

CHAIRPERSON

Kevin Henderson, District 1

PLANNING COMMISSIONERS

Steven Belong, District 3, Vice Chair

Bella Rosales, District 2

Luke Corona, District 4

Carol Lenoir, Represents Entire City

DEVELOPMENT SERVICES**DIRECTOR**

Christine Hopper

PLANNING MANAGER

Eva Kelly

CITY ATTORNEY

Jennifer P. Thompson



PLANNING COMMISSION AGENDA

Regular Meeting

March 28, 2024

6:00 PM

CITY OF HOLLISTER

CITY COUNCIL CHAMBERS, CITY HALL

375 FIFTH STREET

HOLLISTER, CA 95023

(831) 636-4360

www.hollister.ca.gov/

NOTICE TO PUBLIC

Persons who wish to address the Planning Commission are asked to complete a speaker's card and give it to the Secretary before addressing the Planning Commission. Those who wish to address the Planning Commission on an agenda item will be heard when the presiding officer calls for comments from the audience. City-related items not on the agenda will be heard under the Public Input section of the agenda. Following recognition, persons desiring to speak are requested to advance to the podium and state their name and address. If you are joining us by Zoom, please click on the bottom of your screen to raise your hand. If you are joining us by Zoom using a cell phone, please press *9. After hearing audience comments, the public portion of the meeting will be closed, and the matter brought to the Planning Commission for discussion.

PUBLIC PARTICIPATION NOTICE

The public may watch the meeting via live stream at:

Community Media Access Partnership (CMAP) at:

<http://cmaptv.com/watch/>

or

City of Hollister YouTube Channel:

https://www.youtube.com/channel/UCu_SKHetqbOiiz5mH6XgpYw/featured

Public Participation:

The public may attend meetings.

NOTICE: The Planning Commission will hold its public meetings in person, with a virtual option for public participation based on availability. The City of Hollister utilizes Zoom teleconferencing technology for virtual public participation; however, we make no representation or warranty of any kind, regarding the adequacy, reliability, or availability of the use of this platform in this manner. Participation by members of the public through this means is at their own risk. (Zoom teleconferencing may not be available at all meetings.)

If you wish to make a public comment remotely during the meeting, please use the zoom registration link below:

https://us02web.zoom.us/webinar/register/WN_wblo3ZhOTqqzC_RonJZ2Q

CALL TO ORDER**PLEDGE OF ALLEGIANCE****ROLL CALL****VERIFICATION OF AGENDA POSTING****A. PUBLIC INPUT**

This is the time for anyone in the audience to speak on any item not on the agenda and within the subject matter jurisdiction of the Planning Commission. Speaker cards are available in the lobby and are to be completed and given to the Secretary before speaking. When the Secretary calls your name, please come to the podium, state your name and city for the record, and speak to the City Planning Commission. If you are joining us by Zoom, please click on the bottom of your screen to raise your hand. If you are joining us by Zoom using a cell phone, please press *9. Each speaker will be limited to three (3) minutes with a maximum of 30 minutes per subject. Please note that state law prohibits the Planning Commission from discussing or taking action on any item not on the agenda.

B. CONSENT ITEMS

All items listed under consent agenda will be enacted by one motion authorizing actions indicated for those items so designated. There will be no separate discussion of these items unless requested by a member of the Planning Commission, a staff member, or a member of the public.

1. The minutes of the February 22, 2024 Regular Planning Commission Meeting

C. PUBLIC HEARINGS

- 1. TENTATIVE MAP 2021-3, CONDITIONAL USE PERMIT 2021-10 FOR A PLANNED DEVELOPMENT EXTENSION** – Stonebridge Homes/Hugh Walker - The applicant is requesting an extension of Tentative Map 2021-3 and Conditional Use Permit 2021-10 for a Planned Development to subdivide a 9.33 acres (APN 052-420-001) parcel into 101 lots. The subdivision would create 100 new residential single family detached lots and a parcel for stormwater treatment. The project is located at 1070 Buena Vista Road, north of Buena Vista Road, west of Westside Boulevard, and south of Westside Road., further identified as San Benito County Assessor Parcel Number 052-420-001.

CEQA: Mitigated Negative Declaration was adopted for Prezone 2017-2 for the prezone and annexation of the subject property. The project extension complies with the adopted MND.

RECOMMENDATION: Hold a public hearing and adopt a resolution approving an extension of TM 2021-3 and CUP 2021-10.

D. INFORMATIONAL REPORTS

1. PLANNING COMMISSIONER REPORTS

Receive informational reports from the members of the Planning Commission.

2. PLANNING DIVISION REPORTS

Receive reports from the members of the Planning Division staff.

ADJOURNMENT

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the City of Hollister's Planning Division at (831) 636-4360. Notification of 48 hours prior to the meeting will enable the City to attempt to make reasonable arrangements to ensure accessibility to this meeting [28 CFR 2.102-35. 104 ADA Title II].

Materials related to an item of this agenda submitted to the Planning Commission after distribution of the agenda packet are available for public inspection at the City Clerk's office at City Hall, 375 Fifth Street, Hollister, Monday through Friday, 8:00 a.m. to noon, 1:00 p.m. to 5:00 p.m. (closed between 12:00 and 1:00 p.m.). Materials are also available at the Development Services Department office located 339 Fifth Street, Hollister, Monday through Thursday, 8:30 a.m. to noon, 1:00 p.m. to 4:30 p.m. (closed between 12:00 p.m. and 1:00 p.m.).

Notice to anyone attending any public meeting: The meeting may be broadcast live on Cable 17 and/or videotaped or photographed. Recent Planning Commission meetings may also be viewed at www.CMAP.com and periodically on Cable Channel 17.

MINUTES

HOLLISTER PLANNING COMMISSION REGULAR MEETING

February 22, 2024

CALL TO ORDER

The regular meeting of the Planning Commission was called to order by Chairperson Henderson on February 22, 2024, at 6:00 p.m. in the City Council Chambers are 375 Fifth Street, Hollister, CA 95023.

PLEDGE OF ALLEGIANCE

Chairperson Henderson led the Pledge of Allegiance.

ROLL CALL

Attendee Name	Title	Status	Arrived
Kevin Henderson	Chairperson / District 1	Present	
Christina Ross	District 2	Absent	
Steven Belong	District 3	Present	
Luke Corona	District 4	Present	
Carol Lenoir	Mayoral Seat	Present	

STAFF IN ATTENDANCE

Attendee Name	Title	Status	Arrived
Jennifer Thompson	Assistant City Attorney	Present	
Eva Kelly	Planning Manager	Present	
Ambur Cameron	Senior Planner	Present	
Magda Gonzalez	Senior Planner (4Leaf, Inc.)	Present	
Miriam Arciniega	Senior Support Services Assistant	Present	

VERIFICATION OF AGENDA POSTING

Senior Planner Cameron verified the agenda for the City of Hollister Planning Commission regular meeting of Thursday, February 22, 2024 was posted on the bulletin board outside of City Hall on Friday, February 16, 2024, at 1:25 p.m. per Government Code Section 54954.2.

A. PUBLIC INPUT

None.

B. CONSENT ITEMS

Commissioner Lenoir moved, and Commissioner Belong seconded the motion to approve the January 25, 2024 Minutes of the Regular Planning Commission Meeting as presented. Motion carried 4-0-0.

RESULT:	Approved
MOTION:	Carol Lenoir
SECOND:	Steven Belong
AYES:	Belong, Henderson, Corona, Lenoir
NOES:	
RECUSED:	
ABSTAIN:	
ABSENT:	Ross

C. PUBLIC HEARINGS

- 1. SITE & ARCHITECTURAL REVIEW 2023-9 – Brookshire** – The applicant requests Site & Architectural Review approval to allow the construction of a 1,942 square foot two-story residential duplex, two (2) 444 square foot accessory dwelling units, and four (4) parking spaces on a 4,421 square foot parcel. The project site is located at 221 Hawkins Street, further identified as San Benito County Assessor Parcel No. 056-091-002 in the Downtown Mixed-Use Zoning District.

