

# USE

# PERMIT

SAN BENITO COUNTY  
PLANNING COMMISSION

FRZAER LAKE AIRPARK

APPLICANT/OWNER Zanella, Joe

APPLICATION NO. 182-80

DATE: December 17, 1981

In accordance with the provisions of Ordinance No. 358 of the County of San Benito, State of California, a USE PERMIT is hereby GRANTED / ~~RENEWED~~ to Assessor's Parcel No. 13-05-01 & 06 for permission to construct and operate a private recreational air strip with hangers, clubhouse and caretakers quarters.

**CONDITIONS:**

- 1) The airport shall be for the one hundred (100) memberships of the Frazer Lake Airpark Association and their recreational aircraft only.
- 2) Septic system to be installed consistent with San Benito County Ordinances and policy of the Health Department and enforcing agency. These tests shall be run during wet weather, December 1st through March 30th.
- 3) The well shall be tested by the applicant and verified by the Health Department as being safe for domestic use.
- 4) The drainage retention facility shall be designed such that no health or safety hazards are created; to be reviewed by the Flood Control and Water Conservation District of the County of San Benito and County of San Benito Planning Staff.
- 5) The applicant shall enter into a deferred improvement agreement with the County, to improve a turning lane at the intersection of the airport access road with Frazer Lake Road, if and when it is found by the Planning Commission or Board of Supervisors that the turning lane becomes necessary.
- 6) Noise impacts shall be reviewed by the Commission if and when they are perceived to be a problem. Specific mitigating measures may include, but should not be limited to; limiting hours of operation; limiting the type of maneuvers or having aircraft meet decibel limits.

SEE ATTACHED SHEET

BY THE PLANNING COMMISSION OF THE COUNTY OF SAN BENITO, STATE OF CALIFORNIA, THIS  
10TH DAY OF DECEMBER, 19 81.



County Planner  
San Benito County

Sec. 71, Ord. 358 (Res. 79-26) "A use permit shall expire one year from the date of granting said permit unless construction on, or use of the subject property has started within one year of the granting thereof."

IMPORTANT NOTICE: Attention is called to the provisions of Sec. 82, Ord. No. 358 which reads in part: "Any person aggrieved by any decision of the Planning Commission made under the provisions of this Ordinance may, within (15) days from the date of such decision, appeal to the Board of Supervisors by written notice of appeal filed in duplicate., etc;." Appeal forms can be obtained from the County Clerk's office, County Courthouse, Hollister, CA.

Use Permit No. 182-81  
Frazer Lake Airpark  
December 17, 1981  
Page 2 of 2

Approval Conditions Continued:

- 7) The caretakers residence shall conform to all San Benito County codes including annual review, skirting, etc..
- 8) To maintain an aesthetic control on the airport and buildings, all landscape and building plans shall be reviewed and approved by the County Planning Staff.
- 9) Activities, other than Association gatherings and static display shows, shall be subject to Planning Commission approval.
- 10) No skydiving shall originate from or land at the airport.