AGENDA
REGULAR MEETING
SAN BENITO COUNTY AIRPORT LAND USE COMMISSION

DATE: Thursday, April 16, 2015
3:00 P.M.

LOCATION: Board of Supervisors Chambers, 481 Fourth Street, Hollister, CA 95023

COMMISSIONERS:
Chair Jerry Muenzer, Vice Chair Tony Boch
Anthony Botelho, Victor Gomez, and Ignacio Velazquez
Alternates: San Benito County: Jaime De La Cruz;
City of Hollister: Mickie Luna; San Juan Bautista: Jim West

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 the 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 Director’s on items of interest not appearing on the agenda will be provided during Section B. Public Comment.

3:00 P.M. CALL TO ORDER:

A. ACKNOWLEDGE Certificate of Posting

B. 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.)

1. APPROVE Airport Land Use Commission Draft Meeting Minutes Dated March 19, 2015 – Gomez

2. FIND Site and Architectural Review Application No. UP 2015 – 01, located at 1500 Citation Way, APN No. 053 – 360 – 035 in the City of Hollister, CONSISTENT with the 2012 Hollister Municipal Airport Land Use Compatibility Plan – Lezama

Adjourn to ALUC Meeting on Thursday, May 21, 2015. Agenda Deadline is Tuesday, May 12, 2015 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 Council of Governments 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 Council’s office at (831) 637-7665 at least 48 ours before the meeting to enable the Council of Governments to make reasonable arrangements to ensure accessibility.
Agenda Item:____

San Benito County
AIRPORT LAND USE COMMISSION
REGULAR MEETING

March 19, 2015 3:00 P.M.

DRAFT MINUTES

MEMBERS PRESENT:
Chair Muenzer, Vice-Chair Boch, Director Botelho, Director Gomez, and Director Velazquez

STAFF PRESENT:
Deputy County Counsel, Shirley Murphy; Interim Executive Director, Mary Gilbert; Transportation Planner, Veronica Lezama; Secretary, Monica Gomez

CALL TO ORDER:
Chair Muenzer called the meeting to order at 3:33 P.M.

A. Acknowledge Certificate of Posting

Upon a motion duly made by Director Boch, and seconded by Chair Muenzer, the Directors unanimously approved the Certificate of Posting.

B. Public Comment: None

CONSENT AGENDA:


2. Find Site and Architectural Review Application No. UP 1114-15, located at 1771 San Felipe Road, APN No. 019-030-016 in San Benito County, Consistent with the 2012 Hollister Municipal Airport Land Use Compatibility Plan – Lezama

There was no discussion or public comment on the Consent Agenda.

Upon a motion duly made by Director Boch, and seconded by Chair Muenzer, the Directors approved the Consent Agenda with an abstention from Director Botelho and Director Velazquez on Item 1. Vote: 3/0/2 motion passes.

Upon a motion duly made by Director Velazquez and seconded by Director Boch, the Directors adjourned the ALUC Meeting at 3:34 p.m. Vote: 5/0 motion passes.

ADJOURN TO ALUC MEETING THURSDAY, APRIL 16, 2015.
Staff Report

To: San Benito County Airport Land Use Commission
From: Veronica Lezama, Transportation Planner  Telephone: (831) 637-7665 Ext. 204
Date: April 16, 2015
Subject: Land Use Consistency Determination

Recommendation:

FIND Site and Architectural Review Application No. UP 2015 – 01, located at 1500 Citation Way, APN No. 053 – 360 – 035 in the City of Hollister, CONSISTENT with the 2012 Hollister Municipal Airport Land Use Compatibility Plan.

Summary:

Application No. 2015 – 01 was reviewed in accordance with the 2012 Hollister Municipal Airport Land Use Compatibility Plan.

Financial Considerations:

The Airport Land Use Commission (ALUC) adopted a fee structure in 2013 for the purpose of recovering costs for conducting ALUC project reviews. The ALUC application fee consists of a minimum $300-non-refundable fee that is submitted at the time the application is filed with the Airport Land Use Commission. The applicant was invoiced for the application.

Background:

In 2012, the San Benito County Airport Land Use Commission adopted the Hollister Municipal Airport Land Use Compatibility Plan (ALUCP). 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. The proposed development project was reviewed in accordance with the Compatibility Plan.