Chair Henderson disclosed he had a meeting with Anne Hall regarding items C1 and C2.

Commissioner Lenoir recused herself from item C1 and left the room due to a conflict of interest as she lives within 300 feet of the project.

Senior Planner Gonzalez presented the staff report.

Chairperson Henderson opened the public hearing at 6:11 p.m.

Public Providing Testimony: Anne Hall

Chairperson Henderson closed the public hearing at 6:12 p.m.

Commissioner Belong moved, and Commissioner Corona seconded the motion to adopt Resolution 2024-3 approving Site & Architectural Review 2023-9, subject to the findings contained within the draft resolution with the removal of conditions #26, #27, #50 and #83. Motion Carried 3-0-0.

RESULT:	Approved
MOTION:	Steven Belong
SECOND:	Luke Corona
AYES:	Belong, Henderson, Corona
NOES:	
RECUSED:	Lenoir
ABSTAIN:	
ABSENT:	Ross

- 2. APPEAL 2024-1** – Annotti Landing LLC – The applicant is appealing the expiration of Site & Architectural Review 2020-9 due to delays in processing the associated tentative map (now filed and not included in the appeal), which in turn caused delays in issuing a building permit for the project. The project proposed the development of 16 multi-family units and 12 accessory dwelling units. The project site is located at 2001 Memorial Drive, further identified as San Benito County Assessor Parcel No. 057-770-040 in the Medium Density Residential (R3) Zoning District.

Planning Manager Kelly presented the staff report.

Commissioner Lenoir disclosed she met with Anne Hall regarding item C2.

Chairperson Henderson opened the public hearing at 6:36 p.m.

Public Providing Testimony: Roger McDonald, Anne Hall

Chairperson Henderson closed the public hearing at 6:42 p.m.

Commissioner Lenoir moved, and Commission Belong seconded the motion to adopt Resolution 2024-4 approving Appeal 2024-1 extending Site & Architectural Review 2020-9 for one year, subject to the findings and conditions of approval contained in the draft resolution. Motion carried 4-0-0.

RESULT:	Approved
MOTION:	Carol Lenoir
SECOND:	Steven Belong
AYES:	Belong, Henderson, Corona, Lenoir
NOES:	
RECUSED:	
ABSTAIN:	
ABSENT:	Ross

D. INFORMATIONAL REORTS

1. PLANNING COMMISSION REPORTS

Commissioner Lenoir reported the study session with City Council regarding the Housing Element went very well.

2. PLANNING DIVISION REPORT

Planning Manager Kelly reported the Planning Division will be hosting a Community Workshop at City Hall on Feb 28 at 6:30 PM regarding the Draft Housing Element. The Planning Division hopes to hear from the public, get feedback on the Draft Housing Element, and encourages all to come. The workshop will be in English and Spanish, in person and through zoom.

ADJOURNMENT

Chairperson Henderson adjourned the meeting at 6:48 p.m.

Respectfully submitted:

Eva Kelly on Behalf of Christine Hopper, Secretary



Planning Commission

Staff Report

March 28, 2024

Item C1

SUBJECT: **Tentative Map 2021-3 and Conditional Use Permit 2021-10 Extension –**
Stonebridge Homes - The applicant is requesting approval of an extension for Tentative Map 2021-3 and Conditional Use Permit 2021-10 for a Planned Development for the subdivision of a 9.3-acre parcel into 100 residential lots and one lot for a stormwater treatment basin. The project is located at 1070 Buena Vista Road, further identified as San Benito County Assessor Parcel Number 052-420-001 in the Medium-Density Residential Performance Overlay (R3-M/PZ) Zoning District. CEQA: A Mitigated Negative Declaration was previously approved for this project.

STAFF PLANNER: Erica Fraser, AICP, Senior Planner (831) 636-4360

ATTACHMENTS:

1. Resolution approving an extension for Tentative Map 2021-3 and Conditional Use Permit 2021-10 for a Planned Development with the project plans included as Exhibit A.
2. Resolution 2022-12 approving Tentative Map 2021-3.
3. Resolution 2022-13 approving Conditional Use Permit 2021-10 for a Planned Development.
4. August 25, 2022 Planning Commission Staff Report.

RECOMMENDATION: Approval with Conditions

PROJECT DESCRIPTION:

The applicant is requesting approval of an extension for Tentative Map 2021-3 and Conditional Use Permit 2021-10 for a Planned Development for the subdivision of a 9.3-acre parcel into 15 lots into 100 residential lots and one lot for a stormwater treatment basin. The project was approved by the Planning Commission on August 25, 2022 (Resolutions included as Attachments 2 and 3).

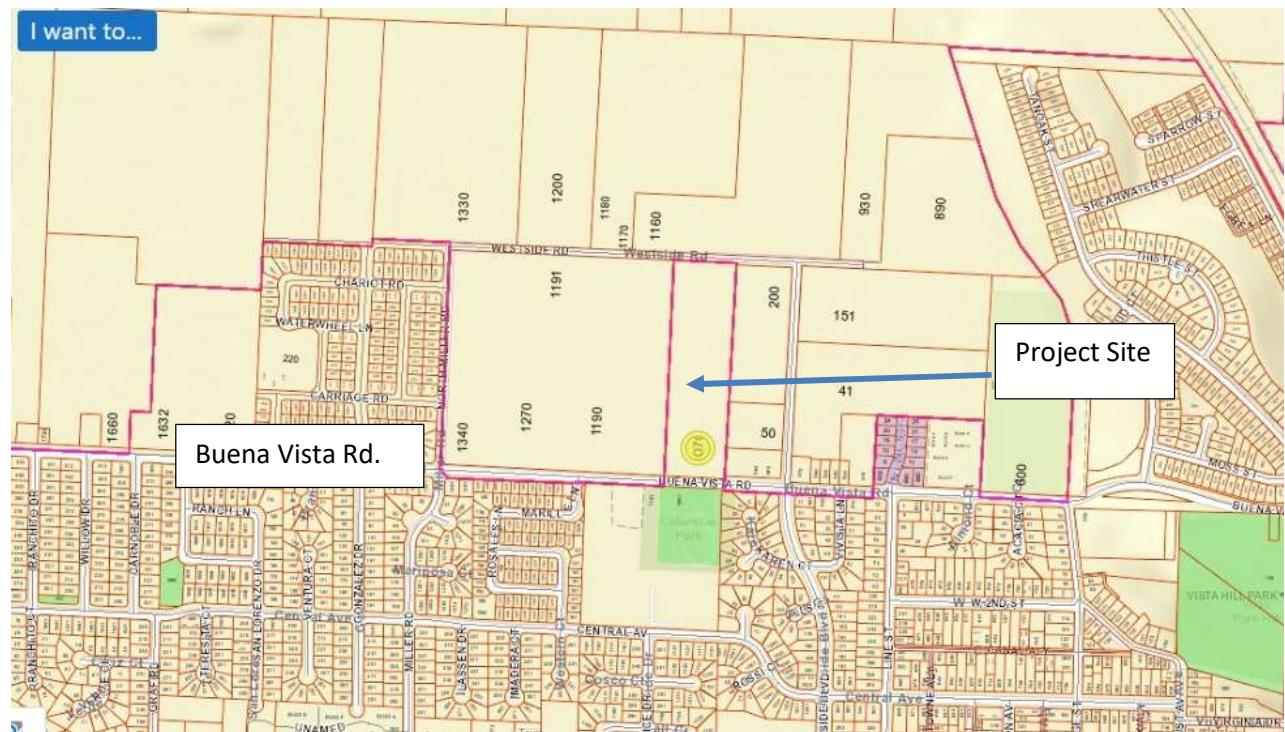
ANALYSIS:

Location

The project is located at 1070 Buena Vista Road, further identified as San Benito County Assessor Parcel Number 054-420-001. The project site is surrounded by agricultural land to the north, east and west.

