

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

DATE: Thursday, October 15, 2026
4:00 P.M.

LOCATION: Council of San Benito County Governments
Conference Room
650 San Benito Street, Suite 120
Hollister, CA 95023

COMMISSIONERS: Roxanne Stephens, Chair (City of Hollister)
Kollin Kosmicki, Vice-Chair (County of San Benito)
Jackie Morris-Lopez (City of San Juan Bautista)
Rolan Resendiz (City of Hollister)
Dom Zanger (County of San Benito)

ALTERNATES: San Benito County: Mindy Sotelo
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: 867-8192-5549 and Passcode: 368913

*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 20, 2026 – Gomez
5. Find the Proposed Project, Stoney Farms, Associated with Assessor Parcel Number 019-010-015, Located at 1160 & 1170 Airway Drive in the County of San Benito, CONDITIONALLY CONSISTENT with the 2012 Hollister Municipal Airport Land Use Compatibility Plan – Carpenter

INFORMATION ITEMS:

6. Policy Direction Regarding the Development of Airport Land Use Commission (ALUC) Determination Process – Abraham

Adjourn to ALUC Meeting on November 19, 2026. Agenda deadline is November 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 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 October 15, 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 9th day of October 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
August 20, 2026, at 4:00 P.M.

ACTION MINUTES

MEMBERS PRESENT:

Chair Roxanne Stephens, Vice Chair Kollin Kosmicki, Director Jackie Morris-Lopez, Director Rolan Resendiz, Director Dom Zanger.

MEMBERS ABSENT:

None.

STAFF PRESENT:

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

1. CALL TO ORDER:

Vice Chair Stephens called the meeting to order at 4:41 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: Stephens, Kosmicki, Morris-Lopez, Resendiz, Zanger

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.)*

There was no public comment.

ACTION ITEMS:

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

Motion made to Elect Roxanne Stephens as ALUC Chairperson and Kollin Kosmicki as Vice Chairperson for the remainder of the 2026 meeting calendar:

Motion: Director Resendiz Second: Director Morris-Lopez

Motion carried: 5/0

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

No: None

Recused: None

Abstention: None

There was no public comment.

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 April 16, 2026 – Gomez

6. Consistency Determination: Assessor Parcel Number 052-131-033-000, Located at 1070 4th Street in the City of Hollister – Carpenter

There was no public comment on the Consent Agenda.

Motion made to approve the Consent Agenda Items 5 & 6:

Motion: Director Morris-Lopez Second: Director Resendiz

Motion carried: 5/0

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

No: None

Recused: None

Abstention: None

ADJOURNMENT:

There being no further business to discuss, Chair Stephens adjourned the ALUC meeting at 4:42 p.m. **ADJOURN TO ALUC MEETING ON SEPTEMBER 17, 2026, AT 4:00 P.M.**



STAFF REPORT

Consent

Prepared By: Binu Abraham, Executive Director
Subject: ALUC Consistency Determination

Agenda Item No. 5

Approved By: Binu Abraham, Executive Director
Meeting Date: October 15, 2026

Recommendation:

Find the proposed project, Stoney Farms, associated with Assessor Parcel Number 019-010-015, located at 1160 & 1170 Airway Drive in the County of San Benito, **CONDITIONALLY CONSISTENT** with the 2012 Hollister Municipal Airport Land Use Compatibility Plan.

Summary:

The Airport Land Use Commission (ALUC) application for Stoney Farms, Assessor Parcel Number 019-010-015 (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:

The ALUC received a referral development application from the County of San Benito 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:

The County of San Benito has issued a conditional use permit for called Stoney Farms – an indoor commercial cannabis cultivation and microbusiness facility. Planned activities at Stoney Farms include manufacturing, distribution, and non-storefront retail. The project site is located west of the airport and adjacent to State Route 25 at 1160 & 1170 Airway Drive. Currently, the site is row-crop agriculture. The proposed Stoney Farms development includes a new 34,560-square-foot greenhouse/warehouse building, a 43-space parking lot, a paved access driveway, a

trash enclosure, and a septic system. The building will be less than 30' tall. Water will be supplied by an existing well on a neighboring parcel through a shared use agreement.