Staff Analysis:

The San Benito County Airport Land Use Commission received an application for proposed building addition that would be located at 1600 Citation Way in the City of Hollister (Attachment 1). The proposed building consists of 957 square foot restroom addition to an existing 36,400 square foot cooler building that is currently used for baby leaf lettuce processing. The proposed project is located on a 5 acre park parcel (Attachment 2).

The project was reviewed in accordance with the 2012 Hollister Municipal Airport Land Use Compatibility Plan. In the course of a project review, the Airport Land Use Commission considers
a number of factors including Noise, Safety, Airspace Protection, and Overflight. An analysis of each of the compatibility factors is further discussed below.

**NOISE**

The Hollister Municipal Airport Land Use Compatibility Plan’s Noise Policy objective is to avoid establishment of noise-sensitive land uses in the portions of airport environs that are exposed to significant levels of aircraft noise. The project is proposed outside the noise contours and therefore poses no significant noise concerns.

**SAFETY**

The Hollister Municipal Airport Land Use Compatibility Plan’s Safety Policy objective is to minimize the risks associated with an off-airport aircraft accident or emergency landing by limiting the type of uses (i.e. schools, residential densities, 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 (1-6).

The project is proposed within Safety Zones 3 (Attachment 3). According to Table 2: Safety Compatibility Criteria (Attachment 4), the proposed Light Industrial use, is “Normally Compatible” within Safety Zone 3. As such, the proposed use is consistent with the Safety Compatibility Criteria.

In addition, Table 2: Safety Compatibility Criteria (Attachment 4) also sets limits on the number of people allowed in a single acre (Maximum Sitewide Average Intensity) and within the most intense part of the project/building which is referred to as the Maximum Single-Acre Intensity. Currently there are 65 employees, the applicant is not proposing an increase in employees. As such, the proposed density numbers are consistent with the Safety Compatibility Criteria.

**OVERFLIGHT**

The Hollister Municipal Airport Land Use Compatibility Plan’s Overflight Compatibility Policy is intended to help notify people, via 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 Overflight Policy is only applicable to residential/sensitive uses; as such, there are no significant overflight concerns associated with the proposed project.

**AIRSPACE PROTECTION**

The Hollister Municipal Airport Land Use Compatibility Plan’s Airspace Protection Policy seeks to prevent creation of land use features that can be hazards to the airspace required by aircraft in flight and have the potential for causing an aircraft accident to occur. Such hazards may be physical structures, glare, hazardous wildlife attractants, or electronic interference. For this particular Project, staff took into consideration the relevant Airspace Protection policies and found no significant hazards.
It should be noted that all exterior lighting shall be fully shielded from off-site view, escape of light to the atmosphere shall be minimized, low intensity, and indirect light sources shall be used instead of mercury, metal halide, and similar intense bright lights.

**Height:**
The project is proposed within the FAR Part 77 Approach Surface (Attachment 5), which lies within the Airspace Protection Zone. The Federal Aviation Regulations (FAR) Part 77, Objects Affecting Navigable Airspace establish standards for determining obstructions to navigable airspace and the effects of such obstructions on the safe and efficient use of that airspace.

The 957 square foot building addition will have a maximum height of 10 feet. The height of the existing building is approximately 35 feet. The height of the proposed 10 foot structure is consistent with the height limits acceptable by the Hollister Municipal Airport Land Use Compatibility Plan and Federal Aviation Regulations (FAR) Part 77, Objects Affecting Navigable Airspace.

Executive Director Review: ____________
Counsel Review: N/A

Supporting Attachment(s):
1. Project Location
2. Site Map
3. Safety Zones Map
4. Table 2: Safety Compatibility Criteria
5. Airspace Protection Zones Map
1600 Citation Way, Hollister, CA 95023
**CITATION WAY FACILITIES - RESTROOM ADDITION**

**1600 CITATION WAY**
**HOLLISTER, CA 95023**

**PROPERTY LINE**

**EXISTING COOLER BUILDING**
36,400 SF, 1-STORY

**NEW RESTROOM ADDITION**
957 SF, 1-STORY

**SCALE:** 1" = 30'-0"
NOTES:

1) SURFACE SLOPES OF ACCESSIBLE PARKING SPACES AND AISLE SHALL BE 1:12 MAX.

2) STRIPING SHALL BE 4" WIDE.

