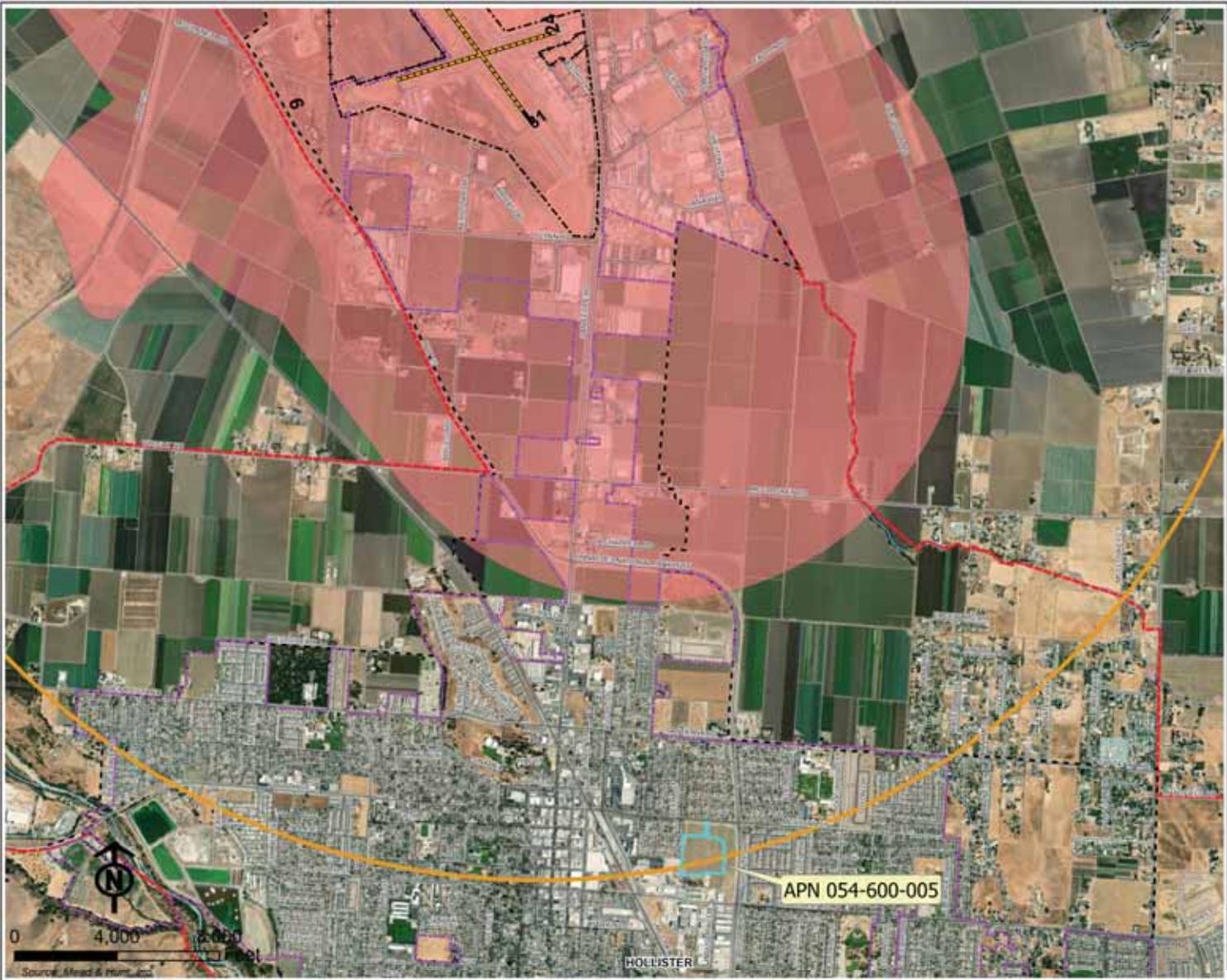
- Legend**
- Existing Airport Property
 - Future Property Acquisition
 - Hollister City Limits
 - Hollister Sphere of Influence
 - Hollister Planning Area Boundary
 - Existing Runway- 13-31 length: 6,350', 6-24 length: 3,150'
 - Future Runway- 13-31 length: 7,000', 6-24 length: 3,357'
 - Roads
 - Railroads
 - 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 2026



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
- ALUC Review Area
- ALUC Review Area