The location of the project site is shown below:

Figure 1: Project Site and the Surrounding Area



Extension Request:

The Planning Commission approved the Woodle/Aspen Park Subdivision project on August 25, 2022. Condition of Approval No. 1 (all Resolutions) states that the approvals expire on August 24, 2024. The Applicant has submitted a final map package to the Engineering Department, however, the final map has not been approved at this time. In order to allow for additional time to process the final map and to apply for building permits, the Applicant has submitted an application requesting an extension of the Tentative Map and Conditional Use Permit for a period of two years as allowed by Section 16.40.010, Time Limits to Record Final Map, of the Subdivision Ordinance and Title 17, Zoning.

Section 16.40.010(B) of the Municipal Code states:

“Request for extension may be approved, approved conditionally or denied by the Planning Commission. In granting an extension new conditions may be imposed and existing conditions may be revised.”

As allowed by Section 16.40.010 of the Municipal Code, Staff routed the request for an extension to the City’s Development Review Committee (DRC). No comments or concerns were noted by the DRC regarding this extension request.

California Environmental Quality Act:

The rezoning, annexation, and ultimate development of the subject property was evaluated with an Initial Study and Mitigated Negative Declaration (IS/MND) adopted in 2019. The analysis assumed up to 109 residential units on the property. The IS/MND identified several mitigation measures to be implemented prior to or during construction of the subdivision. Implementation of the mitigation measures continues to be required.

CONCLUSION:

The Applicant has requested approval of an extension of the Woodle/Aspen Park Subdivision. The extension request was reviewed by the City's DRC and their recommendations are incorporated into the staff report and resolution. Staff recommends approval of the extension request.

PLANNING COMMISSION OPTIONS:

The Planning Commission can choose one of the following options:

1. Adopt a Resolution approving an extension of Tentative Map 2021-3 and Conditional Use Permit 2021-10 for a Planned Development with the Findings and Conditions of Approval as contained in the draft resolution;
2. Adopt a Resolution approving an extension of Tentative Map 2021-3 and Conditional Use Permit 2021-10 for a Planned Development, with Findings and Conditions of Approval modified by the Planning Commission;
3. Deny the Proposed Project; or
4. Continue the hearing and direct Staff to provide additional information or clarification.

Staff recommends the Planning Commission select Option 1 for this Item.

GENERAL INFORMATION

APPLICANT: Hugh Walker
Stonebridge Homes
1554 Constitution Blvd.
Salinas, CA 93905

PROPERTY OWNER: Aspen Park, LLC
1554 Constitution Blvd.
Salinas, CA 93905

LOCATION: 1070 Buena Park Road

**ASSESSOR PARCEL
NUMBER:** APN 054-420-001

**GENERAL PLAN
DESIGNATION:** Medium Density Residential

ZONING DISTRICT: Medium Density Residential Performance Overlay (R3-M/PZ)

SURROUNDING USES:

Location	Zoning Designation	General Plan Land Use	Current use of Property
Project Site	R3-M/PZ	Medium Density Residential	Vacant/Agriculture
North	AP (County)	Agriculture	Agriculture/Orchard
South	P	Public Facility	Park
East	AP (County)	Medium Density Residential	Agriculture/Orchard
West	AP (County)	Medium Density Residential	Residential/Orchard

PLANNING COMMISSION RESOLUTION NO. 2024-__

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HOLLISTER APPROVING THE
EXTENSION OF TIME FOR VESTING TENTATIVE MAP 2021-3 AND CONDITIONAL USE PERMIT FOR A
PLANNED UNIT DEVELOPMENT 2021-10 TO SUBDIVIDE AN APPROXIMATELY 9.33-ACRE PARCEL INTO
100 RESIDENTIAL LOTS FOR SINGLE FAMILY USE AND ONE LOT FOR A STORMWATER TREATMENT
BASIN, LOCATED WITHIN THE MEDIUM DENSITY RESIDENTIAL PERFORMANCE OVERLAY (R3-M/PZ)
ZONING DISTRICT LOCATED AT 1070 BUENA VISTA ROAD
APN 052-420-001**

WHEREAS, under the provisions of Section 16.16.030 of Title 16 *Subdivisions* of the Hollister Municipal Code, the Planning Commission approved Resolution 2022-12 for Vesting Tentative Map 2021-3 and Resolution 2022-13 for a Conditional Use Permit for a Planned Unit Development 2021-10, during a duly noted public hearing on August 25, 2022; and,

WHEREAS, under the provisions of Section 16.40.010 of Title 16 *Subdivisions* and Section 17.24.130 of Title 17 *Zoning* of the Hollister Municipal Code, the Planning Commission may grant an extension to the approval not to exceed a total of two (2) additional years; and,

WHEREAS, the applicant submitted a request for an additional two (2) year extension of the approval for Vesting Tentative Map 2021-3 and Conditional Use Permit for a Planned Unit Development 2021-10 to subdivide an approximately 9.33-acre parcel into 100 residential lots for single family use and one lot for a stormwater treatment basin located at 1070 Buena Vista Rd.; and,

WHEREAS, the City Planning Division received the applicant's request and forwarded the request to the Development Review Committee to assess the proposal for compliance with all relevant regulations; and,

WHEREAS, the Development Review Committee considerations were presented to the Planning Commission as part of the City staff report; and,

WHEREAS, the Planning Commission held a duly noticed public hearing on March 28th, 2024 to consider the applicant's request, review the City staff report, and receive written and oral testimony for and/or against the proposal; and,

WHEREAS, after closing the public hearing, the Planning Commission deliberated and determined to approve the applicant's request in accordance with Section 16.40.010 of Title 16, *Subdivisions*, and Section 17.24.130 of Title 17, *Zoning*, of the Hollister Municipal Code, and based on the facts as presented, and the code requirements as plainly stated.

NOW, THEREFORE BE IT RESOLVED that the Planning Commission of the City of Hollister does hereby approve the two (2) year Extension for Vesting Tentative Map 2021-3 and Conditional Use Permit for a Planned Unit Development 2021-10, subject to the following findings.

- A. The proposed Project, as conditioned, will comply with the policies of the General Plan because:
1. As previously determined in 2022, the City of Hollister's 2005-2023 General Plan designates the project site as Medium Density Residential, which allows for single family

residential dwellings. As outlined in the General Plan the housing density for Medium Density Residential land use designation is 8-12 dwelling units per acre and the proposed project falls within that density. Since the requested extension doesn't propose any new and/or revisions to the proposed development, the project, as proposed, is still consistent with the density requirements within the General Plan and Zoning Code. Further, the requested extension of time for two (2) years is pursuant to the City of Hollister's Municipal Code Section 16.40.101 (B) *Time limits to record a final map* and Section 17.24.130 (E)(2) *Permit implementation, time limits, extensions and revocations*, which allows for an applicant to request an extension of time to exercise the original approval of their project.

- B. The proposed Project would not be detrimental to the health, safety, and welfare of persons residing or working in the neighborhood or the general welfare of the City because:
1. The proposed extension was reviewed by the City's Development Review Committee (DRC) and no comments or revised conditions were received by the DRC. All conditions of approval for the Tentative Map and Conditional Use Permit apply to this extension.

BE IT FURTHER RESOLVED that the Planning Commission of the City Hollister hereby approves a two (2) year extension for Vesting Tentative Map 2021-3 and Conditional Use Permit for a Planned Unit Development 2021-10, subject to the following Conditions of Approval.

