

**San Benito County  
AIRPORT LAND USE COMMISSION  
REGULAR MEETING**

**April 19, 2012 2:30 P.M.**

**FINAL MINUTES**

**MEMBERS PRESENT:**

Chair Emerson, Director Boch, Director De La Cruz, and Director Gomez

**STAFF PRESENT:**

Deputy County Counsel, Shirley Murphy; Executive Director, Lisa Rheinheimer; Transportation Planning Manager, Mary Gilbert; Transportation Planner, Veronica Lezama; Secretary, Monica Gomez

**CALL TO ORDER:**

Chair Emerson called the meeting to order at 3:25 P.M. Chair Emerson mentioned that Director Botelho had to leave after the MEA meeting due to a meeting conflict.

**A. Acknowledge Certificate of Posting**

*Upon a motion duly made by Director De La Cruz, and seconded by Director Boch, the Directors unanimously approved the Certificate of Posting.*

**D. Public Comment:** None

**CONSENT AGENDA:**

**1. Approve Airport Land Use Commission Draft Meeting Minutes dated March 15, 2012 – Gomez**

*Upon a motion duly made by Director De La Cruz, and seconded by Director Gomez, the Directors unanimously approved Item 1.*

There was no public comment.

**REGULAR AGENDA:**

**2. Draft Hollister Municipal Airport Land Use Compatibility Plan – Lezama**

- a. Receive** All Public Comments Submitted on the Draft Hollister Municipal Airport Land Use Compatibility Plan; and
- b. Adopt** Resolution 12-01, Adopting an Amended Negative Declaration and Directing Staff to File a Notice of Determination for the Draft Hollister Municipal Airport Land Use Compatibility Plan; and
- c. Adopt** Resolution 12-02, Adopting the Draft Hollister Municipal Airport Land Use Compatibility Plan; and
- d. Forward** the Adopted Hollister Municipal Airport Land Use Compatibility Plan to the City of Hollister and the County of San Benito for Implementation.

Chair Emerson stated that staff from the City of Hollister requested to continue Item 2 to the May 17, 2012 meeting. The request was due to City staff not being aware that the ALUC Plan was available for review; therefore, they had not had a chance to review it.

Ms. Rheinheimer stated that she did not have a problem continuing this item to the next meeting, given that staff had minor corrections to the plan; however, staff was not made aware of the City's request to delay the item until the Chair had announced it. Ms. Rheinheimer stated that staff would've appreciated hearing from the City prior to the meeting.

Chair Emerson requested staff to provide a document that shows the changes made from the old document to the new document. This would allow the Board and stakeholders an easier method of comparing the two documents.

Ms. Rheinheimer stated that staff would provide a separate attachment with the substantial changes that were made to the Plan under the Section 2 Policy section.

Deputy County Counsel, Shirley Murphy stated as a cautionary note to the Board that since there had not been a red lined document created from the beginning, there may be some material that is inadvertently missed if one is created at this point.

**PUBLIC COMMENT:**

**Dan McCay**

**PRI**

Mr. McCay expressed his appreciation to COG staff for working with them through several of their issues. He mentioned that they had a couple added concerns that staff would be working on. Mr. McCay echoed the comment from the City of Hollister stating that the circulation of the Plan could've been done in a better manner. He mentioned that he's spent a lot of money having the document reviewed and in trying to create a "red-lined document" so that they could see what items were changed. Mr. McCay stated that his remaining concern is on Page 2-18. in 3.2.5 Section B; the language doesn't appear anywhere in the California Handbook and it is much more restrictive than anything mentioned in the California Handbook in the Sound Zones. Mr. McCay stated that the density buffer is a little strenuous when looking at the future land use. He mentioned that the California Handbook states to refer to the building code. He added that he was unsure why 1 unit per 10 acres was chosen over other densities that could've been chosen.

Ms. Rheinheimer stated that staff would have to go back and verify Mr. McCay's comments with the California Handbook.

Deputy County Counsel, Shirley Murphy, stated that staff would also have to go back to the Initial Study Evaluation of Noise Impacts and see if it requires any further revision or recirculation.

Chair Emerson directed staff to provide appropriate stakeholders with a copy of the Draft Hollister Municipal Airport Land Use Compatibility Plan with the illustrated changes.

*Upon a motion duly made by Director Gomez, and seconded by Director De La Cruz, the Directors unanimously voted to continue Item 2 to the May 17, 2012 meeting.*

*Upon a motion duly made by Director De La Cruz, and seconded by Director Gomez, the Directors voted to adjourn the ALUC Meeting.*

**ADJOURN TO ALUC MEETING THURSDAY, MAY 17, 2012.**