Notes

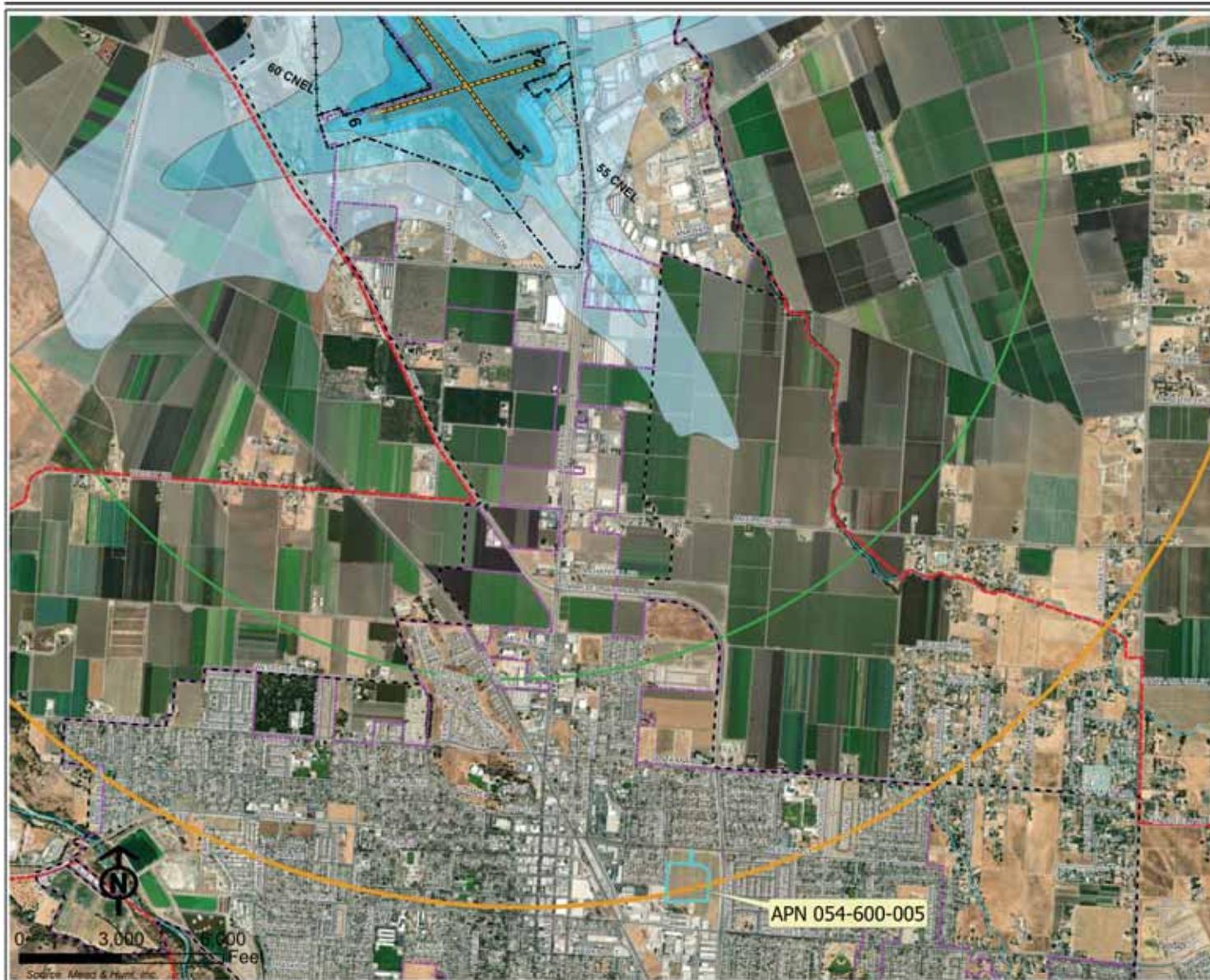
1. ALUC Review Area 1 encompasses locations where all four factors (noise, safety, airspace protections, and overflight) represent compatibility concerns. The boundary is a composite of the outer limits of the CNEL 55 noise contour and safety zone 6.
2. ALUC Review Area 2 includes locations where airspace 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 2026

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'
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- Roads
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- 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

