



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

- DATE:** Thursday, April 16, 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: 831-9797-1018 and Passcode: 936438

*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 February 19, 2026 – Gomez
5. FIND the Proposed Project, Associated with Assessor Parcel Number 051-140-0160, Located at Bert Drive in the City of Hollister, CONSISTENT with the 2012 Hollister Municipal Airport Land Use Compatibility Plan – Borick

### **Adjourn to ALUC Meeting on May 21, 2026. Agenda deadline is May 5, 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](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 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 April 16, 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 10<sup>th</sup> day of April 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](http://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  
February 19, 2026, at 4:00 P.M.

ACTION MINUTES

MEMBERS PRESENT:

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

MEMBERS ABSENT:

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:

Chair Velazquez called the meeting to order at 6:09 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, Stephens, Kosmicki, Morris-Lopez, Alt. Picha

No:                     None

Recused:            None

Abstention:        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.

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

There was no public comment on the Consent Agenda.

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

Motion: Director Kosmicki    Second: Director Stephens

Motion carried: 5/0

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

No: None

Recused: None

Abstention: None

**ADJOURNMENT:**

There being no further business to discuss, Director Morris-Lopez motioned to adjourn at 6:10 p.m.

Motion seconded by Director Kosmicki.

Motion carried: 5/0

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

No: None

Recused: None

Abstention: None

**ADJOURN TO ALUC MEETING MARCH 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:** April 16, 2026

### Recommendation:

FIND the proposed project, associated with Assessor Parcel Number 051-140-0160, located at 2401 Bert Drive in the City of Hollister, CONSISTENT with the 2012 Hollister Municipal Airport Land Use Compatibility Plan.

### Summary:

The Airport Land Use Commission (ALUC) application for Assessor Parcel Number 051-140-0160 (Attachment 1) was reviewed for consistency with the adopted 2012 Hollister Municipal Airport Use Compatibility Plan and was found to be consistent with the Plan's policies.

### Background/ Discussion:

The ALUC received a referral development application from the City of Hollister for a Consistency Determination. Specific 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:*

Teknova, a firm specializing in critical reagent manufacturing, is proposing interior improvements to an existing 366,204-square-foot warehouse facility in the City of Hollister. The applicant intends to use the facility for the warehousing and distribution of raw materials and finished goods. Some of the materials stored at the facility would be considered hazardous and flammable. No manufacturing activities are proposed at this location, and no exterior renovations are planned. The project is subject to ALUC considerations associated with Indoor Storage and Research & Development land uses.

The project proposes the integration of two existing, currently unused walk-in refrigerators for the storage of temperature-sensitive materials. Additionally, two new premanufactured H-3 occupancy-ready storage enclosures will be installed within the facility to safely accommodate

limited quantities of hazardous solvents and other materials. These storage units provide fire-rated separation, hazardous material secondary containment, fire suppression, detection and notification systems, and electrically classified components.

The project proposes interior workspace improvements to support inspection and shipping activities, including the establishment of Quality Operations workspaces and the installation of packaging and labeling equipment to facilitate the timely shipment of finished goods. Minor interior renovations to the existing office space will also occur to accommodate workstations and general storage needs. Upon completion of the proposed improvements, the project site is expected to accommodate approximately 25 to 30 personnel during operations.

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:

- *3.2.4 Evaluating Noise Compatibility around Hollister Municipal Airport.*
- *3.2.6 Maximum Acceptable Interior Noise Levels*

The project site, APN: 051-140-0160, is located within both the 55–60 dB and 60–65 dB Hollister Airport Noise Impact Zones (Attachment 3). However, only the 55–60 dB Noise Impact Zone is applicable to this determination because all proposed project components are located within that impact zone.

Indoor Storage and Research & Development land uses are acceptable in the 55–60 dB Noise Impact Zone.

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:

- *3.3.3 Factors Considered in Setting Safety Compatibility Criteria*
- *3.3.6 Nonresidential Development Criteria*
- *3.3.7 Methods for Calculating Nonresidential Intensity*

- *3.3.8 Land Uses of Special Concern*

The project site, APN: 051-140-0160, is located within four Hollister Airport Safety Zones, Safety Zones 2, 3, 4, and 6 (Attachment 4). However, only Safety Zones 4 and 6 are applicable to this application because all proposed project components are located within these zones, with the vast majority of the project being located in Safety Zone 4.

The project is expected to have a single acre usage intensity of 7.48 people per acre. This is an acceptable single acre usage intensity for Indoor Storage and Research & Development land uses in Safety Zones 4 and 6.

The project will involve flammable and corrosive materials, which are of particular concern in the event of an aircraft accident. To prevent the release of these hazardous materials, the project includes the installation of two new premanufactured H-3 occupancy-ready storage enclosures to safely accommodate limited quantities of solvents and other materials. These storage units feature fire-rated separation, hazardous material secondary containment, fire suppression, detection and notification systems, and electrically classified components. The use of such enclosures is common in warehouse settings. The hazardous materials storage units are located within Safety Zone 4. Under the ALUCP, the storage of hazardous materials associated with Indoor Storage and Research & Development land uses in Safety Zone 4 is conditional upon implementing special measures to minimize hazards in the event of an aircraft strike. Proposed project components satisfy this requirement.

The Project is consistent with all ALUCP Safety Policies, provided that hazardous materials are adequately contained to prevent release in the event of an aircraft accident, and that the proposed hazardous materials storage enclosures are properly maintained and used in accordance with their intended capacity during operations.

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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:

- *There are no applicable Airspace Protection Policies*

The proposed project does not feature any exterior changes, nor is expected to increase wildlife activity that may obstruct airport operations.

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

- *3.5.5 Evaluating Overflight Compatibility around Hollister Municipal Airport*

Overflight Policies do not apply to nonresidential development.

The Project is consistent with all ALUCP Overflight Policies.

### **Financial Impact:**

There is no financial impact.