**CONDITIONS OF APPROVAL
TM 2021-3 and CUP 2021-11**

No.	Condition of Approval	Responsible Department	Required Prior To
General Conditions			
1	Approval. This approval is for a two (2) year extension for Vesting Tentative Map 2021-3 and Conditional Use Permit for a Planned Unit Development 2021-10, submitted by Stonebridge Homes. The proposed development shall be in substantial conformance to Exhibit A (Project Plans) prepared by RJA. and dated "Received January 23, 2024" on file with the Planning Division, and other plans, text and diagrams relating to Vesting Tentative Map and Conditional Use Permit, except as modified by the following conditions. The elevations and improvements shall strictly adhere to the approved set of plans unless prior approval is granted by the Director of Developments Services for any changes.	Planning	On-going

No.	Condition of Approval	Responsible Department	Required Prior To
2	Permit Expiration. In accordance with Sections 16.40.010(A) and 17.24.130(E)(1) of the Municipal Code, the Vesting Tentative Map 2021-3 and Conditional Use Permit for a Planned Unit Development 2021-10, shall expire on August 25, 2026, unless a Building Permit is obtained.	Planning	August 25, 2026
3	Permit Validity. The Conditional Use Permit approval shall be valid for the remaining life of the approved structures so long as the operator of the subject property comply with the project's conditions of approval.	Planning	On-going
4	Appeal Period. The final map and improvement plan check package will be accepted for submittal after the completion of the 15-day appeal period for the project, unless the Director of Development Services authorizes the project developer to submit a signed statement acknowledging that the plan check fess will be forfeited in the event that the approval is overturned on appeal or that the design is significantly changed as a result of the appeal. In no case will a Final Map be approved or recorded, or a building permit issued until the appeal period has expired or a final action is taken appeal.	Planning	14 days after decision
5	Revocation of Permit. Conditional Use Permit for a Planned Unit Development 2021-3 approval shall be revocable for cause in accordance with Section 17.24.350 of the Hollister Municipal Code. Any violation of the terms or conditions of this permit shall be subject to citation.	Planning	On-going
6	Indemnification. The applicant/Developer shall defend, indemnify, and hold harmless the City of Hollister and its agents, officers, employees, advisory board from any claim, action, or proceeding against the City of Hollister or its agents, officers, or employees to attach, set aside, void or annul an approval of the City of Hollister or its advisory agency, appeal board, Planning Commission, City Council, Director of Development of Services or any other department, committee, or agency of the City related to this project to the extent that such actions are brought within the time period required by Government	Planning	On-going

No.	Condition of Approval	Responsible Department	Required Prior To
	Code Section 66499.37 or other applicable law; provided, however that the Applicant/Developer duty to so defend, indemnify, and hold harmless shall be subject to the City's promptly notifying the Applicant/Developer of any claim against the City and shall cooperate in the defense.		
7	Modifications. Modifications or changes to the Vesting Tentative Map 2021-3 or Conditional Use Permit for a Planned Unit Development 2021-11, may be considered by the Director of Development Services if the modifications or changes proposed comply with Section 17.24.130(F) of Municipal Code.	Planning	On-going
8	Clarification of Conditions. In the event that there needs to be clarification to the Conditions of Approval, the Director of Development Services and the City Engineer have the authority to clarify the intent of these Conditions of Approval with the Developer without going to a public. The Director of Developments Services and City Engineer also have that authority to make minor modifications to these conditions without going to a public hearing in order for the Developer to fulfill needed improvements and/or mitigations resulting from impacts to this project.	Planning	On-going
9	Previously Approved Resolutions. All findings and conditions in Planning Commission Resolution 2022-12 and Resolution 2022-13 approving Vesting Tentative Map 2021-3 and Conditional Use Permit for a Planned Unit Development 2021 shall apply to this project.	Planning	On-going

PASSED AND ADOPTED at a special meeting of the City of Hollister Planning Commission held on this the 28th day of March 2024, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

Chairperson of the Planning Commission
of the City of Hollister

ATTEST:

Christine Hopper, Secretary

Please Note

It is the sole responsibility of the project applicant to comply with the conditions as approved, modified or added by the Planning Commission. It is recommended that the applicant review these conditions carefully and if any questions arise as to compliance with the conditions, please do not hesitate to contact the staff planner. Also, if you do not agree with the proposed conditions, you have an opportunity to present your case to the Planning Commission at their meeting. In addition, the City provides for a 15-day appeal period.

FILE PATH: W:\Jobs 18\182041 Woodle\Drawings\Prelim\Applications\VTM_NOV 2021\VTM-03 SITE PLAN.dwg

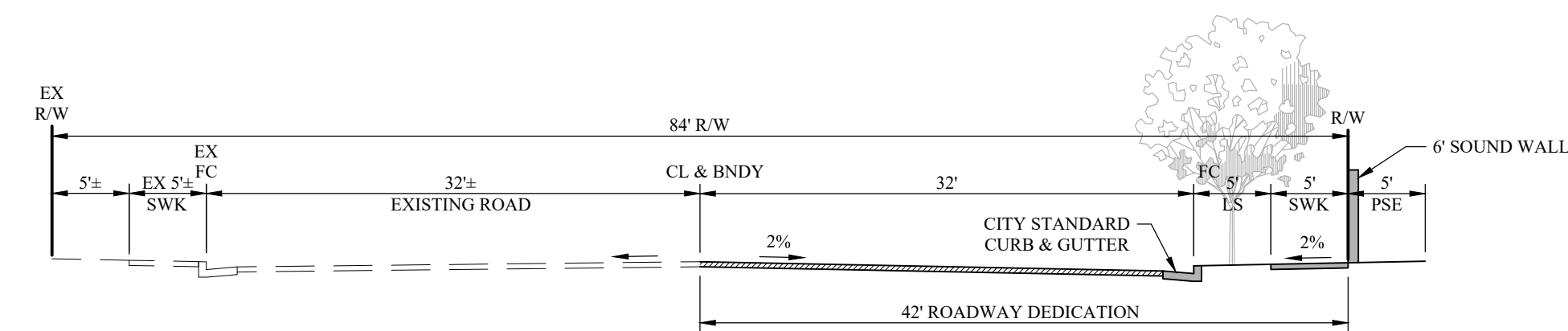
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APN: 019-120-034

LEGEND

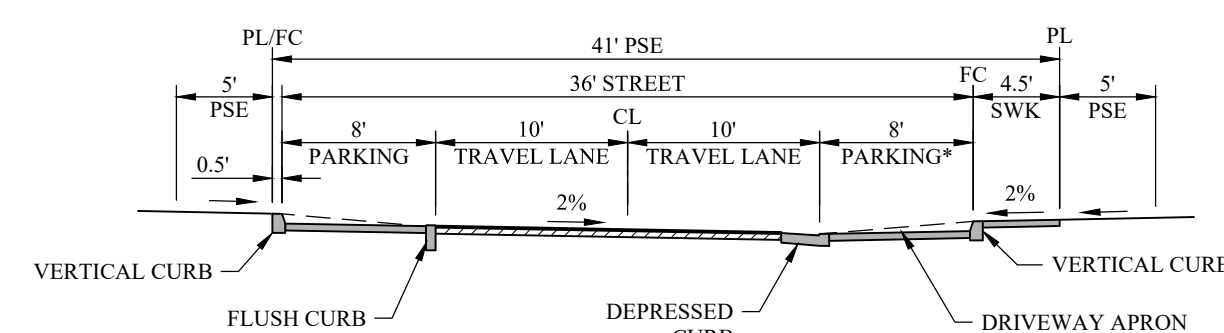
PROPOSED	DESCRIPTION	EXISTING
	BOUNDARY	
	LOT LINE	
	CENTERLINE	
	EASEMENT	
	RIGHT-OF-WAY	
	PHASE LIMIT	
	SIDEWALK	
	ACCESSIBLE RAMP	
7	LOT NUMBER	
2,610 ± SF	LOT AREA	

LOTTING NOTES

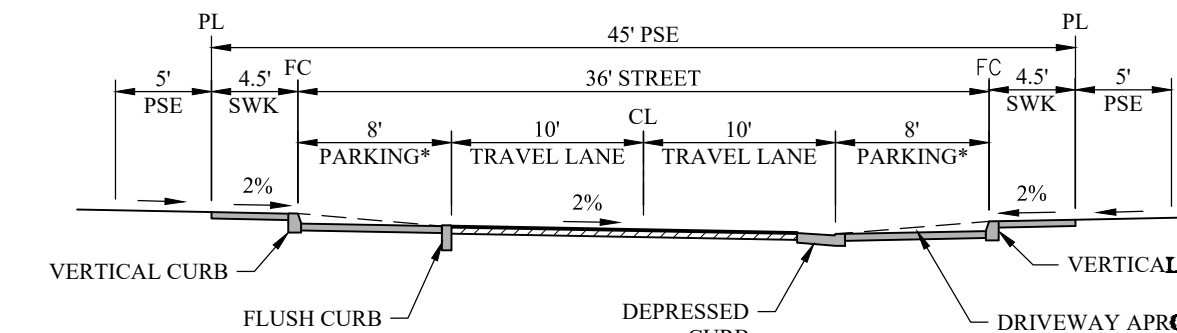
1. LOT NUMBERS ARE INTENDED FOR IDENTIFICATION ONLY AND ARE NOT INTENDED AS FINAL.
2. LOT DIMENSIONS AND LOT AREAS ARE PRELIMINARY AND SUBJECT TO REFINEMENT DURING FINAL DESIGN.
3. ALL OFFSITE IMPROVEMENTS ARE SUBJECT TO APPLICANT ACQUIRING EASEMENTS OR OTHER RIGHTS TO CONSTRUCT IMPROVEMENTS.
- * SELF RETAINING LANDSCAPED AREAS LOCATED BETWEEN PARALLEL PARKING SPACES AND DRIVEWAYS.