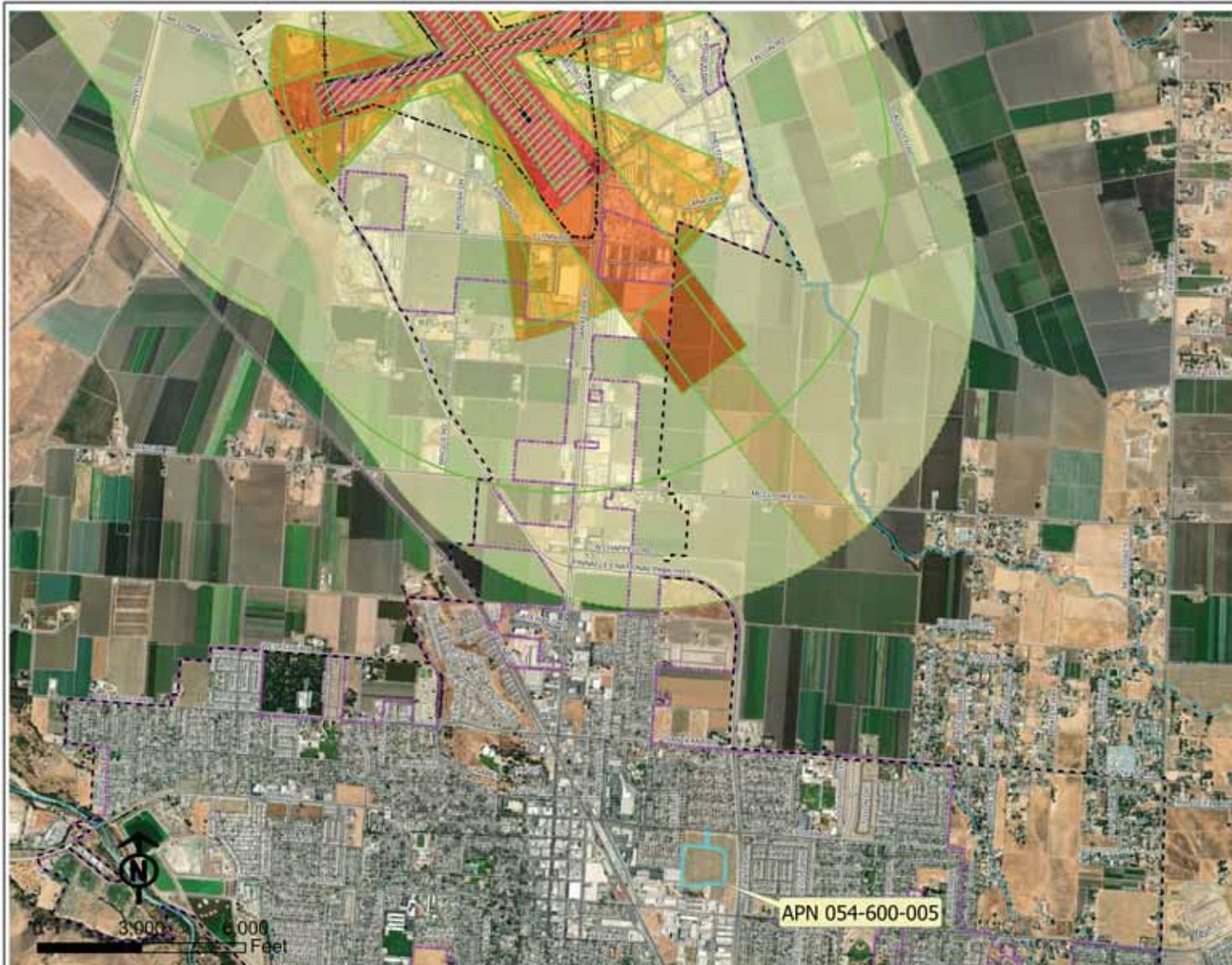
1. See Section 3.2 and Table 1 for noise policies and criteria.
2. Aviation easement dedication required in areas exposed to noise levels of CNEL 55 dB or greater (see Policies 3.2.7 and 4.1.1).
3. Noise contours source: Mead & Hunt, Inc., using INM 7.0a (Sept. 2009). Composite of future aircraft activity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

**Hollister Municipal Airport
Land Use Compatibility Plan**

February 2026

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
 - Existing Runway- 13-31 length: 6,350', 6-24 length: 3,150'
 - Future Runway- 13-31 length: 7,000', 6-24 length: 3,357'
 - Roads
 - Railroads
 - Rivers

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

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

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

**Hollister Municipal Airport
Land Use Compatibility Plan**

February 2026

Exhibit 3-6

**Compatibility Factors:
Safety**

Source: Mead & Hunt, Inc.



Legend

- Existing Airport Property
- Future Property Acquisition
- Hollister City Limits
- Hollister Sphere of Influence
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- Parcels
- Existing Runway- 13-31 length: 6,350', 6-24 length: 3,150'
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- Rail Roads
- Rivers

Policy Boundaries

- Airspace Protection Zone

Notes

**Hollister Municipal Airport
Land Use Compatibility Plan**

February 2026

**Compatibility Policy Map:
Airport Protection Zone**

an aviation easement, overflight easement, or other type of easement, an overflight notification is not a conveyance of property rights. However, like an easement, an overflight notification is recorded on the property deed and therefore remains in effect with sale of the property to subsequent owners. Overflight notifications are generally appropriate in areas outside the 60 dB CNEL noise contour, outside Safety Zones, and within areas where the height of structures and other objects would not pose a significant potential of being airspace obstruction hazards.