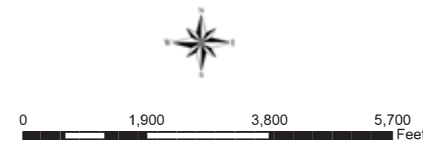
### **Attachments:**

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



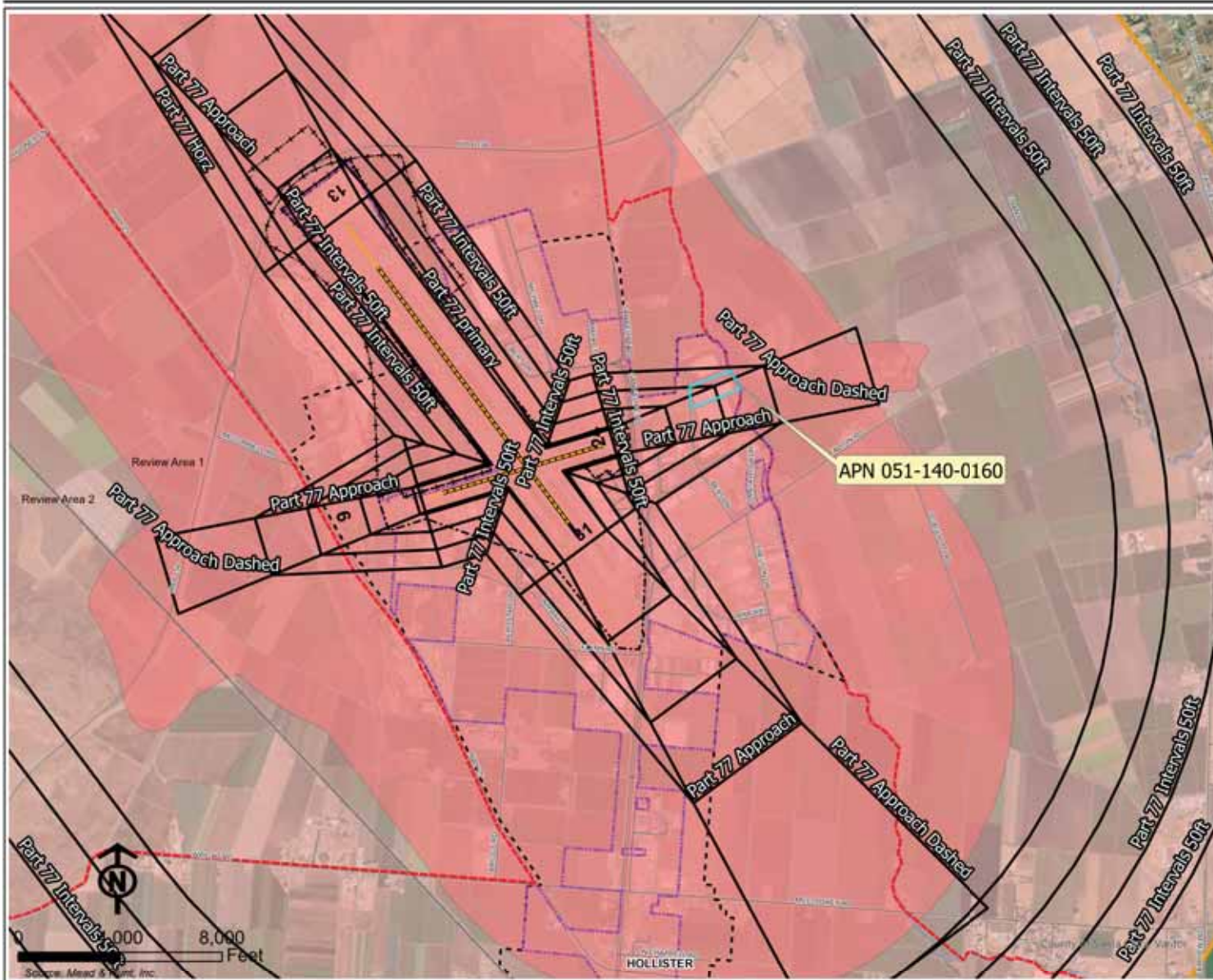
- Legend**
- Existing Airport Property
  - Future Property Acquisition
  - Hollister City Limits
  - Hollister Sphere of Influence
  - Hollister Planning Area Boundary
  - Existing Runway- 13-31 length: 6,350', 6-24 length: 3,150'
  - Future Runway- 13-31 length: 7,000', 6-24 length: 3,357'
  - Roads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

April 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<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 2026

Map 1

**Compatibility Policy Map:  
Airport Influence Area**



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
- 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**

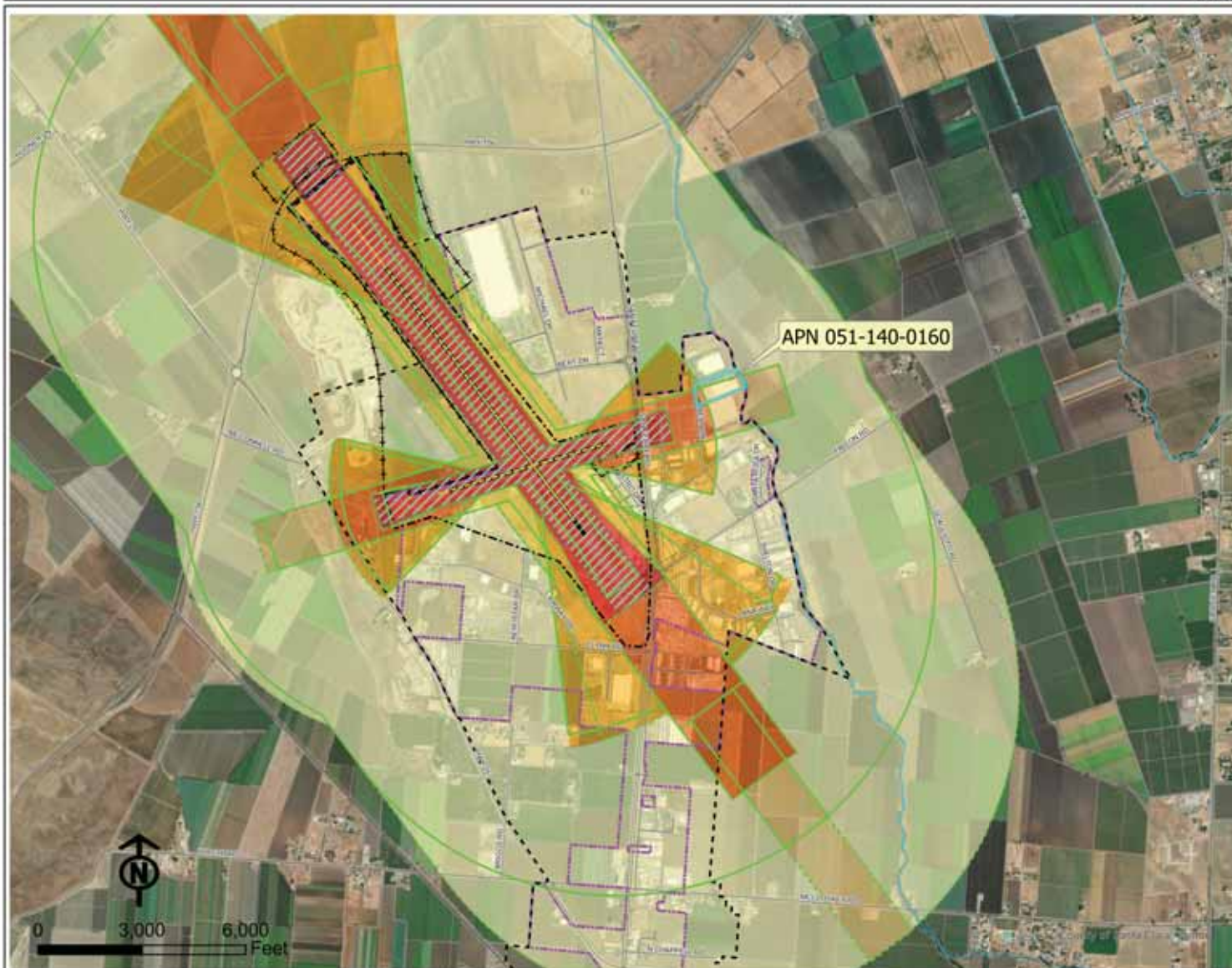
1. See Section 3.2 and Table 1 for noise policies and criteria.
2. Aviation easement dedication required in areas exposed to noise levels of CNEL 55 dB or greater (see Policies 3.2.7 and 4.1.1).
3. Noise contours source: Mead & Hunt, Inc., using INM 7.0a (Sept. 2009). Composite of future aircraft activity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

**Hollister Municipal Airport  
Land Use Compatibility Plan**

April 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 <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**

April 2026

Exhibit 3-6

**Compatibility Factors:  
Safety**

Source: Mead & Hunt, Inc.

SYMBOLS

SYMBOLS: A grid of symbols and their corresponding descriptions for architectural elements like columns, doors, windows, equipment, and various utility lines.

ABBREVIATIONS

ABBREVIATIONS: A comprehensive list of abbreviations used in architectural drawings, such as JAN for JANITOR, LAB for LABORATORY, and various material and construction codes.

OCCUPANCY & TEMPORARY COOLER FOR:

TEKNOVA INC

2401 BERT DRIVE HOLLISTER, CALIFORNIA 95023

PROJECT INFORMATION

PROJECT INFORMATION: A table containing project details such as AP NUMBER (05-140-016-000), LOT AREA (366,204 S.F.), PROJECT ADDRESS (2401 BERT DRIVE), OWNER (STAG CA HOLDINGS), ZONING (M-1, LIGHT INDUSTRIAL), OCCUPANCY GROUP (SEE AO.2), and BUILDING AREA (174,720 S.F.).

SHEET INDEX

SHEET INDEX: A table listing architectural sheets including AO.1 (TITLE SHEET), AO.2 (CODE COMPLIANCE SHEET), A1.0 (SITE PLAN), and A2.0 through A3.1 (various floor plans and elevations).