3) 98" MIN VERTICAL CLEARANCE.

4) CLEAR WIDTH FOR AISLES SHALL BE 36" MIN IF SERVING ONLY ONE FACILITY OR 2) IMMEDIATELY ADJACENT TO PARKING SPACES.

5) SIDEWALKS AND WALKWAYS SHALL BE 48" MIN WIDE.

6) CLEAR WIDTH FOR PARKING SPACES"

ACCESSIBLE ROUTES

SCALE: 1/2" = 1'-0"

ACCESSIBLE PARKING SPACES

SCALE: 1/8" = 1'-0"

CONC RETAINING CURB
CURB HT

ACCESSIBLE ROUTE

SITE SIGNAGE POST

SCALE: 1" = 1'-0"

GROOVED BORDER AT CURB RAMPS

SCALE: 1/4" = 1'-0"

TRUNCATED DOMES DETECTABLE WARNING

SCALE: 1" = 1'-0"

ADDITIONAL SIGNAGE

ADDITIONAL SIGNAGE
ELECTRIC ROOM
COLD ROOM
WOMEN'S RESTROOM
SUPPLY ROOM
SMOCK RACKS

AREA
23'-4"
11'-4"
11'-0"
42'-0"
TIMECARD STATION
6'-6"
1'-0"
1'-0"
8"
3'-6"
18'-9"
4'-6"
18'-9"
4'-0"
2'-4"
4'-0"
3'-6"
4'-0"
### Door Notes

1. Contractor shall verify and coordinate framed rough openings, manufacturer specified rough openings, and nominal door size. Refer to sheet and manufacturer unit sizes prior to ordering units.

2. Contractor shall verify door finishes, options, hardware, etc. with owner and architect prior to ordering units.

3. Refer to building elevations and plans for units operation type and direction.

4. Refer to project Title-24 energy compliance for additional information. Contractor shall verify and coordinate energy compliance requirements, window schedules, and specifications prior to ordering units. Notify architect immediately of any discrepancies prior to ordering units.

5. Glazing in doors and sidelites shall be tempered and comply with requirements of project Title-24 energy compliance. CBC Sect 2406.4 shall be tempered. Contractor shall verify required tempered glazing prior to ordering units.

6. Exterior doors shall have full weather stripping and a metal threshold set in bed of sealant.

7. Windows shall be installed per manufacturer’s written installation instructions, and per the most current editions of ASTM E2112 and AAMA 2400.

8. Exterior doors adjacent to walkways or sidewalks shall have manufacturer’s device to limit projection to 44 inches maximum above the finished floor or ground. [2013 CBC 11B-404.2.7]

9. Undercut doors to closets and laundry rooms to facilitate ventilation.

10. Door handles, pulls, latches, locks and other operating parts shall be operable with one hand and shall not require wrist usage. The force required to activate operable parts shall be 5 pounds maximum. [2013 CBC 11B-309.4]

11. Door closers shall be adjusted so that from the open position of 90 degrees, the time required to move the door to a position of 12 degrees from the latch is 5 seconds minimum. [11B-404.2.8]

12. The maximum force for operating a door shall be 5 pounds maximum, except for fire doors which are allowed at 15 pounds. [11B-404.2.9]

13. Swinging door surfaces within 10" of the finished floor or ground measured vertically shall have a smooth surface on the push side extending the full width of the door. [11B-404.2.10]

14. Doors and sidelights adjacent to doors, containing one or more glazing panels that permit viewing through the located at 43" max A.F.F. [11B-404.2.11]

15. Door thresholds shall be accessible. Changes in level of 1/4" high max shall be permitted to be vertical. Changes in level between 1/4" high min and 1/2" high max shall be beveled with a slope not steeper than 1:2. Door thresholds shall be 1/2" high max.

