

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

**June 21, 2012 2:30 P.M.**

**FINAL MINUTES**

**MEMBERS PRESENT:**

Chair Emerson, Vice-Chair Botelho, Director Boch, Director De La Cruz, and Alternate Director Scattini

**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 3:34 P.M.

**A. Acknowledge Certificate of Posting**

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

**B. Public Comment:** None

**CONSENT AGENDA:**

1. **Approve** Airport Land Use Commission Draft Meeting Minutes dated March 15, 2012 – Gomez
2. **Find** Site and Architectural Review Application Number 2012-6, Located at 1571 San Felipe Road in the City of Hollister, **Consistent** with the Hollister Municipal Airport Comprehensive Land Use Plan – Lezama

*Upon a motion duly made by Director De La Cruz, and seconded by Director Botelho, the Directors unanimously approved Items 1 and 2.*

There was no public comment.

**REGULAR AGENDA:**

3. **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.

Ms. Rheinheimer provided introductory remarks on Item 3. She mentioned that staff worked with Property Reserve Inc. on their comments and requests. Staff was able to accommodate the majority of their requests without compromising the safety of the inhabitants around the airport. Staff also made some minor changes per the City of Hollister's request, as well as some of the business and property owner's requests. Also, per the Boards request, staff provided a red-lined version of Chapter 2.

Ms. Lezama provided a Power Point presentation on the 2012 Hollister Municipal Airport Land Use Compatibility Plan, which included an overview of the changes that were made to the Plan.

There was brief discussion regarding the modification per dwelling unit in Safety Zone 3. Ms. Lezama stated that Safety Zone 3 went from allowing 1 dwelling unit per 10 acres to allowing 1 dwelling unit per 5 acres. This change is consistent with the County's General Plan, as well as with the Caltrans Airport Planning Handbook.

Ms. Lezama noted that staff provided a revised Attachment 4 handout on the Noise Compatibility Criteria.

Director De La Cruz inquired about the modifications that were made and whether they qualified under the Negative Declaration.

Ms. Lezama stated that the recent modifications qualified for the Negative Declaration. These modifications were reviewed and confirmed with legal counsel.

**PUBLIC COMMENT:**

None

Deputy County Counsel, Shirley Murphy, recommended that the Board make the correction to remove the word "Draft" when making their motion on Item 3c. to read as follows: Adopt Resolution 12-02, Adopting the **2012 Hollister Municipal Airport Land Use Compatibility Plan**

Ms. Rheinheimer also recommended that the Board include the Revised Attachment 4 Noise Compatibility Criteria as part of their motion.

Director Scattini inquired about the change to the noise contour.

Ms. Lezama stated that there was a request from the public to remove the 55 noise contour from the High Risk Noise Zone and allow for more residential development within the 55 CNEL.

*Upon a motion duly made by Director Botelho, and seconded by Director De La Cruz, the Directors unanimously approved Item 3b, c, d with the noted change from County Counsel to change the word "Draft" to 2012 on 3C., and the revised Attachment 4 Noise Compatibility Criteria.*

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

**ADJOURN TO ALUC MEETING THURSDAY, JULY 19, 2012.**