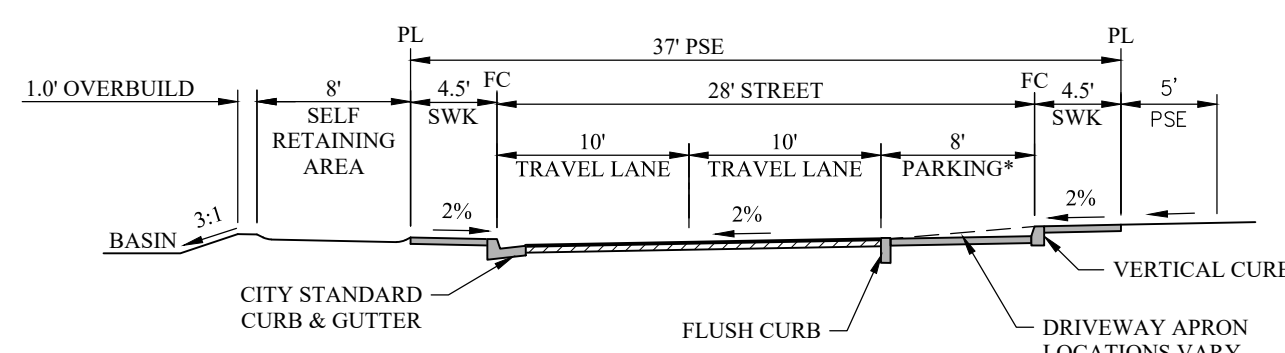
BUENA VISTA ROAD (PUBLIC)
NO SCALE



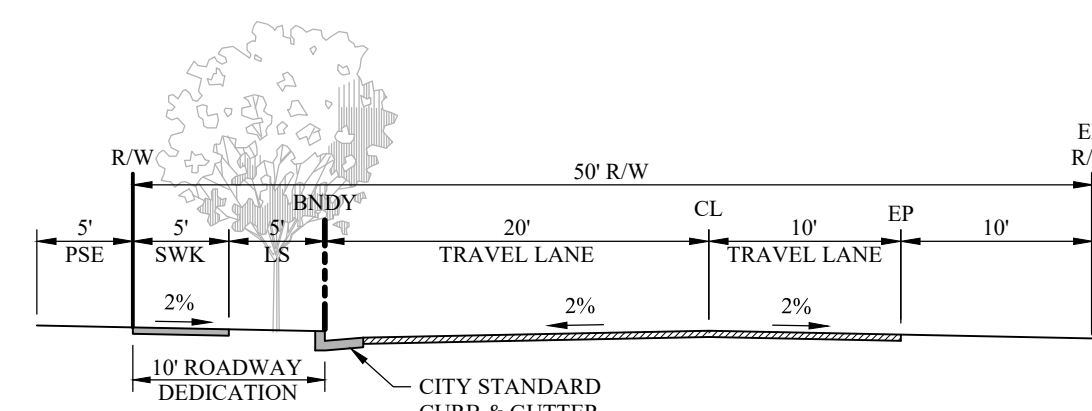
2
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EMERSYN STREET - PARKING BOTH SIDES (PRIVATE)
NO SCALE



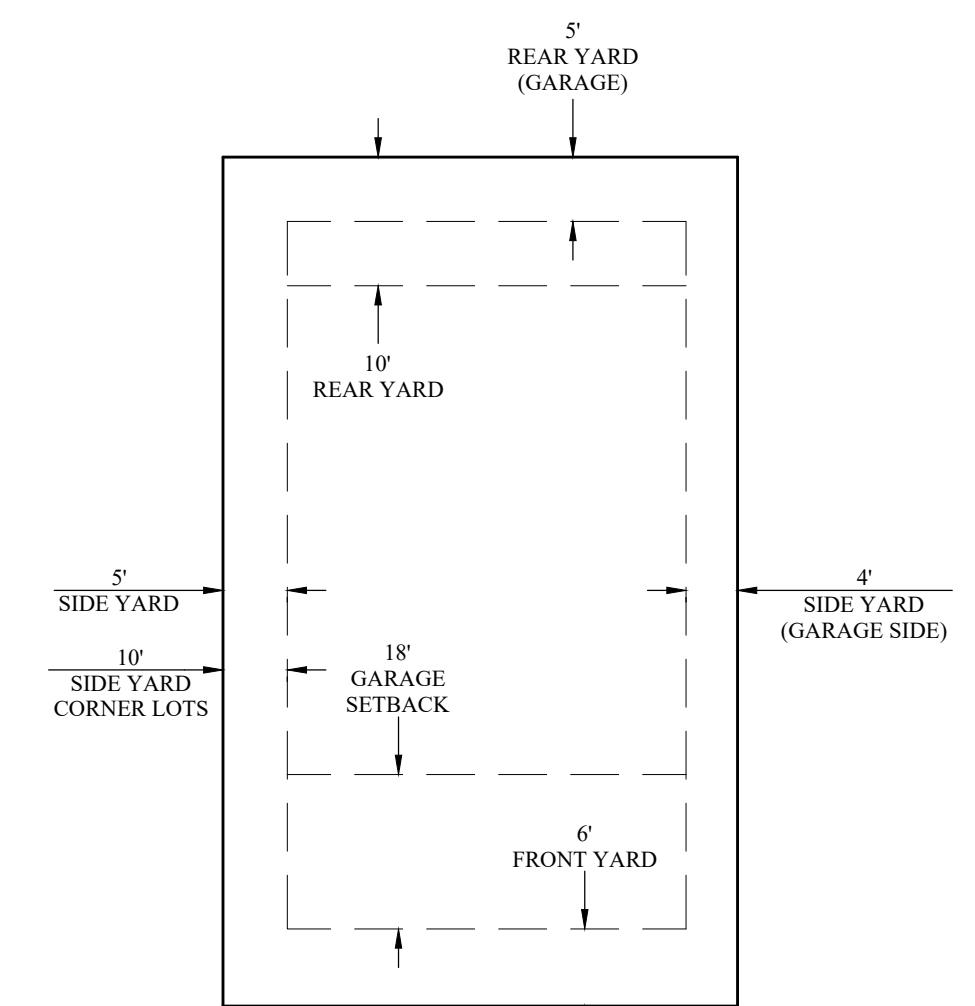

ALAN LANE & LORRAINE DRIVE - PARKING BOTH SIDES (PRIVATE)
 NO SCALE



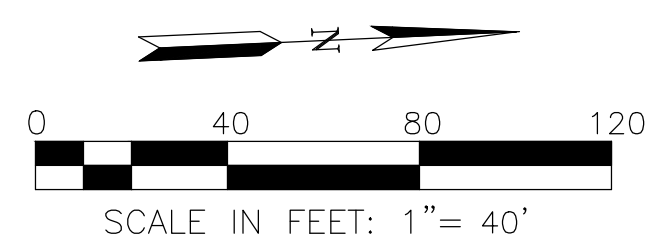
4 ALAN LANE - PARKING ONE SIDE (PRIVATE)
NO SCALE