IN STUDIO ARCHITECTURE 250 MAIN STREET SALINAS, CA 93901 831.320.2655



CLIENT: TEKNOVA INC

PROJECT: OCCUPANCY & TEMPORARY COOLER

2401 BERT DRIVE HOLLISTER, CA 95023

SHEET: TITLE SHEET

PROJECT NUMBER: 2189.1 ISSUED: 11-25-2025 DRAWN BY: HS / MV CHECKED BY: LV / AR FILENAME: -

A0.1

ARCHITECT

ISA IN STUDIO ARCHITECTURE 250 MAIN ST. SALINAS, CA 93901 831.320.2655

STRUCTURAL PACIFIC ENGINEERING GROUP 30 RYAN COURT, SUITE 200 MONTEREY, CA 93940 831.333.0644

ELECTRICAL

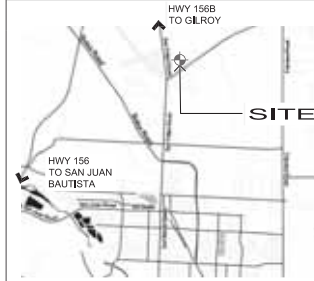
AURUM CONSULTING ENGINEERS 404 W. FRANKLIN STREET, SUITE 100 MONTEREY, CA 93940 831.646.3390

MECHANICAL

CYRESS ENGINEERS 8 HARRIS COURT, SUITE A9 MONTEREY, CA 93940 831.216.1002

DEFERRED APPROVALS





- 1. FIRE SPRINKLERS, FIRE SUPPRESSION
2. FIRE ALARM






VICINITY MAP





**LEGEND**

-  B BUSINESS USE
-  S-1 STORAGE USE
-  H-3 STORAGE
-  AREA NOT IN SCOPE

-  (N) 1-HR RATED DEMISING WALL W/ 45 MIN RATED DOORS
-  EXIT ACCESS TRAVEL DISTANCE

 # OF OCCUPANTS  
DIRECTION OF EGRESS

-  OCCUPANCY
-  OCCUPANT LOAD
-  OCCUPANT LOAD FACTOR, PER TABLE 1004.1.1
-  EXIT SIGN
-  PANIC HARDWARE

**BUILDING OCCUPANT LOAD SUMMARY**

STORY	USE FACTOR	AREA PER USE (SF)	OL	OL PROVIDED	TOTAL	EXITS (PROVIDED)
SINGLE STORY	B	3,645	1:150	25	236	2
	S-1	105,800	1:500	211.76 = 212		9
	H-3	354	1:500	.78 = 1		2

**PLUMBING FIXTURES**

2022 CPC - TABLE 422.1 B OCC. - 3,645/150 = 25 OCCUPANTS  
 MALE OCCUPANTS = 13  
 FEMALE OCCUPANTS = 12  
 2022 CPC - TABLE 422.1 S-1 OCC. - 105,800/4000 = 27 OCCUPANTS  
 MALE OCCUPANTS = 14  
 FEMALE OCCUPANTS = 14  
 2022 CPC - TABLE 422.1 H-3 OCC. - 354/4000 = 1 OCCUPANTS  
 MALE OCCUPANTS = 1  
 FEMALE OCCUPANTS = 1

OCCUPANT (TOTAL)	WC		URINAL		LAV		SHOWERS		DRINKING FOUNTAINS	SERVICE SINK
	M	F	M	F	M	F	M	F		
REQUIRED	28 M		1		1		-		1	1
PROVIDED	3	4	3	2	2	-	-	-	N/A PER CPC 415.2	1

**BUILDING INFORMATION**

PER 2022 BUILDING CODE  
 PROJECT: (C) BUILDING UPGRADES & IMPROVEMENTS FOR TEKNOVA NEW OCCUPANCY TO EXISTING SPACE  
 BUILDING OCCUPANCY: MIXED: B, S-1, & H-3  
 BUILDING AREA: 109,930 S.F. (AREA OF WORK WITHIN EXISTING BUILDING)  
 FIRE RESISTIVE REQUIREMENTS PER TABLE 601.1:  
 BUILDING ELEMENT RATING (HOURS)  
 STRUCTURAL FRAME 0  
 BEARING WALLS: EXTERIOR 0, INTERIOR 0  
 NON-BEARING WALLS & PARTITIONS: EXTERIOR SEE BELOW, INTERIOR 0  
 FLOOR CONSTRUCTION (INCLUDING SUPPORTING BEAMS & JOISTS) 0  
 ROOF CONSTRUCTION (INCLUDING SUPPORTING BEAMS & JOISTS) 0  
 FIRE RESISTANCE RATING REQUIREMENTS FOR EXTERIOR WALLS PER FIRE SEPARATION DISTANCE (PER TABLE 602 FOR TYPE 5B CONSTRUCTION)  
 FIRE SEPARATION DISTANCE (X) RATING FOR GROUP R-1:  
 X < 5FT. 1 HOUR  
 5FT < X < 10FT 1 HOUR  
 10FT < X < 30FT NONE  
 X > 30FT NONE  
 OCCUPANCY SEPARATION: 1 - HR @ H-3 / S-1 (TABLE 508.4)  
 WALL RATINGS: 1 STORY, TYPE II-B BUILDING : NOT REQUIRED  
 ROOF ASSEMBLY RATINGS: TYPE II-B BUILDING : NOT REQUIRED  
 SHAFT ENCLOSURES: NONE PROPOSED  
 EXIT ENCLOSURES: NONE PROPOSED



**IN STUDIO ARCHITECTURE**  
 250 MAIN STREET  
 SALINAS, CA 93901  
 831.320.2655

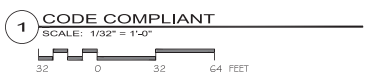
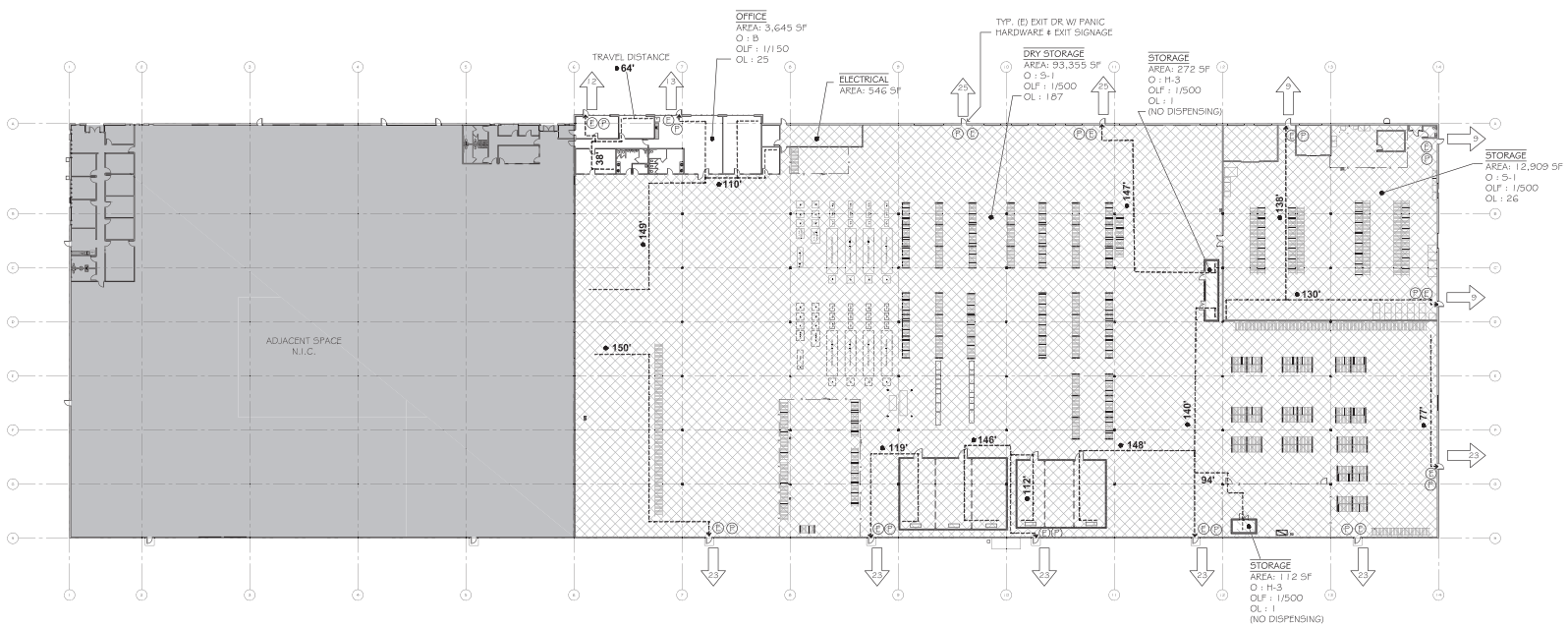