During 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 compatibility factor is discussed below.

ALUC Compatibility Factors:

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 ALUCP are applicable to this analysis:

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

The project is located inside of the Hollister Airport Noise Impact Zones (Attachment 3), but agricultural uses, including cannabis cultivation and warehousing, are considered compatible with the noise exposure levels present at the project site.

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 inside the Hollister Airport Safety Zones (Attachment 4) but agricultural uses, including cannabis cultivation and warehousing, are not considered an intensive or sensitive land use that creates a serious safety risk.

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 is located within the Hollister Municipal Airport Height Restriction Area and is therefore subject to FAA Part 77 regulations (Attachment 4). The proposed project includes the construction of a greenhouse/warehouse building, with a maximum structure height of under 30' feet.

The height of the proposed building does not exceed applicable FAA airspace protection surfaces. Furthermore, 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 for residential land uses. The following overflight policies from the ALCUP 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.

The conditional permit for Stoney Farms does not involve any residential components so the Overflight Policy is not relevant currently. Should any changes be made to the conditional permit that involves a residential component to the proposed project, the residential disclosure shall contain the language dictated by state law (see Policy 3.5.4(b)(3)) and shall be of a format like that indicated in Appendix G (Attachment 6). Required disclosures shall be continuously in effect and shall run with the land so that notice is provided to all future property owners.

The Project is 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:

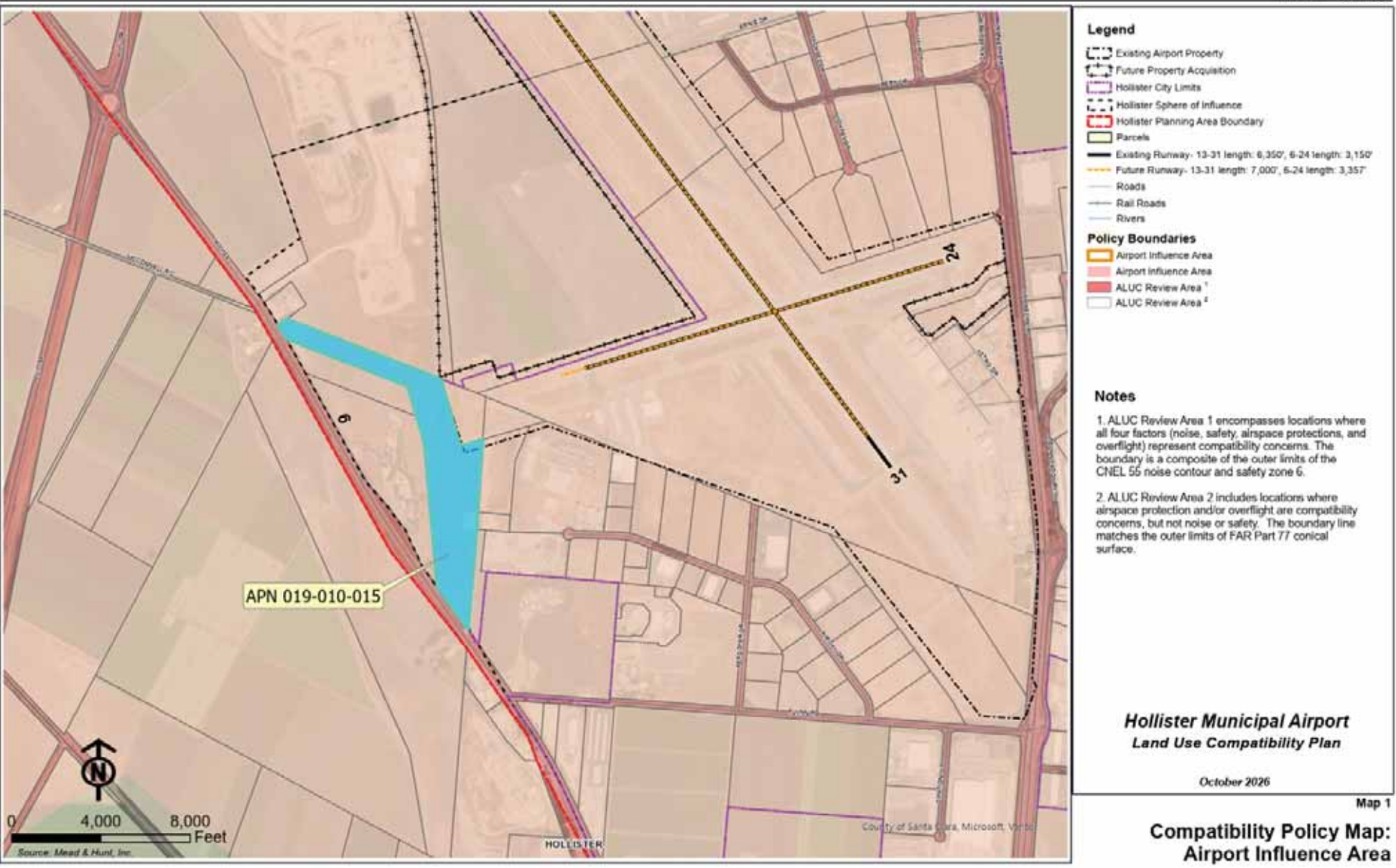
1. Project Location Map
2. Hollister Airport Influence Area Map
3. Hollister Airport Noise Impact Zones Map
4. Hollister Airport Safety Zones Map
5. Hollister Airport Airspace Protection Map
6. Appendix G Real Estate Disclosure Excerpt
7. Project Site Map