5 WESTSIDE ROAD (PUBLIC)
NO SCALE



TYPICAL SETBACKS
NO SCALE



VESTING TENTATIVE MAP

SITE PLAN WOODLE

HOLLISTER, CALIFORNIA

FOR: STONEBRIDGE HOMES

SCALE
1"=40'

BY	CK
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1 SUBMITTAL

SUBMITTED
JUNE 2022

SHEET

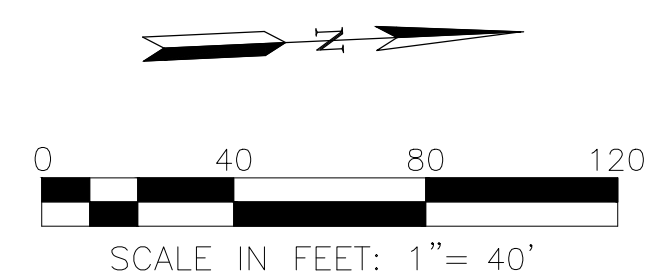
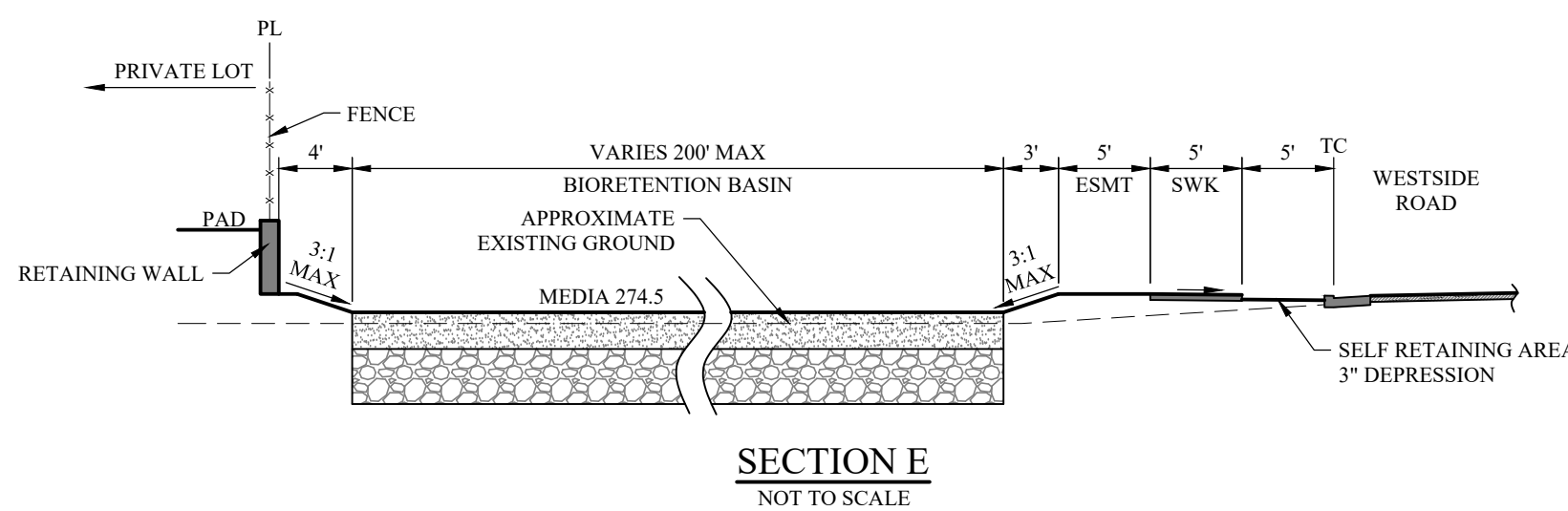
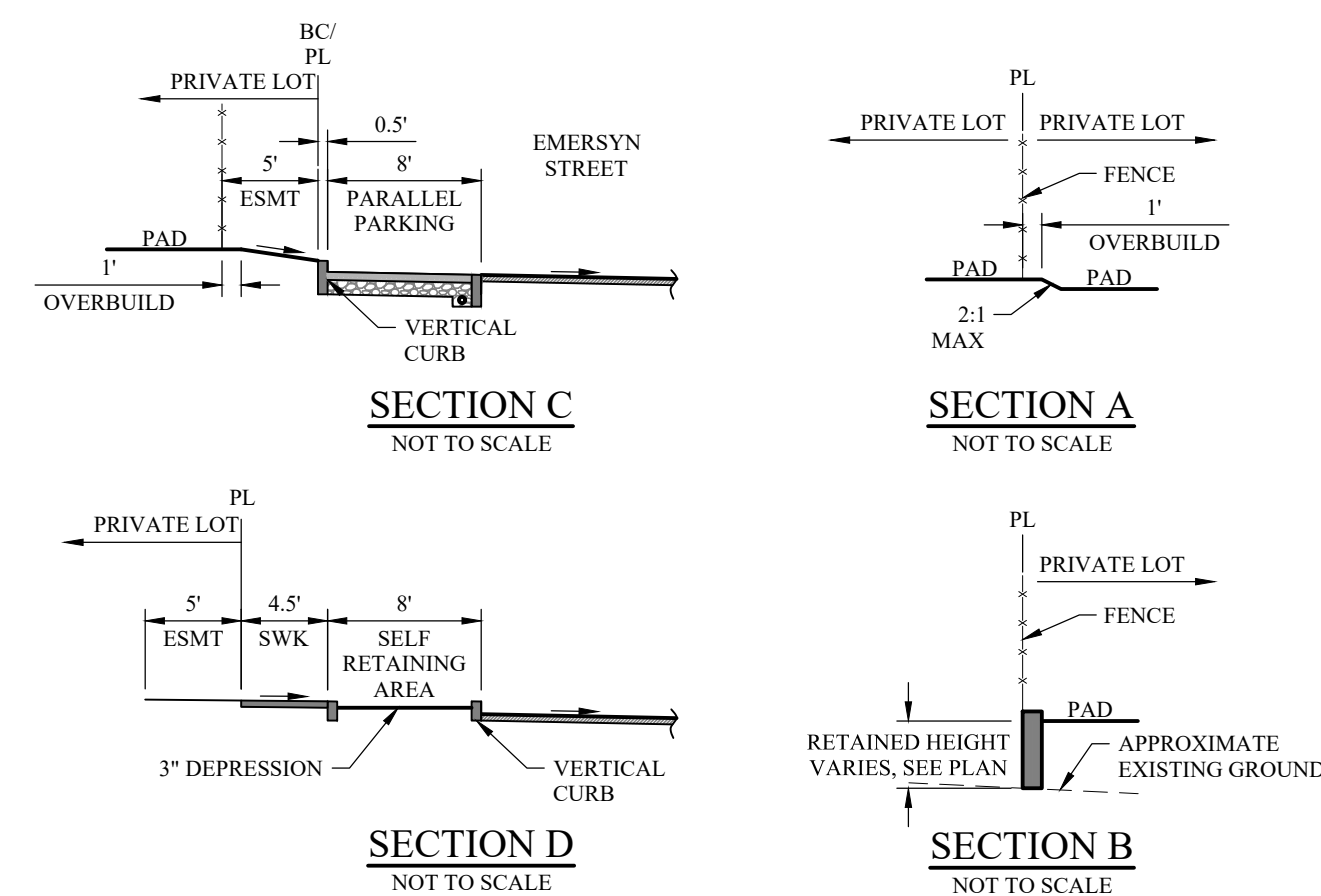
VTM-03

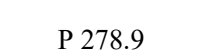
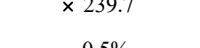
OF 6 SHEETS
JOB NO.
182041



VESTING TENTATIVE MAP
GRADING PLAN
WOODLE
HOLLISTER, CALIFORNIA

FOR: STONEBRIDGE HOMES



LEGEND	
PROPOSED	EXISTING
	
	
	
	
	
P 278.9	
x 239.7	
0.5%	
	
	
	