- > **Real Estate Disclosure**—A less definitive, but more all-encompassing, form of buyer awareness measure is for the ALUC and local jurisdictions to establish a policy indicating that information about an airport's influence area should be disclosed to prospective buyers of all airport-vicinity properties prior to transfer of title. The advantage of this type of program is that it applies to previously existing land uses as well as to new development. The requirement for disclosure of information about the proximity of an airport has been present in state law for some time, but legislation adopted in 2002 and effective in January 2004 explicitly ties the requirement to the airport influence areas established by airport land use commissions (see Appendix B for excerpts from sections of the Business and Professions Code and Civil Code that define these requirements). With certain exceptions, these statutes require disclosure of a property's location within an airport influence area under any of the following three circumstances: (1) sale or lease of subdivided lands; (2) sale of common interest developments; and (3) sale of residential real property. In each case, the disclosure statement to be used is defined by state law as follows:

NOTICE OF AIRPORT IN VICINITY

This property is presently located in the vicinity of an airport, within what is known as an airport influence area. For that reason, the property may be subject to some of the annoyances or inconveniences associated with proximity to airport operations (for example: noise, vibration, or odors). Individual sensitivities to those annoyances can vary from person to person. You may wish to consider what airport annoyances, if any, are associated with the property before you complete your purchase and determine whether they are acceptable to you.

Tentative Map - Meridian Village

Meritage Homes of California, Inc.

apn 054-600-005-000

Part of Homestead Lot 27 of the Rancho San Justo
Instrument No. 2020-0014106 of Official Records

in the
City of Hollister
San Benito County, California

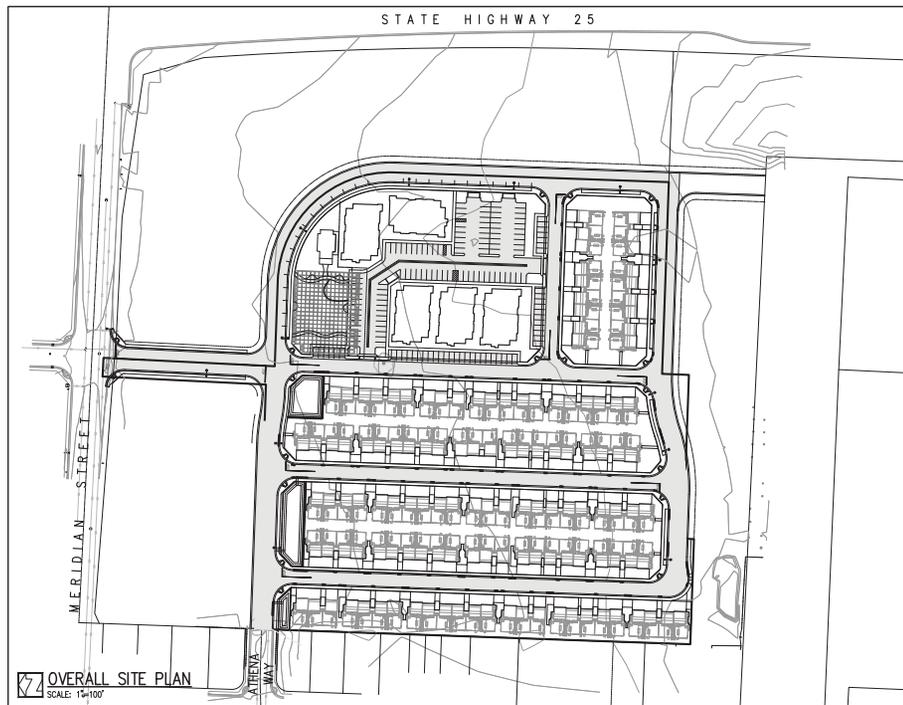
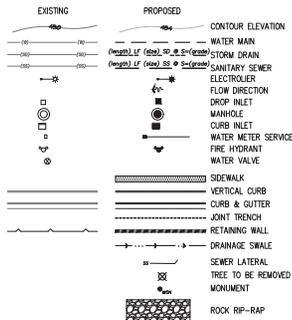