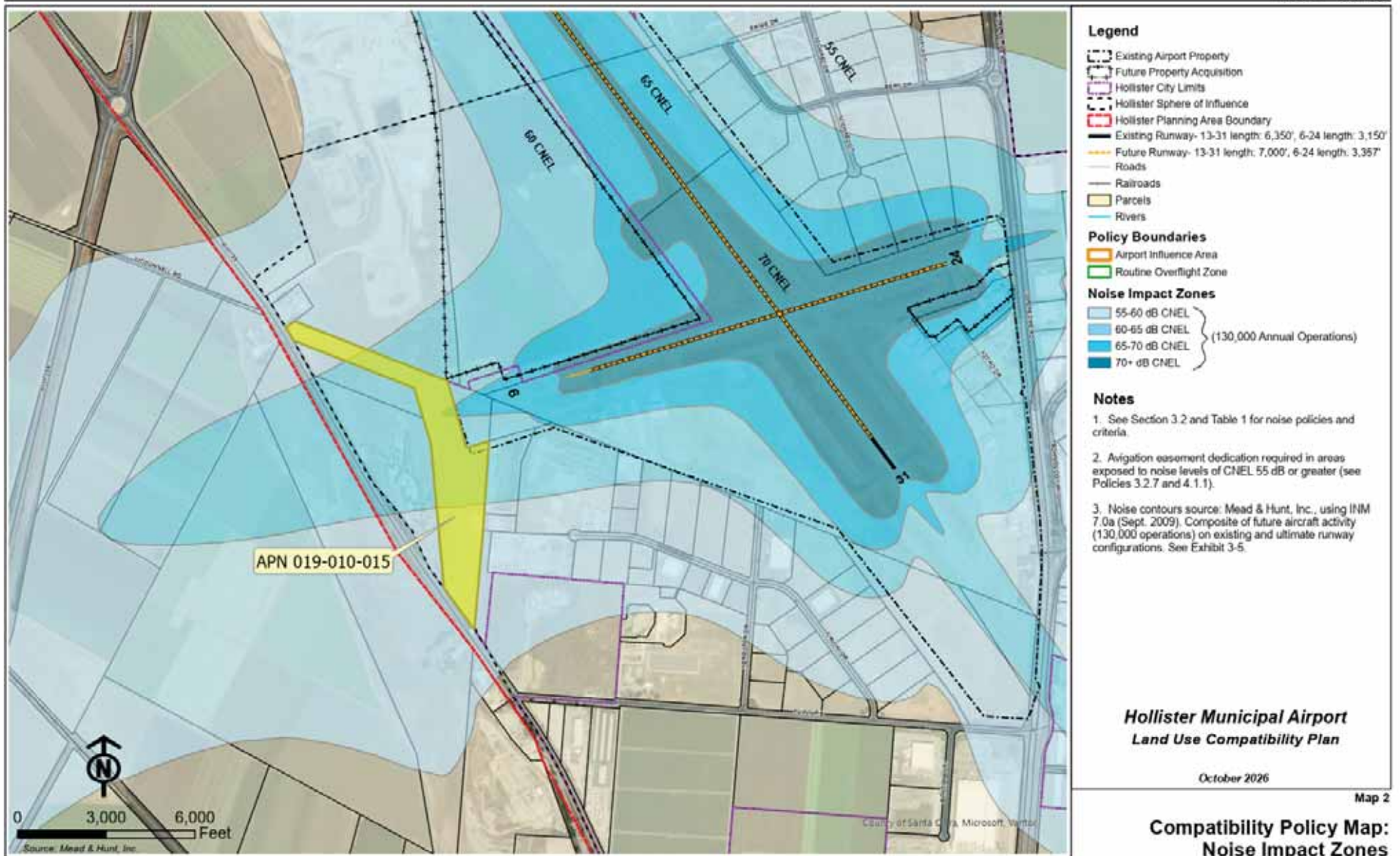
 Existing Airport Property
 Future Property Acquisition
 Hollister City Limits
 Hollister Sphere of Influence
 Hollister Planning Area Boundary
 Existing Runway- 13-31 length: 6,350', 6-24 length: 3,150'
 Future Runway- 13-31 length: 7,000', 6-24 length: 3,357'
 Roads
 Railroads
 Parcels
 Rivers