BOUNDARY	
FACE OF CURB	
SIDEWALK	
STORM DRAIN INLET	
RETAINING WALL	
SOUND WALL	
PAD ELEVATION	
SPOT ELEVATION	
STREET SLOPE	
OVERLAND RELEASE	
BIORETENTION BASIN	
PERVIOUS PAVEMENT	

GENERAL NOTES:

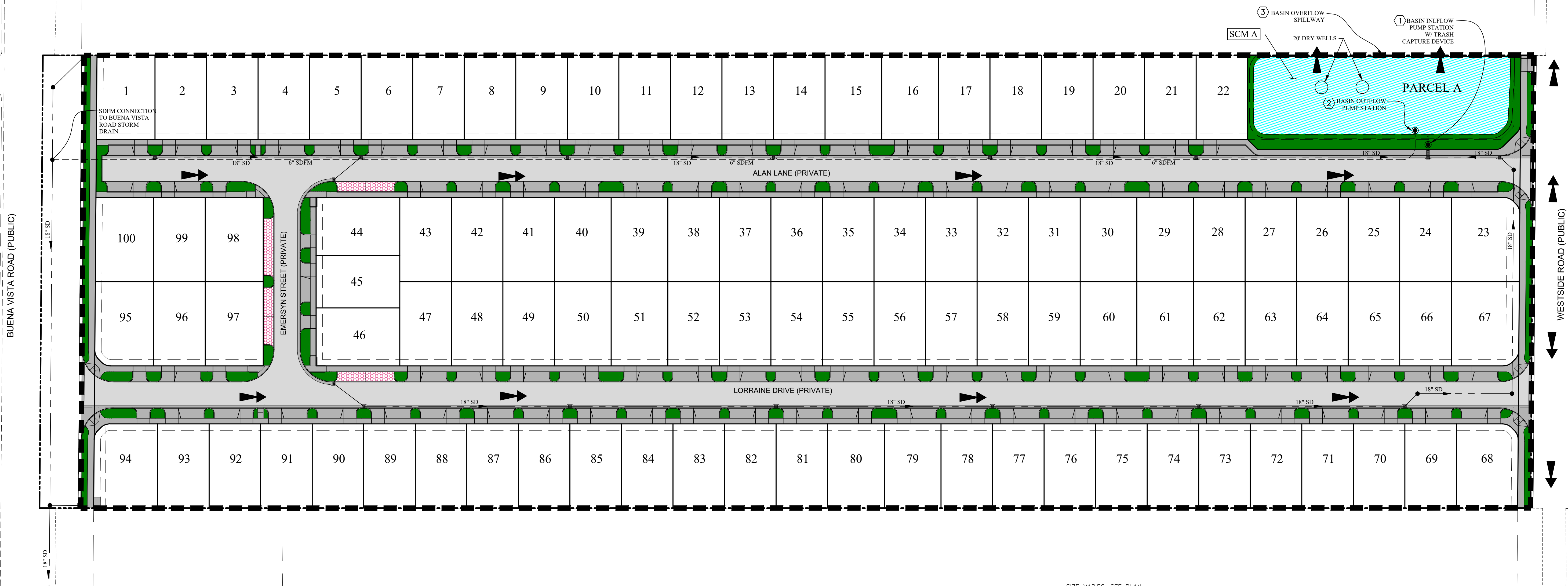
1. ALL SIDEWALKS AND WALKWAYS SHALL BE COMPLIANT WITH THE LATEST ADA STANDARDS. CURB RAMPS WITH DETECTABLE WARNING SURFACE SHALL BE PROVIDED AT ALL STREET CROSSINGS SHOWN ON THIS PLAN.

CUT:	590±	CY
FILL:	<u>11,410±</u>	CY
NET:	10,820±	CY IMPORT

PLOT DATE: June 2, 2022
FILE PATH: W:\Jobs 18\182041 Woodlee\Drawings\Prelim\Applications\VTM_NOV 2021\VTM-04 GRADING PLAN.dwg

[illegible]

PLOT DATE: June 2, 2022
FILE PATH: W:\Jobs\18\182041 - Woodle\Drawings\Prim\Applications\VTM_NOV_2021\VTM-06 PRELIMINARY STORMWATER CONTROL PLAN.dwg



Project Information	
Area =	395,360 ft ²
Existing Impervious Area =	8,060 ft ²
	2%
Ex Imperv Area To Remain =	0 ft ²
Replaced Imperv Area =	8,060 ft ²
New Imperv Area =	247,034 ft ²
Total Impervious Area =	255,094 ft ²
	65%
Water Management Zone =	1

Performance Requirements

- No. 1 = Implement site design and runoff reduction strategies
- No. 2 = Provide water quality treatment for 85% storm event
- No. 3 = Prevent offsite discharge from events up to the 95th% storm event via optimizing infiltration
- No. 4 = Reduce peak flows to pre-project levels for 2-yr through 10-yr storm events
- No. 5 = N/A

Rainfall Design Information

MAP =	15.0 in	Mean Annual Precipitation
P _{85%} =	0.8 in	85th% 24-hr rainfall depth
P _{95%} =	1.2 in	95th% 24-hr rainfall depth

Soil Type Design Information

Site HSG =	C	NRCS Hydrologic Soil Group Classification
Infiltration Rate =	0.075 in/hr	Site-Specific Infiltration Testing by Earth Systems Pacific

Safety Factor =	3.75
Design Infiltration Rate =	0.020 in/hr

STORM WATER MANAGEMENT NOTES:

- THE PROJECT IS LOCATED IN THE CENTRAL COAST REGIONAL WATER QUALITY CONTROL BOARD (CCRWQCB) JURISDICTION. STORM WATER RUNOFF MANAGEMENT SHALL ADHERE TO THE CRITERIA IDENTIFIED IN RESOLUTION R3-2013-0032 "POST-CONSTRUCTION STORMWATER MANAGEMENT REQUIREMENTS FOR DEVELOPMENT PROJECTS IN THE CENTRAL COAST REGION", DATED JULY 2013.
- THIS STORM WATER RUNOFF MANAGEMENT PLAN IS CONCEPTUAL AND SUBJECT TO REVISION BASED ON FINAL DESIGN.
- BASED ON INFILTRATION TESTING PERFORMED BY THE PROJECT GEOTECHNICAL ENGINEER, STABILIZED DESIGN INFILTRATION ARE ANTICIPATED TO BE ON THE ORDER OF 0.1 IN/HR. THEREFORE, INFILTRATION IS NOT FEASIBLE FOR THE PROJECT.
- PER SECTION B.4.c OF THE CCRWQCB RESOLUTION, "FULL RETENTION VOLUME PER SECTION B.4.d.vi IS NOT REQUIRED WHERE TECHNICAL INFEASIBILITY AS DESCRIBED IN SECTION C.1.c LIMITS ON-SITE COMPLIANCE WITH THE RUNOFF RETENTION PERFORMANCE REQUIREMENT AND A MINIMUM OF TEN PERCENT OF A PROJECT'S EQUIVALENT IMPERVIOUS SURFACE AREA HAS BEEN DEDICATED TO RETENTION-BASED SCM.
- DEPTH TO IMPERMEABLE SOILS QUALIFIES FOR TECHNICAL INFEASIBILITY PER SECTION C.1.c OF THE RESOLUTION. THEREFORE, THE PROJECT QUALIFIES FOR TECHNICAL INFEASIBILITY WITH RESPECT TO THE RUNOFF RETENTION PERFORMANCE REQUIREMENT.
- THE PROJECT IS REQUIRED TO PROVIDE TREATMENT OF THE 85TH% 24-HOUR STORM EVENT IN ACCORDANCE WITH THE RESOLUTION, AND DEDICATE NO LESS THAN TEN PERCENT OF ITS EQUIVALENT IMPERVIOUS SURFACE AREA TO RETENTION-BASED SCM IN LIEU OF PROVIDING RUNOFF RETENTION.
- THE PROJECT WILL EMPLOY SELF RETAINING AREAS TO MEET THE TEN PERCENT REQUIREMENT. ALL SELF RETAINING AREAS SHALL BE FILLED WITH AMENDED SOIL WHICH WILL HAVE A MINIMUM INFILTRATION RATE OF 0.5-IN/HR.
- ALL STORMWATER CALCULATIONS SHOWN HEREIN ARE PRELIMINARY AND SUBJECT TO CHANGE DURING FINAL DESIGN. THE LID MEASURES AND STORMWATER CONTROL FACILITIES MAY BE CHANGED OR MODIFIED DURING FINAL DESIGN AS LONG AS THE PROJECT CAN SHOW CONFORMANCE WITH THE COUNTY OF SAN BENITO AND CCRWQCB POST-CONSTRUCTION STORMWATER REGULATIONS IN EFFECT AT THE TIME OF THE PROJECT APPROVAL.
- THE PROJECT COMMITS TO NOT EXCEED PRE-PROJECT PEAK FLOWS FOR THE 2-YEAR THROUGH 100-YEAR STORM EVENTS. THE RETENTION/DETENTION PONDS AND PERFORATED STORM DRAIN PIPES SERVE AS THE PRIMARY DETENTION/RETENTION FACILITY FOR THE PROJECT. THE FACILITIES WERE SIZED USING CIVILSTORM COMPUTER PROGRAM BY BENTLEY. THE SANTA CLARA COUNTY DRAINAGE MANUAL METHODS WERE USED TO DETERMINE THE DESIGN RAINFALL DEPTH, AND 24-HOUR RAINFALL PATTERN. THE NRCS CURVE NUMBER METHOD WAS USED TO ESTIMATE RUNOFF.