**CLIENT**  
**TEKNOVA INC**






**PROJECT**  
**OCCUPANCY & TEMPORARY COOLER**  
 2401 BERT DRIVE  
 HOLLISTER, CA 95023  
**SHEET**  
**CODE COMPLIANCE SHEET**

PROJECT NUMBER: 2189.1  
 ISSUED: 11-25-2025  
 DRAWN BY: HS / MV  
 CHECKED BY: LV / AR  
 FILENAME:

**A0.2**








**LEGEND**

-  AREA OF WORK
-  LANDSCAPE AREA
-  PAVED AREA
-  PROPERTY LINE
-  6'-0" TALL FENCE

**GENERAL NOTES**

1. EVERYTHING IS EXISTING U.O.N.
2. G.C. TO VERIFY ALL DIMENSIONS IN FIELD AND COORDINATE ALL WORK. NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO COMMENCEMENT OF WORK.

**KEYED NOTES**

-  UTILITIES
  - A. TRANSFORMER
  - B. GAS METER
  - C. SANITARY SEWER
  - D. WATER METER
-  TRUCK LOADING DOCK
-  IRRIGATION CONTROL PANEL
-  FIRE BELL
-  DRIVEWAY / PARKING LOT ACCESS



**IN STUDIO ARCHITECTURE**  
 250 MAIN STREET  
 SALINAS, CA 93901  
 831.320.2655

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IF MODIFICATION TO THESE PLANS IS REQUIRED BY A THIRD PARTY, CONTACT THE ARCHITECT FOR PERMISSION.



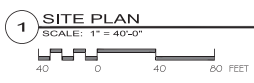
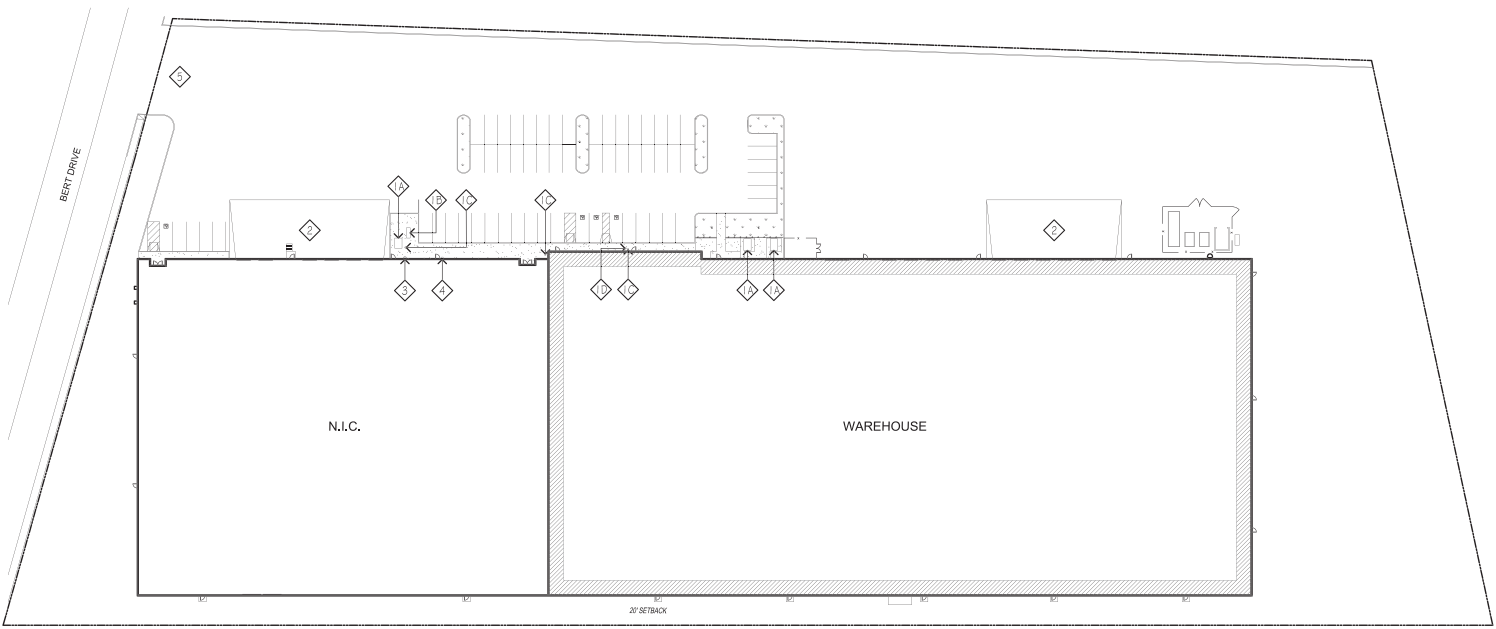
**CLIENT**  
**TEKNOVA INC**

**PROJECT**  
**OCCUPANCY & TEMPORARY COOLER**

2401 BERT DRIVE  
 HOLLISTER, CA 95023

**SHEET**  
**SITE PLAN**

PROJECT NUMBER: 2189.1  
 ISSUED: 11-25-2025  
 DRAWN BY: HS / MV  
 CHECKED BY: LV / AR  
 FILENAME:



**A1.0**

**KEYED NOTES**



**GENERAL NOTES**

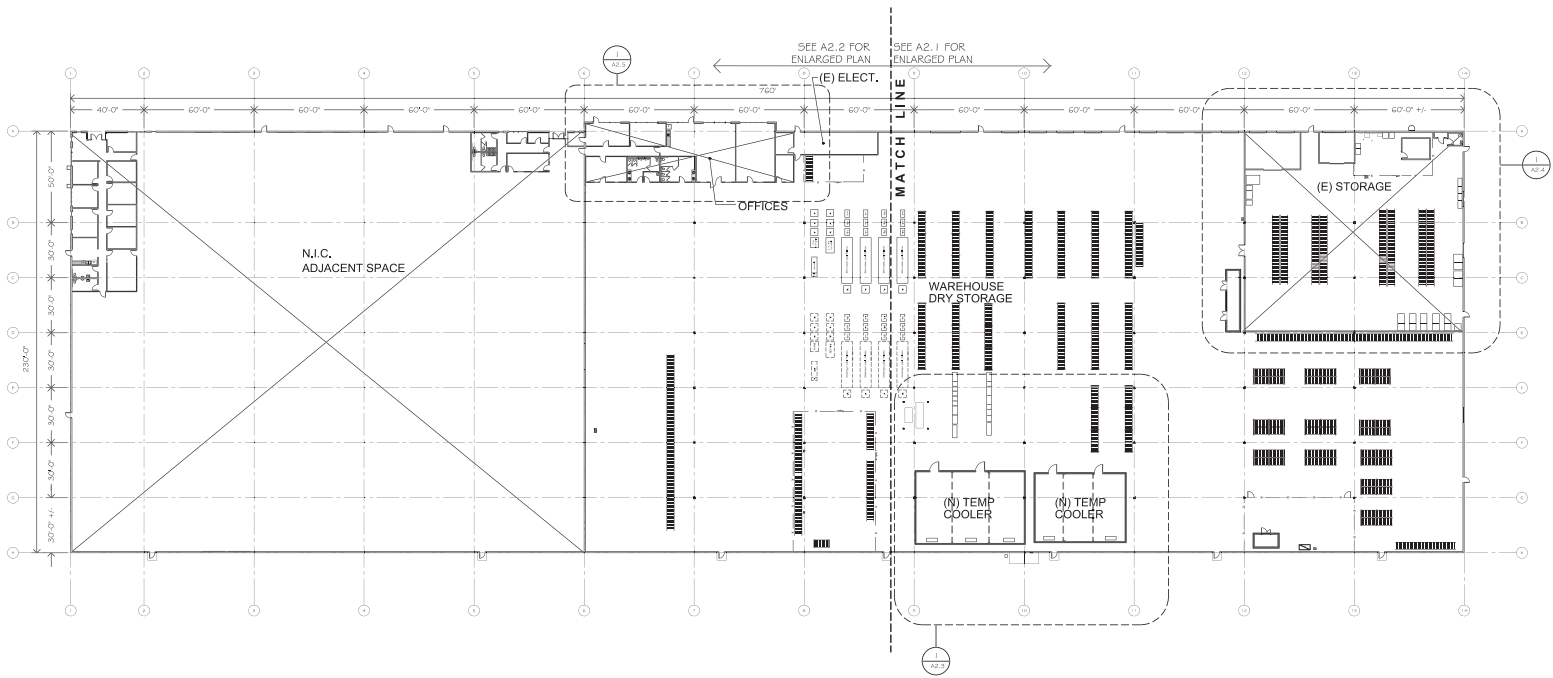
1. EVERYTHING IS EXISTING U.O.N.
2. G.C. TO VERIFY ALL DIMENSIONS IN FIELD AND COORDINATE ALL WORK. NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO COMMENCEMENT OF WORK.