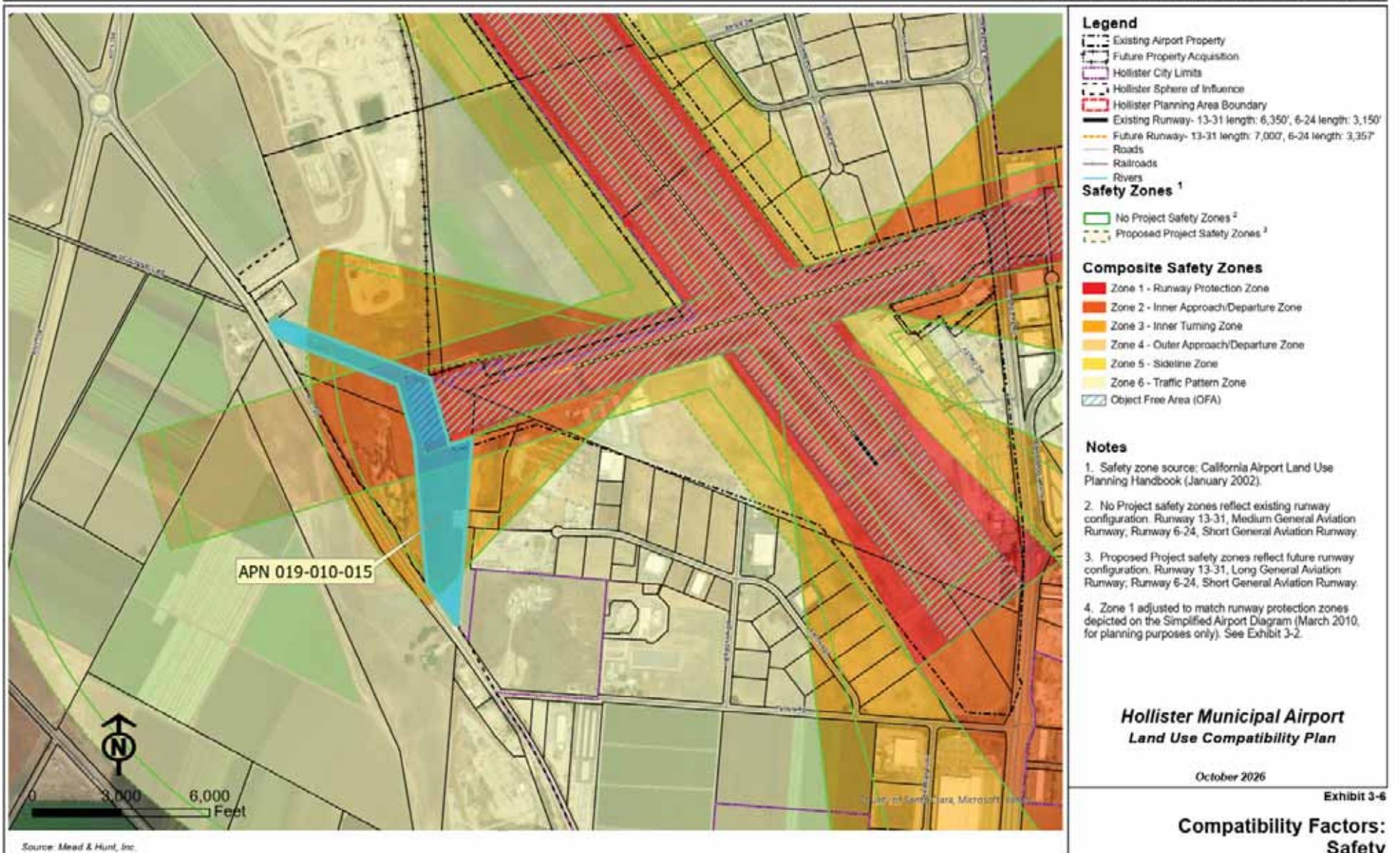
1. **Aviation Easement Dedication** required within High Noise/Risk Zone. Zone boundary encompasses CNEL 55 dB noise contour and Safety Zones 1 through 5, and critical portions of approach and transitional surfaces to where these surfaces intersect the horizontal surface.
2. **Recorded Deed Notice**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