VICINITY MAP
NO SCALE

ABBREVIATIONS

AC ASPHALT CONCRETE	EP EDGE OF PAVEMENT	P.S.E. PUBLIC SERVICE EASEMENT
AB AGGREGATE BASE	ER END OF RETURN	P.S.D.E. PRIVATE SANITARY SEWER EASEMENT
AD AREA DRAIN	ESM EASEMENT	P.S.S.E. PRIVATE SANITARY SEWER EASEMENT
AGG AGGREGATE	(E) EXISTING	P.U.E. PUBLIC UTILITY EASEMENT
BC BEGINNING OF CURVE	EX. EXISTING	PIV POINT OF VERTICAL INTERSECTION
BD BACKFLOW PREVENTER DEVICE	FF FINISH FLOOR	PVC POLYVINYL CHLORIDE PIPE
BLDG BUILDING	FG FINISH GRADE	R RADIUS
BOC BACK OF CURB	FI FIRE HYDRANT	RCP REINFORCED CONCRETE PIPE
BO BLOCK OFF	FL FLOWLINE	R/W RIGHT OF WAY
BOT BOTTOM	FOC FACE OF CURB	RL RAINWATER LEADER
BOW BACK OF WALK	GL GAS LINE	S SLOPE
BW BOTTOM OF WALL	GM GAS METER	SD STORM DRAIN PIPE
BWF BARBRIE FENCE	GB GRADE BREAK	SS SANITARY SEWER PIPE
CATV CABLE TELEVISION	COY CUY WIRE FOR POLE	STM STORM DRAIN MANHOLE
CB CATCH BASIN	GV GATE VALVE	SS MH SANITARY SEWER MANHOLE
C&G CURB & GUTTER	HDPE HIGH DENSITY POLYETHYLENE	SP SERVICE POLE
CURB INLET	HMA HOT MIX ASPHALT	STD STANDARD
C CENTERLINE	HP HIGH POINT	SQ SQUARE
CCP CORRUGATED METAL PIPE	INV INVERT OF PIPE	SW SIDEWALK
CMU CONCRETE MASONRY UNIT	IP IRON PIPE	T TELEPHONE LINE
CO CLEAN OUT	JP JOINT POLE	TEM TEMPORARY BENCHMARK
CONC CONCRETE	JT JOINT TRENCH	TC TOP OF CURB
CONST CONSTRUCTION	LF LINEAR FEET	TCM TREATMENT CONTROL MEASURES
DOCV DOUBLE DETECTOR CHECK	LP LOW POINT	TFC TOP FACE OF CURB
VALVE ASSEMBLY	MAX MAXIMUM	TO TOP OF GRATE
DI DROP INLET	MIN MINIMUM	TOB TOP OF BANK
DIP DUCTILE IRON PIPE	N.I.C. NOT IN CONTRACT	TOE TOE OF BANK
DMA DRAINAGE MANAGEMENT AREA	(N) NEW	TW TOP OF WALL
DS DOWNSPOUT	OHU OVERHEAD UTILITY	TYP TYPICAL
DWY DRIVEWAY	(P) PROPOSED	W WATER LINE
E ELECTRIC LINE	PO PULL BOX	WM WATER METER
EC END OF CURVE	PCC PORTLAND CONCRETE CEMENT	WV WATER VALVE
EG EXISTING GRADE	PL PROPERTY LINE	
ELEV ELEVATION	PRC POINT REVERSE CURVE	

LEGEND



BENCHMARK

BENCHMARK ID: BM 24
ELEVATION: 279.24 FEET

DESCRIPTION:
BENCHMARK AT THE INTERSECTION OF RAKOVICH WAY AND FOURTH STREET AT THE SOUTHWEST CURB RETURN ALONG FOURTH STREET 50 FEET FROM THE CENTERLINE OF RAKOVICH WAY.

FLOODZONE STATEMENT

COMMUNITY PANEL NUMBER: 0609001800
COMMUNITY NUMBER: 060908 (CITY OF HOLLISTER)
MAP REVISED: APRIL 16, 2009

PROJECT IS LOCATED IN ZONE X

ZONE X
AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

BASIS OF BEARINGS

THE BASIS OF BEARINGS OF THESE PLANS ARE BASED ON THE CENTERLINE OF MERIDIAN STREET AS FOUND MONUMENTED AND RECORDED AS NORTH 87° 11' 20" WEST ON THE "RECORD OF SURVEY", FILED IN 14 OF MAPS, PAGE 42, SAN BENITO COUNTY RECORDS.

APPLICANT/OWNER

STEWART FAMILY
331 SANTA ROSA DRIVE
LOS GATOS, CA 95032
TELE: 408 666-0000

CIVIL ENGINEER

HANNA-BRUNETTI
7651 EDGEBERRY STREET
GROVEY, CA 95020
OFFICE: 408 842-2173
EMAIL: ENGINEER@HANNABRUNETTI.COM

ARCHITECT

KEVIN L. BROOK ARCHITECT, INC.
1360 REYNOLDS AVENUE - SUITE 110
IRVINE, CA 92614
OFFICE: 949 660-1587

**PRELIMINARY PLANS
NOT FOR CONSTRUCTION**

DATE:
HANNA - BRUNETTI

AMANDA JOY MUSTY-VERDEL
RCE 69278



LEGAL DESCRIPTION

REAL PROPERTY IN THE CITY OF HOLLISTER, COUNTY OF SAN BENITO, STATE OF CALIFORNIA DESCRIBED AS

PARCEL D-ONE:

THAT PART OF HOMESTEAD LOT 27 OF THE RANCHO SAN JUSTO ACCORDING TO THE MAP THERE FILED IN BOOK 1 OF MAPS, AT PAGE 44, SAN BENITO COUNTY RECORDS BEING A PORTION OF THE LANDS SHOWN ON THAT RECORD OF SURVEY THEREOF RECORDED DECEMBER 20TH, 2008 IN BOOK 14 OF MAPS, AT PAGE 42, SAN BENITO COUNTY RECORDS BOUND AND PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE WEST LINE OF SAID HOMESTEAD LOT 27 THAT IS IN THE EAST LINE OF ATHENA WAY AS SHOWN ON THAT MAP THEREOF RECORDED IN BOOK 13 OF MAPS, AT PAGE 38, SAN BENITO COUNTY RECORDS; SAID POINT BEING ALSO SOUTH 210°09' WEST, 306.22 FEET FROM THE INTERSECTION OF THE CENTERLINE OF MERIDIAN STREET WITH SAID WEST LINE OF LOT 27; THENCE FROM SAID POINT OF BEGINNING SOUTH 87°50'51" EAST, 48.89 FEET; THENCE NORTH 248°54' WEST, 288.42 FEET TO A POINT IN THE SOUTH LINE OF MERIDIAN STREET AS DEDICATED TO THE CITY OF HOLLISTER IN RECORDER'S FILE NUMBER 9307616; THENCE ALONG SAID SOUTH LINE SOUTH 87°12'21" EAST, 32.00 FEET TO A POINT THAT IS SOUTH 248°54' WEST, 20.00 FEET FROM THE MONUMENT AT THE CENTERLINE INTERSECTION OF MERIDIAN STREET AND WATKINS WAY; THENCE LEAVING SAID SOUTH LINE SOUTH 248°54' WEST, 283.94 FEET; THENCE SOUTH 87°50'51" EAST, 145.52 FEET; THENCE ALONG A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 183.50 FEET, THROUGH A CENTRAL ANGLE OF 90°00'00" FOR AN ARC LENGTH OF 38.88 FEET; THENCE SOUTH 270°00' WEST, 47.00 FEET; THENCE THENCE NORTH 87°50'51" WEST, 308.64 FEET; THENCE SOUTH 270°00' WEST, 46.00 FEET; THENCE THENCE NORTH 87°50'51" WEST, 280.77 FEET; THENCE SOUTH 270°00' WEST, 18.63 FEET; THENCE THENCE NORTH 87°50'51" WEST, 180.19 FEET TO A POINT IN SAID WEST LINE OF HOMESTEAD LOT 27; THENCE ALONG SAID WEST LINE NORTH 270°00' EAST, 742.59 FEET TO THE POINT OF BEGINNING.

THIS LEGAL DESCRIPTION IS MADE PURSUANT TO THAT CERTAIN CERTIFICATE APPROVING A LOT LINE ADJUSTMENT NO. 07-510, RECORDED JULY 17, 2007 AS INSTRUMENT NO. 2007-000949 OF OFFICIAL RECORDS.

EXCEPTING THEREFROM THAT PORTION OF LAND LYING WITHIN PARCEL 25-24A THAT CONDONED TO THE COUNTY OF SAN BENITO IN FINAL ORDER OF CONDEMNATION RECORDED JANUARY 11, 2007 AS INSTRUMENT NO. 2007-000035.

PARCEL D-TWO:

NON-EXCLUSIVE EASEMENTS FOR INGRESS AND EGRESS FOR VEHICULAR AND PEDESTRIAN PASSAGE, UTILITY FACILITIES OVER THE COMMON AREAS AS DEFINED IN THE EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED AUGUST 3, 2007 AS INSTRUMENT NO. 2007-000820 OF OFFICIAL RECORDS OF SAN BENITO COUNTY.

NOTES

CITY SERVICES:
SANITARY SEWER - CITY OF HOLLISTER
STORM DRAIN - CITY OF HOLLISTER
WATER - CITY OF HOLLISTER
ELECTRIC - PACIFIC GAS & ELECTRIC CO.
CATV - SPECTRUM
TELEPHONE - FRONTIER
TRASH - RECOLOGY

TOTAL NUMBER OF LOTS:
5 LOTS AND 5 PARCELS

PUBLIC UTILITIES ARE TO BE INSTALLED WITHIN RIGHT-OF-WAY OR PUBLIC UTILITY EASEMENT

TENTATIVE MAP FOR CONDO PURPOSES; UP TO 129 CONDOS

BUILDING SETBACKS PER SHEET C4 FOR CONDOS AND 5 FEET FOR APARTMENTS

HOME OWNERS ASSOCIATION (HOA) TO OWN AND MAINTAIN ALL TREATMENT AND PRE-TREATMENT

SHEET INDEX

- C1 COVER SHEET
- C2 EXISTING SITE CONDITIONS
- C3 DEVELOPMENT SITE PLAN
- C4 TENTATIVE MAP
- C5 GRADING PLAN
- C6 UTILITY PLAN
- C7 STORMWATER CONTROL PLAN
- C8 STORMWATER CONTROL PLANS DETAILS