**IN STUDIO ARCHITECTURE**  
 250 MAIN STREET  
 SALINAS, CA 93901  
 831.320.2655



FOR INFORMATION ON THESE PLANS & REPORTS OF A STUDIO ARCHITECTURE, CONTACT: 831.320.2655



**1 OVERALL FLOOR PLAN**  
 SCALE: 1/32" = 1'-0"  
 32 0 32 64 FEET

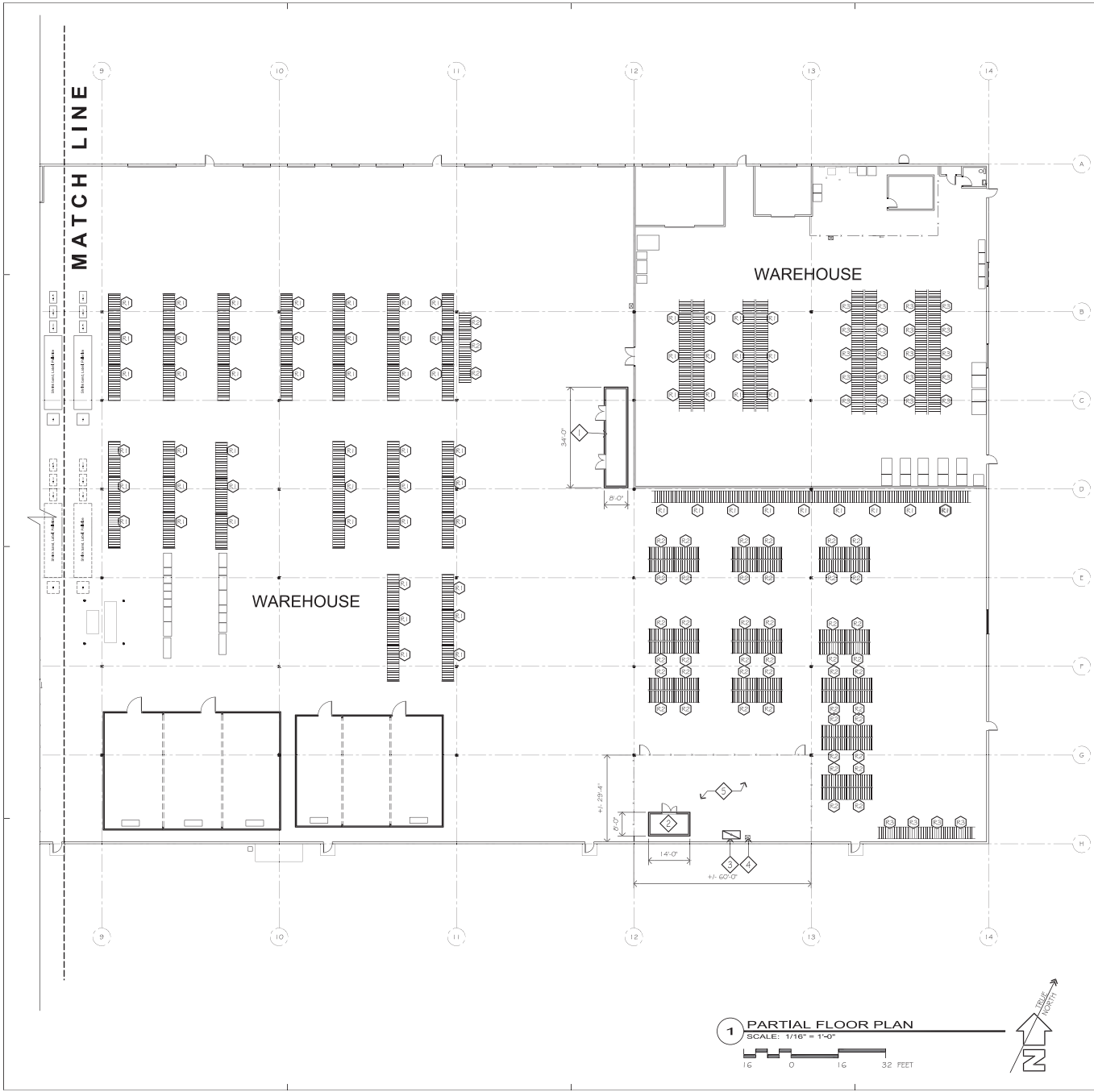


**CLIENT**  
**TEKNOVA INC**

**PROJECT**  
**OCCUPANCY & TEMPORARY COOLER**  
 2401 BERT DRIVE  
 HOLLISTER, CA 95023  
**SHEET**  
**OVERALL FLOOR PLAN**

PROJECT NUMBER: 2189.1  
 ISSUED: 11-25-2025  
 DRAWN BY: HS / MV  
 CHECKED BY: LV / AR  
 FILENAME:

**A2.0**



**1 PARTIAL FLOOR PLAN**  
SCALE: 1/16" = 1'-0"  
16 0 16 32 FEET

**GENERAL NOTES**

- EVERYTHING IS EXISTING U.O.N.
- G.C. TO VERIFY ALL DIMENSIONS IN FIELD AND COORDINATE ALL WORK. NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO COMMENCEMENT OF WORK.

**LEGEND**

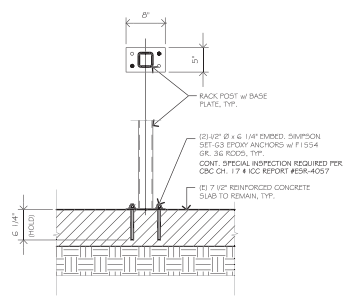
(E) STUD WALL  
 ----- FUTURE WORK

**KEYED NOTES**

- NEW PRE-FAB MODULAR, TYPE 1, SEE 1/A2.G
- NEW PRE-FAB MODULAR, TYPE 2, SEE 2/A2.G
- FUME HOOD
- EYE WASH
- FENCED AREA FOR NON-FLAMMABLE WASTE

**RACK / FURNITURE SCHEDULE**

ITEM No.	DESCRIPTION	HEIGHT	LENGTH	WIDTH
1	STORAGE RACK	15'	12'	4'
2	STORAGE RACK	8'	8'	4'
3	STORAGE RACK	15'	8'	4'
4	STORAGE RACK	15'	10'	4'
5	STORAGE RACK	15'	8'	4'



**2 TYP. RACK ANCHOR DETAIL**  
SCALE: 1" = 1'-0"



**IN STUDIO ARCHITECTURE**  
250 MAIN STREET  
SALINAS, CA 93901  
831.320.2655



**CLIENT**  
**TEKNOVA INC**

**PROJECT**  
**OCCUPANCY & TEMPORARY COOLER**  
2401 BERT DRIVE  
HOLLISTER, CA 95023

**SHEET**  
**PARTIAL FLOOR PLAN**

PROJECT NUMBER: 2189.1  
 ISSUED: 11-25-2025  
 DRAWN BY: HS / MV  
 CHECKED BY: LV / AR  
 FILENAME:

**A2.1**



**IN STUDIO ARCHITECTURE**  
 250 MAIN STREET  
 SALINAS, CA 93901  
 831.320.2655

FOR INFORMATION ON THIS PLAN & REPORT OF A STUDY AND TO CONTACT OUR PROJECTS LIST & PORTFOLIO



**CLIENT**  
**TEKNOVA INC**

**PROJECT**  
**OCCUPANCY & TEMPORARY COOLER**  
 2401 BERT DRIVE  
 HOLLISTER, CA 95023

**SHEET**  
**PARTIAL FLOOR PLAN**

PROJECT NUMBER: 2189.1  
 ISSUED: 11-25-2025  
 DRAWN BY: HS / MV  
 CHECKED BY: LV / AR  
 FILENAME:

**A2.2**

**GENERAL NOTES**

- EVERYTHING IS EXISTING U.O.N.
- G.C. TO VERIFY ALL DIMENSIONS IN FIELD AND COORDINATE ALL WORK. NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO COMMENCEMENT OF WORK.

**LEGEND**

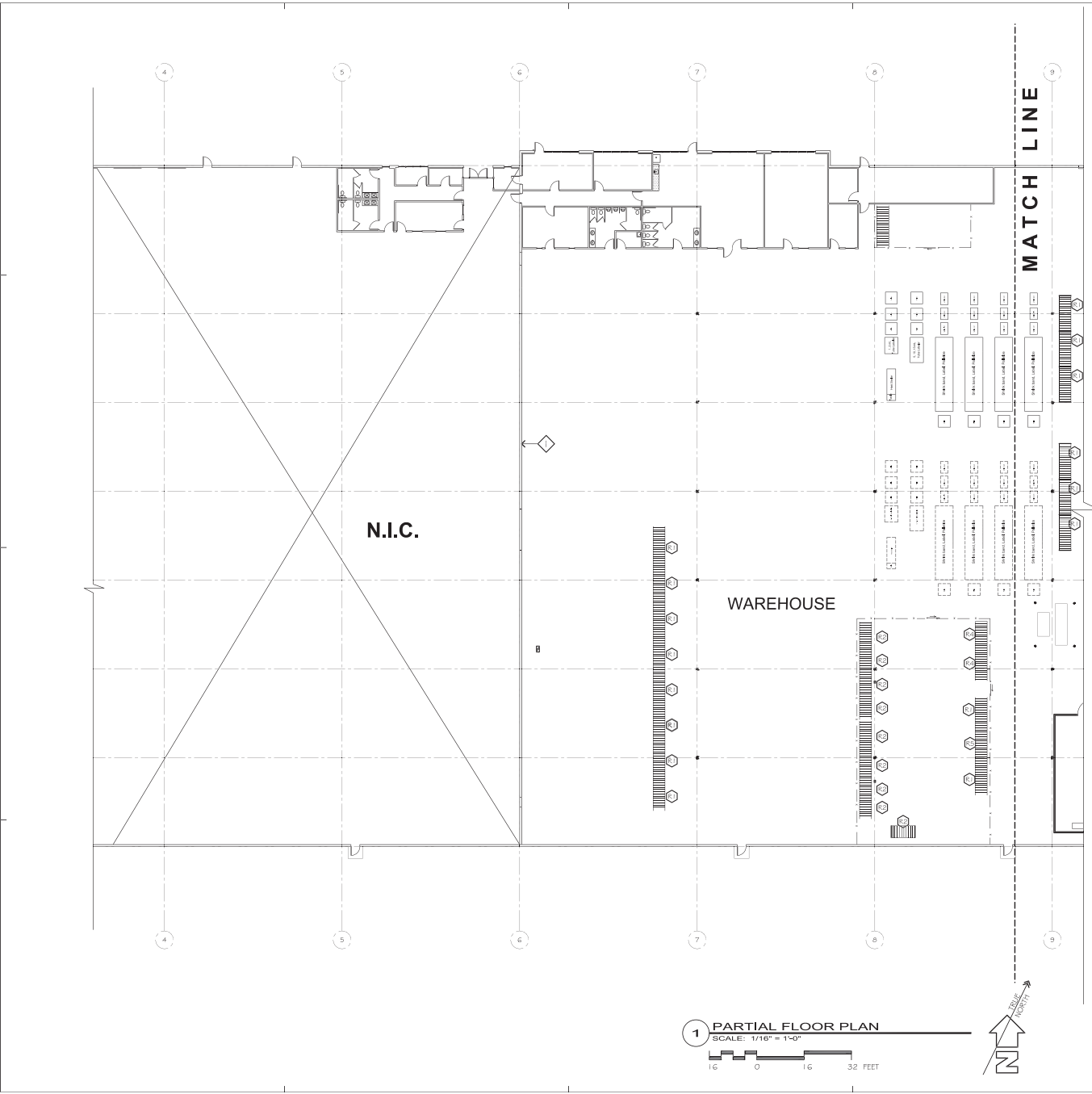
- (D) STUD WALL
- FUTURE WORK

**KEYED NOTES**

- ◆ 1-HR DEMISING WALL, TO REMAIN. G.C. TO REVIEW ALL PENETRATIONS & PROPERLY SEAL EA. PENETRATION/JOINTS

**RACK / FURNITURE SCHEDULE**

ITEM No.	DESCRIPTION	HEIGHT	LENGTH	WIDTH
1	STORAGE RACK	15'	12"	4'
2	STORAGE RACK	8'	8'	4'
3	STORAGE RACK	15'	8'	4'
4	STORAGE RACK	15'	10'	4'
5	STORAGE RACK	15'	8'	4'



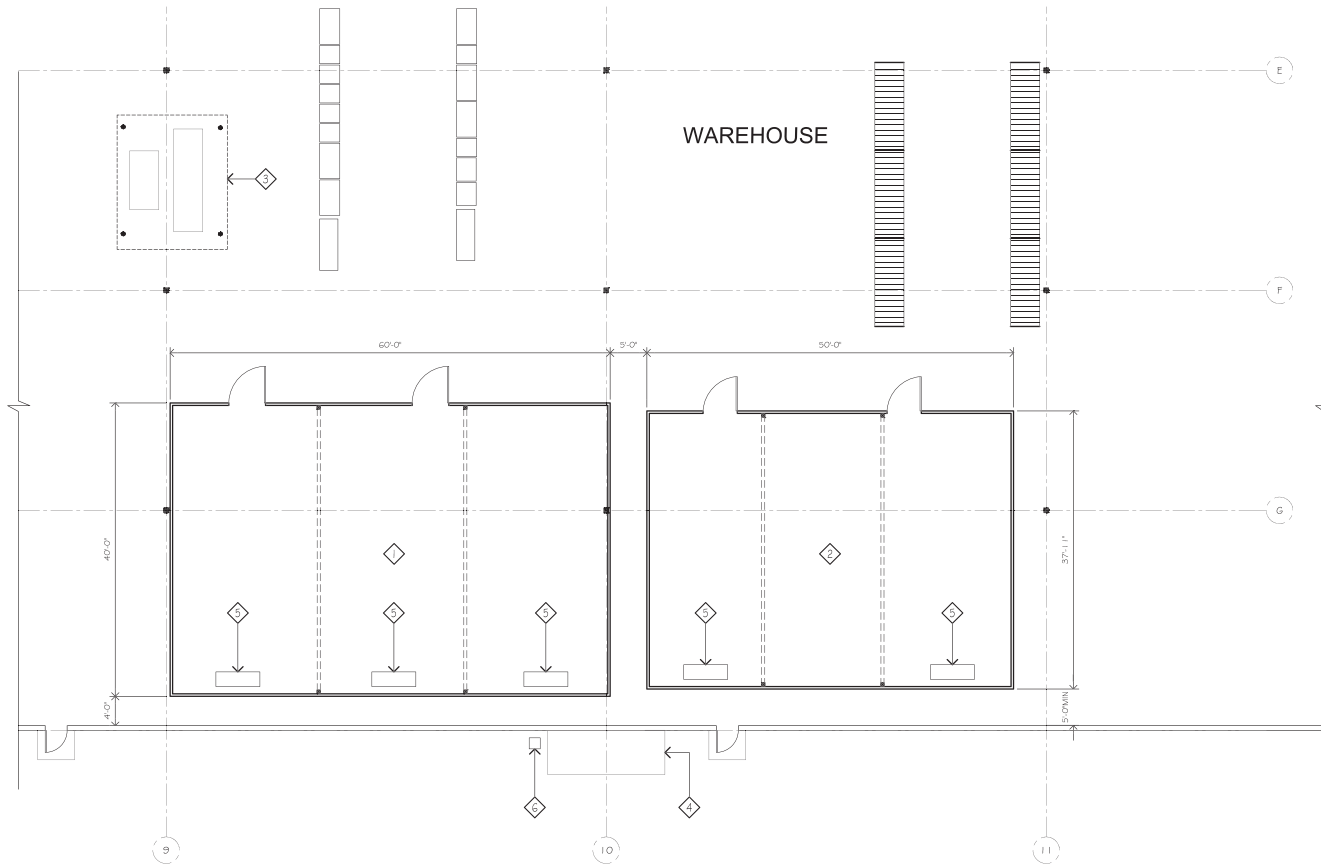
**1 PARTIAL FLOOR PLAN**  
 SCALE: 1/16" = 1'-0"  
 16 0 16 32 FEET