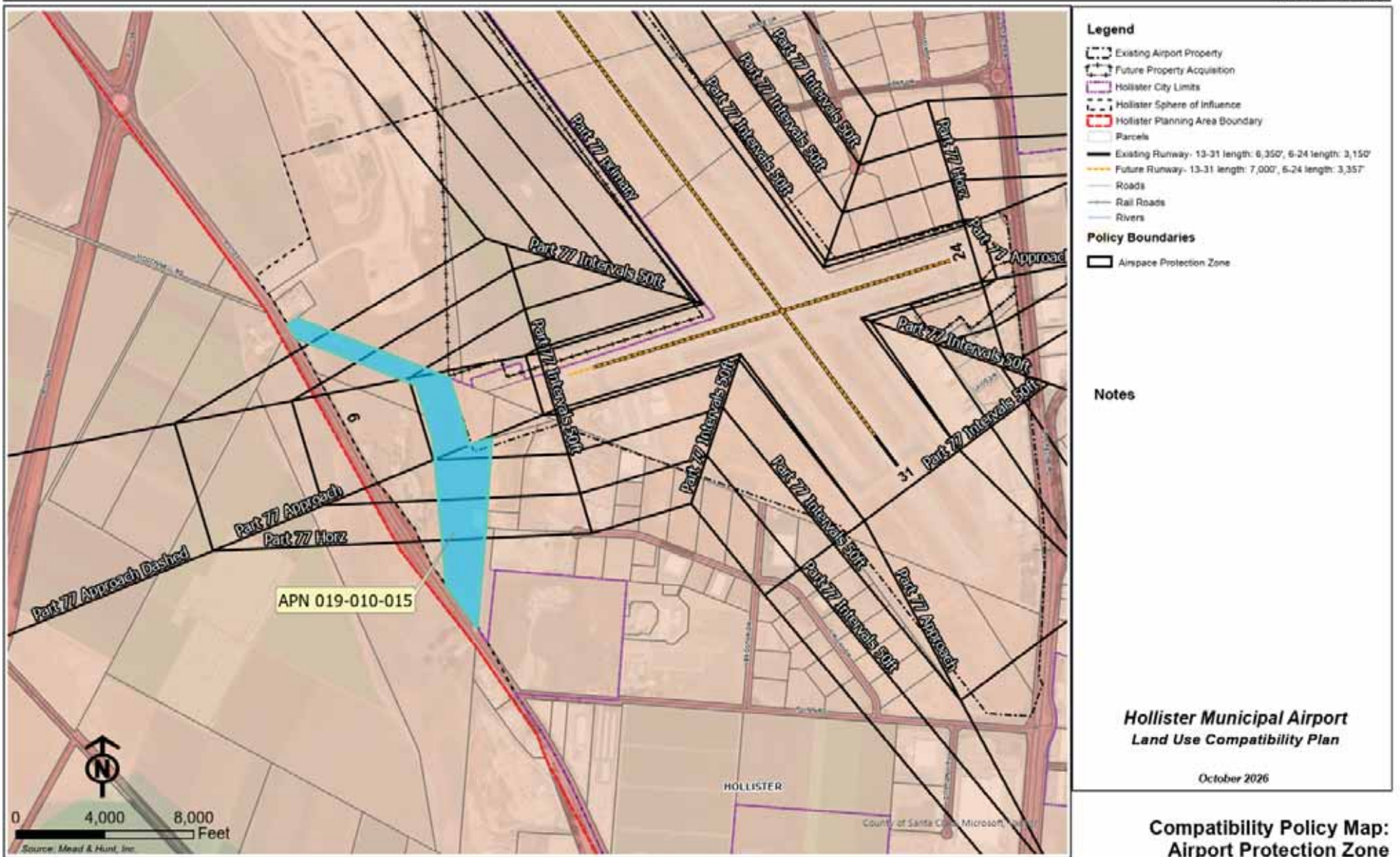
Hollister Municipal Airport
Land Use Compatibility Plan