Tentative Map
 Meridian Village - Meritage Homes of California, Inc.
 SAN BENITO COUNTY
 CITY OF HOLLISTER
 JANUARY 2024

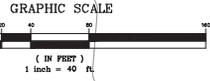
DATE:	JANUARY 2024
HORIZ. SCALE:	NONE
VERT. SCALE:	NONE
DESIGNED BY:	AM
CHECKED BY:	TM
DRAWN BY:	TM

REVISIONS:	
DISCREPANCY	
DATE:	
SHEET	C1
JOB NO.	20076

THE USE OF THESE PLANS AND SPECIFICATIONS SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED AND PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH USE. REPRODUCTION OR PUBLICATION BY ANY METHOD, IN WHOLE OR IN PART, IS PROHIBITED. THESE PLANS AND SPECIFICATIONS REMAINS IN THE ENGINEER WITHOUT FURTHER DUTY. VISUAL CONTRACTS WITH THESE PLANS AND SPECIFICATIONS SHALL CONSTITUTE A FRAUDULENT EVIDENCE OF THE ACCEPTANCE OF THESE RESTRICTIONS.

THE USE OF THESE PLANS AND SPECIFICATIONS SHALL BE RESTRICTED TO THE ORIGINAL SET FOR WHICH THEY WERE PREPARED AND PUBLICATION THEREOF IS EXPRESSLY LIMITED TO THE INFORMATION AND SPECIFICATIONS AS PUBLISHED BY ANY METHOD IN WHOLE OR PART IS PROHIBITED. THE USER OF THESE PLANS AND SPECIFICATIONS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND SPECIFICATIONS SHALL CONSTITUTE FINAL EVIDENCE OF THE ACCEPTANCE OF THESE RESTRICTIONS.

**PRELIMINARY PLANS
NOT FOR CONSTRUCTION**



SUMMARY
 ASSESSOR'S PARCEL NUMBER: 054-600-005-000
 TOTAL SITE AREA: 12.752 ACRES
 EXISTING LAND USE: VACANT - NO EXISTING STRUCTURES EXISTING
 ZONING: NEIGHBORHOOD MEDIUM-DENSITY RESIDENTIAL (NMDR)
 PROPOSED LAND USE: RESIDENTIAL
 EXISTING GENERAL PLAN: MEDIUM-DENSITY RESIDENTIAL
 NOT IN SEISMIC SPECIAL STUDIES ZONE
TOTAL:
 UNITS: 219 (90 APARTMENTS AND 129 MULTIFAMILY)
 ROADWAYS: 4.07 AC
 NET ACRES: 6.68 ACRES
 DENSITY: 25.2 UNITS/ACRE

FLOOR AREA:
 1 UNIT TOWNHOME - 3307 SQ FT (8 BLDGS) = 26,456 SQ FT
 4 UNIT TOWNHOME - 4496 SQ FT (8 BLDGS) = 35,968 SQ FT
 5 UNIT TOWNHOME - 5541 SQ FT (5 BLDGS) = 27,705 SQ FT
 6 UNIT TOWNHOME - 6666 SQ FT (5 BLDGS) = 53,328 SQ FT
 APARTMENT - 12,525 SQ FT (5 BLDGS) = 62,625 SQ FT
TOTAL = 206,082 SQ FT

PARKING REQUIRED:
 258 STALLS - MULTI FAMILY 2 SPACES PER UNIT
 135 STALLS - APARTMENT 1.5 SPACES PER UNIT
 23 STALLS - APARTMENT 1 SPACES PER 4 UNITS - GUEST
 416 STALLS - PROJECT TOTAL REQUIRED

PARKING PROVIDED (9'x18'):
 149 PARKING SPACES (5 ADA) - APARTMENTS
 556 PARKING SPACES (2 GARAGE, 2 OFFSTREET) - MULTIFAMILY
 665 STALLS - PROJECT TOTAL PROVIDED