**KEYED NOTES**

- 1 (N) 40' x 60' REFRIGERATOR
- 2 (N) 37' 11" x 50' REFRIGERATOR
- 3 ELECTRICAL PANEL & EQUIPMENT, SEE ELECTRICAL DWGS
- 4 1'6" x 6" MECHANICAL PAD FOR CONDENSATE UNITS
- 5 (N) REFRIGERATOR COOLING FAN
- 6 18" x 18" x 36" DEEP DRY WELL FOR CONDENSATE DRAIN

**GENERAL NOTES**

- 1. EVERYTHING IS EXISTING U.O.N.
- 2. G.C. TO VERIFY ALL DIMENSIONS IN FIELD AND COORDINATE ALL WORK. NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO COMMENCEMENT OF WORK.



**1 PARTIAL FLOOR PLAN**  
 SCALE: 1/8" = 1'-0"  
 0 6 12 FEET



**IN STUDIO ARCHITECTURE**  
 250 MAIN STREET  
 SALINAS, CA 93901  
 831.320.2655




**CLIENT**  
**TEKNOVA INC**

**PROJECT**  
**OCCUPANCY & TEMPORARY COOLER**  
 2401 BERT DRIVE  
 HOLLISTER, CA 95023  
**SHEET**  
**PARTIAL FLOOR PLAN**

PROJECT NUMBER:	2189.1
ISSUED:	11-25-2025
DRAWN BY:	RS / MV
CHECKED BY:	LV / AR
FILENAME:	

**A2.3**

**LEGEND**

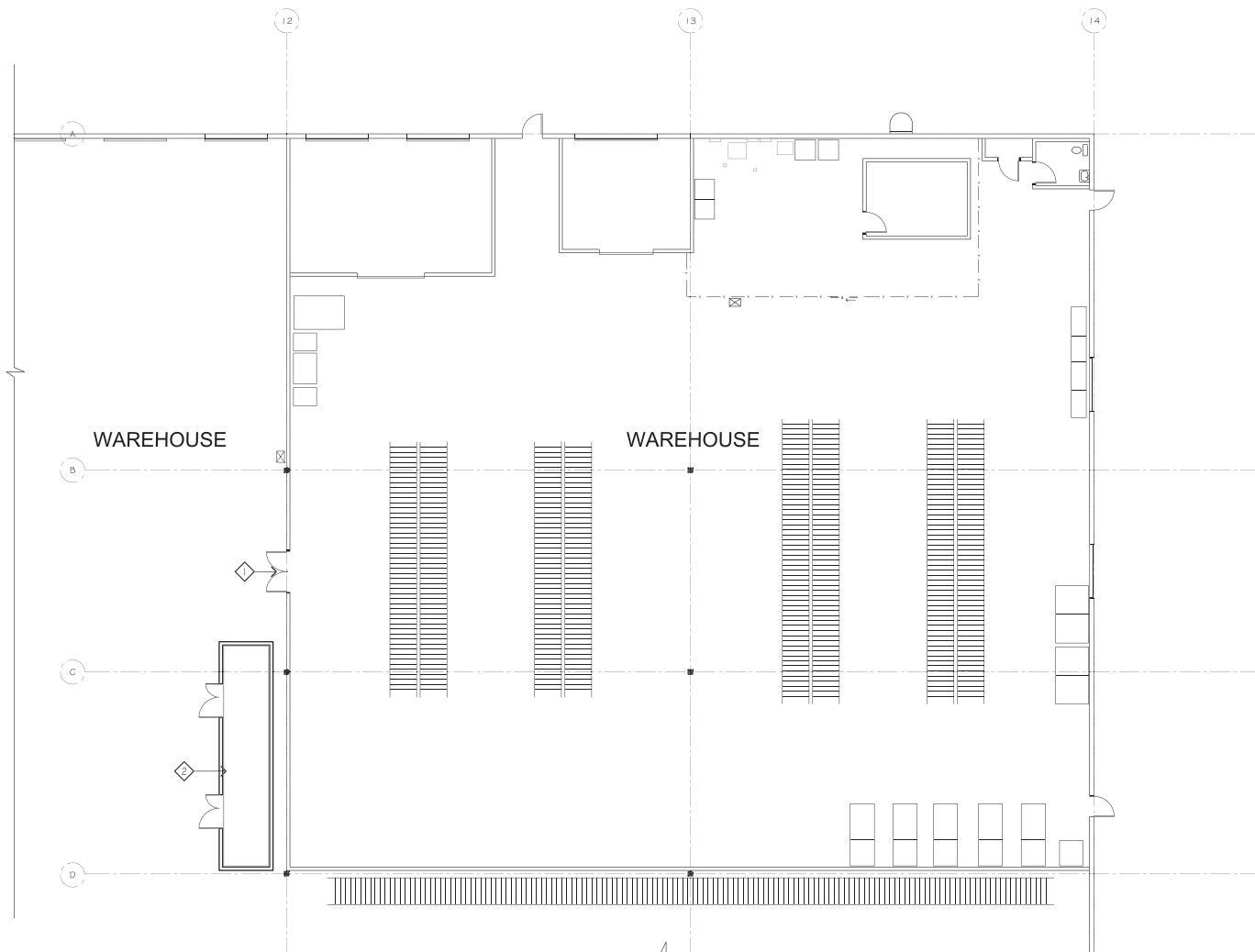
-  (E) STUD WALL
-  (N) STUD WALL

**KEYED NOTES**

-  REPLACE (E) 6'x7'0" DR. W/ (N) 6'x9'0" DR. 4 FRAME
-  NEW PRE-MANUF. STORAGE CONTAINER, SEE A4.1

**GENERAL NOTES**

1. EVERYTHING IS EXISTING U.O.N.
2. G.C. TO VERIFY ALL DIMENSIONS IN FIELD AND COORDINATE ALL WORK. NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO COMMENCEMENT OF WORK.