October 2026









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.

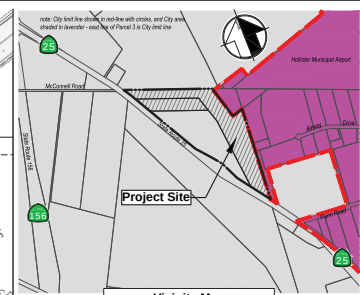
- > **Real Estate Disclosure**—A less definitive, but more all-encompassing, form of buyer awareness measure is for the ALUC and local jurisdictions to establish a policy indicating that information about an airport's influence area should be disclosed to prospective buyers of all airport-vicinity properties 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.



Attachment 7



Project Information

Project Name: Stoney LLC, 450 Main Villa
415 E Alondra Blvd, Suite 1
Compton, CA 90240
(408) 623-2217
comptonstoneyllc.com

Owner: Rick Gambetta
2533 Bolsa Road
Hawthorne, CA 90250
(408) 968-0388
gambettarick@yahoo.com

Engineer: MH Engineering Co.
18570 Vineland Blvd
Morgan Hill, CA 95037
(408) 779-7363
mh@mhengineering.com

Project Data Table

Scale: as noted
Date Map Prepared: December 2023
Current revision date: see bottom right of page
Assessor's Parcel Number: 019-019-015
Parcel Size: 8,000 acres & 20,000 acres
General Plan Designation: A
Zoning: A-1
Building Area: 34,560 (140'x240')
Grading: Minimum 0.5% grading ground is at a subgrade (no significant grading required)
Tree removal: no trees proposed to be removed
Fire Severity: This property lies within the area mapped non-urban/urban according to the
San Bern Co. FireGIS
Flood Zone: This property lies entirely within Zone X, mapped to be outside the 0.5%
annual chance floodplain, according to FEMA FIRM 0606030700, effective 4/16/2009
Seismic Zone: Some of this project lies within a special studies zone according to Special Studies
Zones Map, San Bern Quadrangle, 1/1/2002. Externally limit line shown on this map
Water: existing on-site private well
Electricity: PG&E
Gas: PG&E
Telephone: AT&T
Sewer: individual on-site septic
Source of existing Contours: Contours shown on this map are based on 2018 FEMA LIDAR and
supplemented by a 2023 survey by MH Engineering

Abbreviations:
ex: existing
ALUCP: Hollister Municipal Airport Land Use Compatibility Plan 6/21/2012

Project Description

34,560 Greenhouse Building (140'x240')
Phase 1 will be in the southeast corner of this building and consist of 2,400sf of Warehouse
Space, 2,400sf of Processing Space, and 4,800sf of cultivation. Phase 2 will use 9,600sf
of this Greenhouse Building
The remaining 24,960sf of the building will be vacant subject to future permitting for use.

All shown in concept for location as desired by client, and discussion of water need/sustainability,
septic disposal need/sustainability, access & circulation consideration, and coordination for
compliance with zoning and Airport compatibility.



MH engineering Co.
18570 Vineland Blvd
Morgan Hill, CA 95037

Master Plan F
Stoney LLC - Bolsa Road

DATE: 2023.05.04
SCALE: 1" = 100'
DRAWN BY: AD
CHECKED BY: AD
SHEET: 222035
MP-F



STAFF REPORT

Information

Prepared By: Binu Abraham

Subject: Policy Direction Regarding the Development of Airport Land Use Commission (ALUC) Determination Process

Agenda Item: 6

Approved By: Binu Abraham, Executive Director

Meeting Date: October 15, 2026

Recommendation:

Provide direction to staff regarding the development of a clear, consistent, transparent, and cost-recovering process for Airport Land Use Commission (ALUC) determination requests submitted by the County and cities.

Summary:

Staff is seeking Board input and policy direction regarding the development of a clear procedure for ALUC determination process. This will provide a predictable and transparent process for local jurisdictions seeking ALUC determinations, while ensuring that SBCOG staff has sufficient information, time, and resources to conduct technically sound reviews consistent with the adopted Airport Land Use Compatibility Plan. This discussion is intended to guide staff in drafting a full policy document for future Board consideration.

Background/ Discussion:

The ALUC periodically receives requests from local jurisdictions regarding proposed land use actions that require review for consistency with applicable Airport Land Use Compatibility Plan (ALUCP).

The existing process for submitting and processing ALUC determination requests would benefit from a more clearly defined and standardized framework. In particular, there is an opportunity to establish a consistent process that identifies what information an applicant must provide, how SBCOG staff determines whether an application is complete, what applicants can expect during the review process, how technical issues and additional information requests are handled, and how final determinations are documented.

Staff recommend that the Commission first provide policy direction regarding the desired framework and principles. Staff would then use that direction to prepare a draft ALUC Policy and Procedures document and associated application materials and fee schedule.

Proposed ALUC Policy Principles

Council of San Benito County Governments (SBCOG)
Airport Land Use Commission (ALUC)

1. Consistency: Similar applications are treated through a consistent process;
2. Clarity and Transparency: Applicants understand requirements and expectations;
3. Predictability and Timeliness: Applicants and local agency understand the anticipated process and timeline;
4. Technical Integrity: Determinations remain grounded in the applicable ALUCP and adequate technical information;
5. Clear Roles and Accountability: Defined roles for applicants, local jurisdiction staff, COG staff, and the ALUC; and
6. Cost Recovery: Application fees reasonably reflect the resources necessary to conduct the review.

Financial Impact:

There is no immediate financial impact.