### Door Schedule

<table>
<thead>
<tr>
<th>SHEET NUMBER</th>
<th>NOTES</th>
</tr>
</thead>
<tbody>
<tr>
<td>A250</td>
<td></td>
</tr>
</tbody>
</table>

### Window Schedule

<table>
<thead>
<tr>
<th>SHEET NUMBER</th>
<th>NOTES</th>
</tr>
</thead>
<tbody>
<tr>
<td>A250</td>
<td></td>
</tr>
</tbody>
</table>

### Window Types

<table>
<thead>
<tr>
<th>TYPE</th>
<th>DESCRIPTION</th>
</tr>
</thead>
<tbody>
<tr>
<td>A</td>
<td>HOLLOW METAL DOOR</td>
</tr>
<tr>
<td>B</td>
<td>SOLID CORE WOOD</td>
</tr>
<tr>
<td>C</td>
<td>METAL FRAME HOPPER</td>
</tr>
</tbody>
</table>
ACCESSIBLE URINAL

SCALE: 1/2" = 1'-0"

NOTE: DENOTES CRIMPS OF THE REAR OF THE URINAL PARTITION TO BE PROVIDED BY SUBCONTRACTOR.

SHEET NUMBER: A804
SHEET NAME: ACCESSIBILITY DETAILS
SET ISSUED: 14050
PROJECT NUMBER: 053 - 360 - 035

CITATION WAY FACILITIES - RESTROOM ADDITION
1600 CITATION WAY
HOLLISTER, CA 95023

ACCESSIBLE URINAL

30" X 48" CLEAR FLOOR SPACE FOR FORWARD APPROACH

30" MIN WALL-HUNG URINAL WITH RIM AT 17" MAX A.F.F. AND 131/2" MIN DEEP FROM FACE OF RIM TO BACK OF FIXTURE

URINAL PARTITION, MIN 30" CLEAR BETWEEN PARTITIONS, REFER TO PLAN FOR SPACING

URINAL PARTITION, MIN 30" CLEAR, REFER TO PLAN FOR SPACING

FLUSH CONTROLS SHALL BE MOUNTED AT 44" MAX A.F.F.
NOTE: CONTROLS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST. FORCE REQUIRED TO ACTIVATE SHALL BE 5 POUNDS MAXIMUM.
1. Safety zone source composite of generic Airport Land Use Plan. See Exhibit 3-6.

2. See Section 3.3 criteria.

3. Avigation easement zones 1 through 5.

4. Buyer awareness Routine Overflight Zone.

Hollister Land Use Plan

Policy Boundaries

Safety Zones

Notes

1. Safety zone source composite of generic Airport Land Use Plan. See Exhibit 3-6.

2. See Section 3.3 criteria.

3. Avigation easement zones 1 through 5.

4. Buyer awareness Routine Overflight Zone.
### Usage Intensity Criteria

<table>
<thead>
<tr>
<th>Max. Sitewide Average Intensity (people/acre)</th>
<th>Safety Zone</th>
<th>1</th>
<th>2</th>
<th>3</th>
<th>4</th>
<th>5</th>
<th>6</th>
</tr>
</thead>
<tbody>
<tr>
<td>10, 20</td>
<td></td>
<td>60</td>
<td>120</td>
<td>300</td>
<td>450</td>
<td>300</td>
<td>1,200</td>
</tr>
<tr>
<td>Max. Single-Acre Intensity (people/acre)</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