**1 PARTIAL FLOOR PLAN**  
SCALE: 1/8" = 1'-0"  
0 0 6 12 FEET



**IN STUDIO ARCHITECTURE**  
250 MAIN STREET  
SALINAS, CA 93901  
831.320.2655


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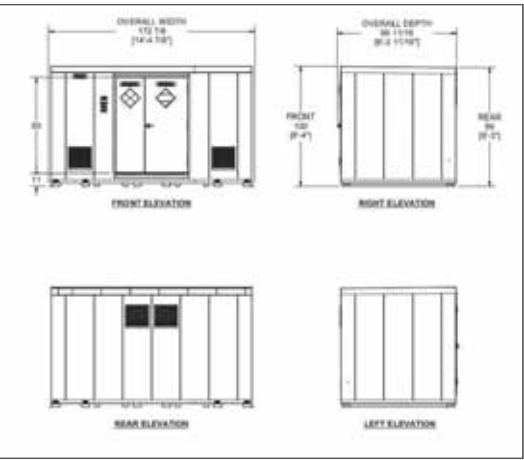
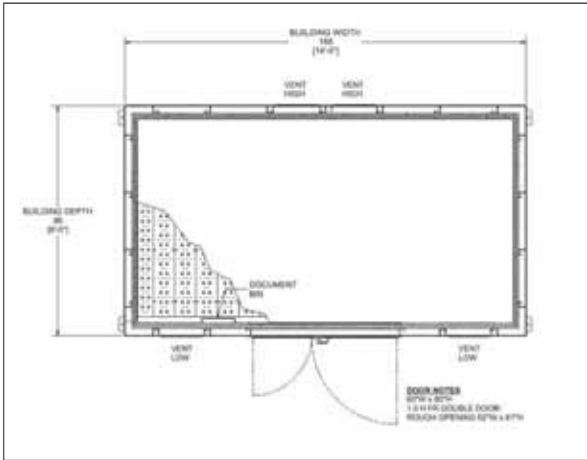
**CLIENT**  
**TEKNOVA INC**

**PROJECT**  
**OCCUPANCY & TEMPORARY COOLER**  
2401 BERT DRIVE  
HOLLISTER, CA 95023  
**SHEET**  
**PARTIAL FLOOR PLAN**

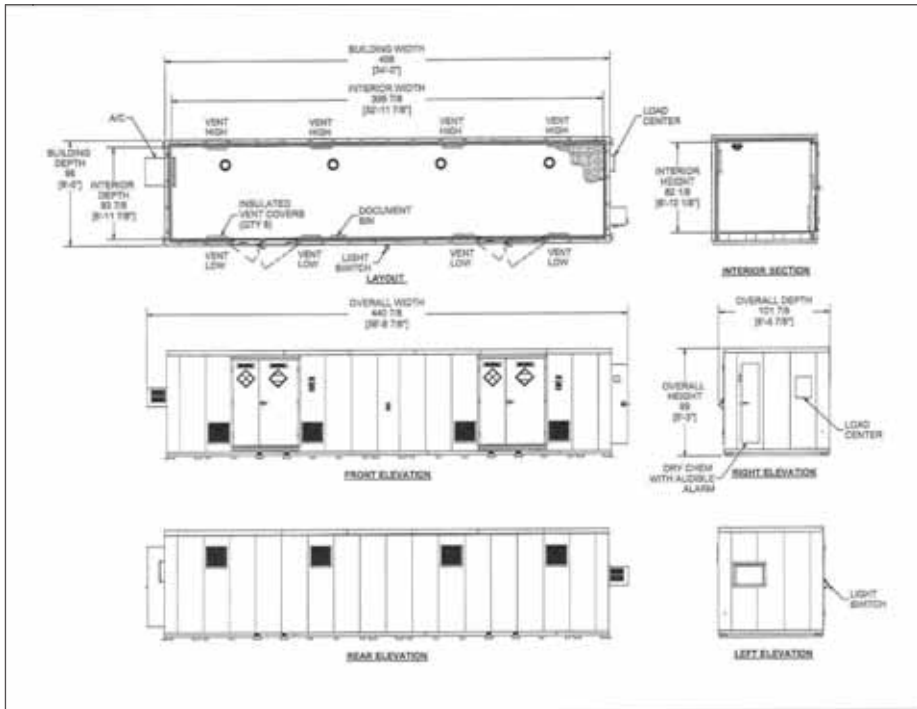
PROJECT NUMBER:	2189.1
ISSUED:	11-25-2025
DRAWN BY:	HS / MV
CHECKED BY:	LV / AR
FILENAME:	

**A2.4**





2 NEW PRE-FAB MODULAR - HAZMAT WASTE  
SCALE : N.T.S.



1 NEW PRE-FAB MODULAR - STORAGE  
SCALE : N.T.S.

**GENERAL NOTES**

1. EVERYTHING IS EXIST, UNLESS OTHERWISE NOTED.
2. G.C. TO VERIFY ALL DIMENSIONS IN FIELD AND COORDINATE ALL WORK, NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO COMMENCEMENT OF WORK.
3. G.C. SHALL COORD. W/ ALL TRADES/SUBS & SHALL BE RESPONSIBLE FOR PRE-CONSTRUCTION COORD. OF EA. ROOM/AREA AS NECESSARY FOR PROPER INSTALLATION OF ALL SYSTEMS & MATERIALS. THE ARCHITECT SHALL BE NOTIFIED IN ADVANCE IF ANY FIELD CONFLICTS ARISE.

**KEYED NOTES**



**LEGEND**

**IN STUDIO ARCHITECTURE**  
250 MAIN STREET  
SALINAS, CA 93901  
831.320.2655

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**CLIENT**  
**TEKNOVA INC**

**PROJECT**  
**OCCUPANCY & TEMPORARY COOLER**

2401 BERT DRIVE  
HOLLISTER, CA 95023

**SHEET**  
**MODULAR BLDG. PLANS & ELEVATIONS**

PROJECT NUMBER: 2189.1  
ISSUED: 11-25-2025  
DRAWN BY: HS / MV  
CHECKED BY: LV / AR  
FILENAME:

**A2.6**

**GENERAL NOTES**

1. EVERYTHING IS EXISTING U.O.N.
2. G.C. TO VERIFY ALL DIMENSIONS IN FIELD AND COORDINATE ALL WORK. NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO COMMENCEMENT OF WORK.



**IN STUDIO ARCHITECTURE**  
250 MAIN STREET  
SALINAS, CA 93901  
831.320.2655


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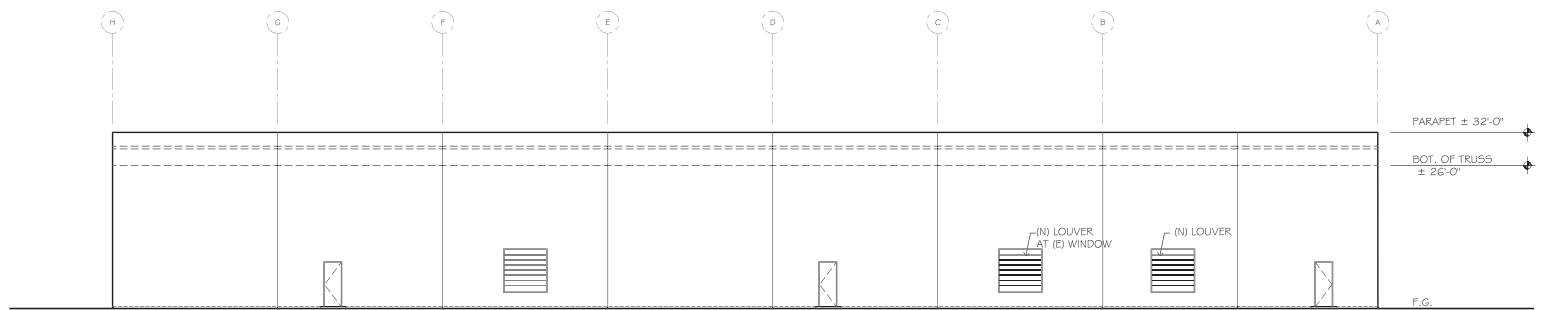
**CLIENT**  
**TEKNOVA INC**

**PROJECT**  
**OCCUPANCY & TEMPORARY COOLER**  
2401 BERT DRIVE  
HOLLISTER, CA 95023

**SHEET**  
**EXTERIOR ELEVATION**

PROJECT NUMBER: 2189.1  
ISSUED: 11-25-2025  
DRAWN BY: HS / MV  
CHECKED BY: LV / AR  
FILENAME:

**A3.1**



**1 EXTERIOR ELEVATION (EAST)**  
SCALE: 3/32" = 1'-0"