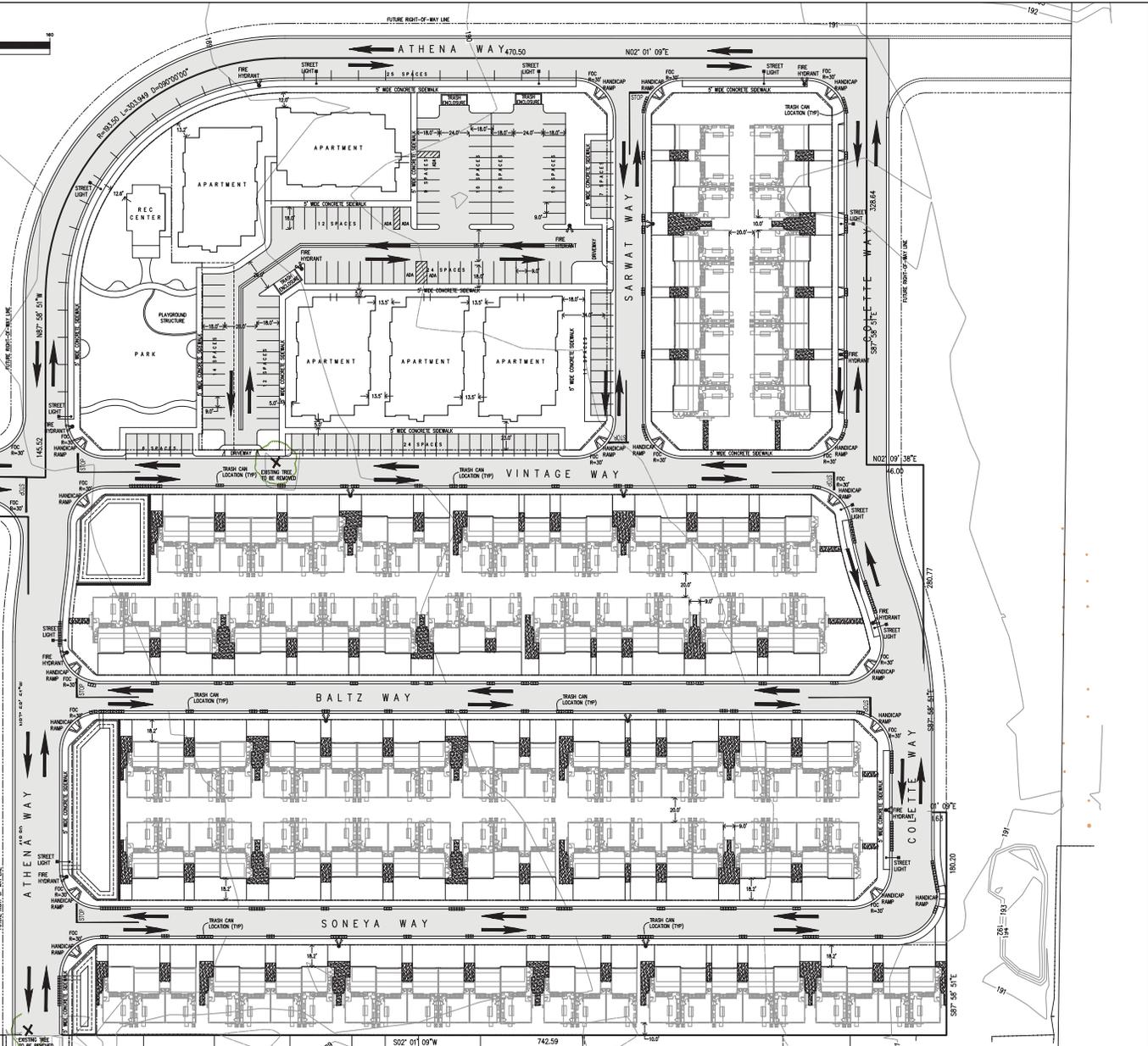
BIKE PARKING:
 REQUIRED 16 STALLS, 16 STALLS PROVIDED

PROPOSED LOTS:
 5 LOTS + 5 PARCELS
 129 CONDOMINIUMS

LOT COVERAGE

LOT AREA	BUILDING FOOTPRINT AREA	PERCENT COVERAGE
LOT 1 89,104 SF	63,974 SF	71.8%
LOT 2 40,008 SF	19,246 SF	48.1%
LOT 3 85,861 SF	46,686 SF	54.4%
LOT 4 99,205 SF	49,012 SF	49.5%
LOT 5 50,163 SF	27,813 SF	55.4%

OPEN SPACE
 PRIVATE - 32,250 SF (250SF/CONDO YARD)
 6,120 SF APARTMENT BALCONIES
 16,170 PARK & REC ROOM
TOTAL - 54,540 SF - 14.4%



DATE	REVISIONS:	DESCRIPTION	BY:

HANNA-BRUNETTI
 CIVIL ENGINEERS & LAND SURVEYORS
 CONSTRUCTION MANAGERS
 1851 ELLIOTT STREET #400 • HOLLISTER, CA 95024
 OFFICE (408) 942-4173
 EMAIL: ENGINEERING@HANNA-BRUNETTI.COM

DATE: JANUARY 2024
 HORIZ. SCALE: 1"=40'
 VERT. SCALE: NONE
 DESIGNED BY: AM
 CHECKED BY: AM
 DRAWN BY: T.M.

done: Hanna - Brunetti
 Amanda Joy Massey-Veral
 R.C.E. # 69278

REFERENCES

CITY OF HOLLISTER
 JANUARY 2024

Development Site Plan

Meritage Homes - apn 054-600-005-000

SAN BENITO COUNTY
 CALIFORNIA

SHEET
C3
 OF
20076