### Additional Criteria

<table>
<thead>
<tr>
<th>Land Use Category</th>
<th>Land Use Acceptability</th>
<th>Additional Criteria</th>
</tr>
</thead>
<tbody>
<tr>
<td>Eating/Drinking Establishments: restaurants, fast-food dining, bars</td>
<td>[approx. 60 s.f./person]</td>
<td>2-5: Intensity limits as indicated</td>
</tr>
<tr>
<td>Limited Retail/Wholesale: furniture, automobiles, heavy equipment, lumber yards, nurseries</td>
<td>[approx. 250 s.f./person]</td>
<td>2, 5: Intensity limits as indicated; design site to place parking inside and bldgs outside of zone if possible</td>
</tr>
<tr>
<td>Offices: professional services, doctors, finance, civic; radio, television &amp; recording studios, office space associated with other listed uses</td>
<td>[approx. 215 s.f./person]</td>
<td>2-5: Intensity limits as indicated</td>
</tr>
<tr>
<td>Personal &amp; Miscellaneous Services: barbers, car washes, print shops</td>
<td>[approx. 200 s.f./person]</td>
<td>2-5: Intensity limits as indicated</td>
</tr>
<tr>
<td>Vehicle Fueling: gas stations and fueling facilities at trucking &amp; transportation terminals</td>
<td></td>
<td>5: Allowed only if airport serving</td>
</tr>
<tr>
<td>Industrial, Manufacturing, and Storage Uses</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Hazardous Materials Production: oil refineries, chemical plants</td>
<td></td>
<td>3-6: Allowed only if alternative site outside zone would not serve intended function; Fire Marshal to determine if special design features should be incorporated into structure to withstand damage from aircraft collision; exercise caution with uses creating plumes and other airspace hazards</td>
</tr>
<tr>
<td>Heavy Industrial</td>
<td></td>
<td>2-5: Avoid bulk production/storage of hazardous (flammable, explosive, corrosive, or toxic) materials; permitting agencies to evaluate possible need for special measures to minimize hazards if struck by aircraft</td>
</tr>
<tr>
<td>Light Industrial, High Intensity: food products preparation, electronic equipment</td>
<td>[approx. 200 s.f./person]</td>
<td>2-5: Intensity limits as indicated; avoid bulk production/storage of hazardous (flammable, explosive, corrosive, or toxic) materials; permitting agencies to evaluate possible need for special measures to minimize hazards if struck by aircraft</td>
</tr>
<tr>
<td>Light Industrial, Low Intensity: machine shops, wood products, auto repair</td>
<td>[approx. 350 s.f./person]</td>
<td>2 - 4: Intensity limits as indicated</td>
</tr>
<tr>
<td>Indoor Storage: wholesale sales, warehouses, mini/other indoor storage, barns, greenhouses</td>
<td>[approx. 1,000 s.f./person]</td>
<td>2: Single story only; max. 10% in mezzanine</td>
</tr>
</tbody>
</table>

Table 2, continued
### Table 2, continued

<table>
<thead>
<tr>
<th>Land Use Acceptability</th>
<th>Interpretation/Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Normally Compatible</strong></td>
<td>Normal examples of the use are compatible under the presumption that usage criteria will be met. Atypical examples may require review to ensure compliance with usage intensity criteria. Noise, airspace protection, and/or overflight limitations may apply.</td>
</tr>
<tr>
<td><strong>Conditional</strong></td>
<td>Use is compatible if indicated usage intensity limit and/or other listed conditions are met.</td>
</tr>
<tr>
<td><strong>Incompatible</strong></td>
<td>Use should not be permitted under any circumstances.</td>
</tr>
</tbody>
</table>

**Notes**

1. Usage intensity criteria applicable to all nonresidential development (i.e., Normally Compatible as well as Conditional land uses). Nonresidential development must satisfy both forms of intensity limits (see Policy 3.3.6). See Note 6 below and Policy 3.3.7 for information on how to calculate nonresidential intensity. Up to 10% of total floor area may be devoted to ancillary use (see Policy 3.3.6(c)).
2. Multiple land use categories and compatibility criteria may apply to a project. Land uses not specifically listed shall be evaluated using the criteria for similar uses.
3. These uses may pose hazards to flight as they may attract birds or other wildlife; generate dust or other visual hazards; or create physical hazards (e.g., power lines or other tall objects). See Section 3.4 for applicable airspace protection policies.
5. Residential density limits provided in terms of dwelling units per acre (du/ac). Construction of a single-family home, including a second dwelling unit as defined by state law, allowed on a legal lot of record if such use is permitted by local land use regulations. A family day care home (serving ≤ 14 children) may be established in any dwelling. See Policies 1.4.5 and 3.3.5(h).
6. Common occupancy load factors (approximate number of square feet per person) source: Mead & Hunt, Inc. based upon information from various sources including building and fire codes, facility management industry sources, and ALUC surveys. The common occupancy load factors represent the maximum occupancy during a normal peak period occupancy, not on the highest attainable occupancy used in building and fire codes. Common occupancy load factors provided in the table for specific land uses may be used as a means of calculating the usage intensity of a proposed development. See Policy 3.3.7 for other methods of calculating usage intensities.
Notes
1. The Airspace Policy Boundary, in accordance with FAA regulations, encompasses the future runway layout and all runways except the existing runway layout for all runways except the existing runway layout. The surfaces are generated as airspace surfaces and approach type.

2. The Critical Airspace Policy Boundary encompasses the critical portions of the approach surface where these surfaces intersect the approach surface.

3. The FAA Height Policy Boundary, in accordance with FAA regulations, is indicated on the map.

Hollister City Land Use Map
053-360-035