Stormwater Treatment Calculations

						Pervious Surface Correction Factor					Pervious Surface (SF)										Stormwater Control Measure Sizing									
						0.20	0.10	0.60	0.15	0.10																				
DMA	Area (SF)	Hardscape	Lot Imperviousness	Street	Total	Managed Turf	Landscape/Grass	Pervious Concrete	Turf Block	Pavers	Native Landscape/Unsubdrained	Green Roof	Retention SCM	Total	Equivalent Impervious Surface Area (ft ²)	% Impervious	Runoff Coefficient	85th% Volume, V ₈₅ (ft ³)	WQ ₂ (cfs)	Minimum Required Biofiltration Area (ft ²)	Biofiltration Basin Area Provided (ft ²)	Proposed SCM								
1	395,360	23,785	157,109	74,200	255,094	0	113,606	0	0	1,000	0	0	25,660	140,266	266,555	65%	0.45	11,733	0.81	10,204	11,900	Bioretention								
Total	395,360	23,785	157,109	74,200	255,094	0	113,606	0	0	1,000	0	0	25,660	140,266	266,555	65%	0.45	11,733	0.81	10,204	11,900									

Notes:

1. Lots are assumed to be 58% impervious based on conceptual architecture

Governing Equations:

$$V_{85} = \frac{C^*P_{85}^*A}{12}$$

$$V_{85} = 85\% \text{ Rainfall Depth Runoff Retention Volume (ft}^3\text{)}$$

$$C = 0.8581^{\frac{1}{2}} - 0.781^{\frac{1}{2}} + 0.7741 + 0.04$$

$$P_{85} = 0.80 \quad 24\text{-hr } 85\text{th percentile rainfall depth (in)}$$

$$A = \text{drainage area (ft}^2\text{)}$$

$$i = \% \text{ impervious}$$

$$\text{Area} = \frac{V_{85} * 12}{D_r + D_{85\%} * R_{85\%} + D_c * R_c}$$

$$\text{Area} = \text{Design SCM Area based on } 95\% \text{ runoff retention volume (ft}^2\text{)}$$

$$D = \text{SCM Layer depth (in)}$$

$$R = \text{SCM Layer porosity (in)}$$

$$WQ_8 = \frac{C^*i^*A}{43200}$$

$$WQ_8 = \text{Water quality flow rate (cfs)}$$

$$C = 0.8581^{\frac{1}{2}} - 0.781^{\frac{1}{2}} + 0.7741 + 0.04$$

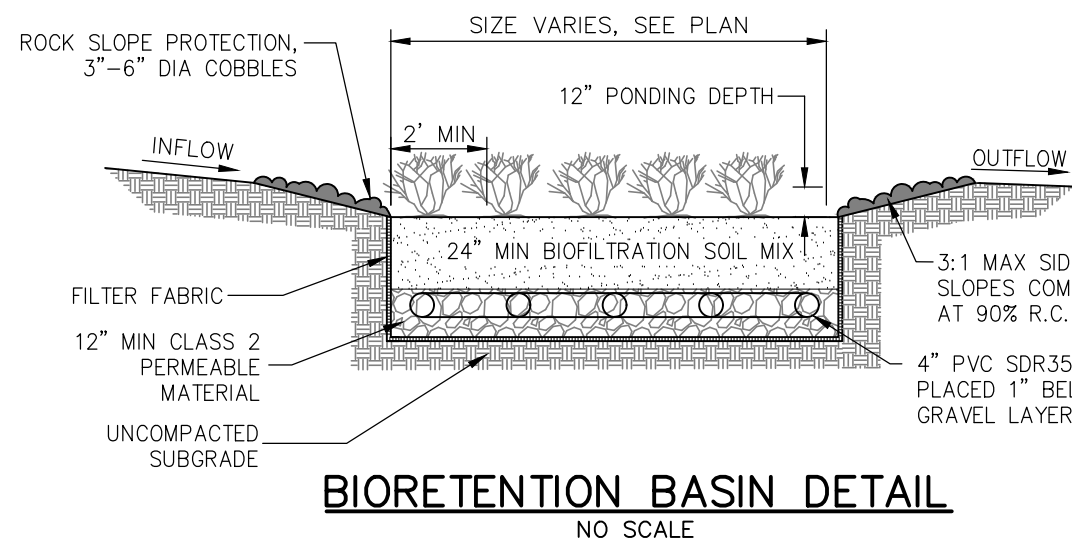
$$A = \text{Drainage Management Area (ft}^2\text{)}$$

$$i = 0.2 \text{ in/hr}$$

$$A_{SCM} = 0.4^*A_i$$

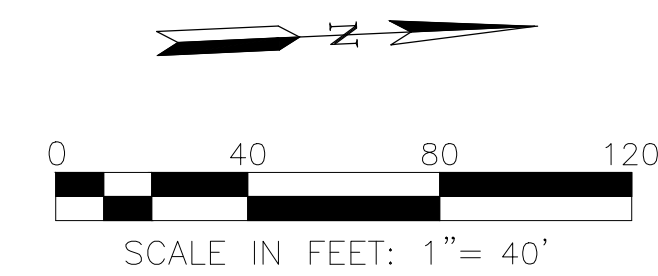
$$A_{SCM} = \text{Minimum Biofiltration Area (cfs)}$$

$$A_i = \text{Tributary Impervious Area}$$



Basin Notes:

- THE BASIN INFLOW PUMP STATION IS EMPLOYED TO LIFT STORMWATER FROM THE STORM DRAIN SYSTEM INTO THE BASIN. DURING LARGE STORM EVENTS, OR WHEN THE HGL OF THE STORM DRAIN REACHES THE BASIN MEDIA ELEVATION, STORMWATER WILL FLOW FREELY INTO THE BASIN AND THE PUMP IS THEN UTILIZED TO DRAIN THE RESIDUAL STORM WATER FROM THE STORM DRAIN SYSTEM.
- THE BASIN OUTFLOW PUMP IS EMPLOYED TO PUMP TREATED STORMWATER FORM THE SUBDRAINS OUT OF THE BASIN. THE SUBDRAINS WILL CONNECT TO A SUMP AT THE PUMP STATION AND WILL BE PUMPED TO THE PUBLIC STORM DRAIN IN BUENA VISTA ROAD. THE PUMP WILL BE SIZED TO PUMP THE STORMWATER TREATMENT VOLUME RESULTING FROM A 0.2 IN/HR STORM INTENSITY, OR THE BASIN MEDIA FLOW RATE. LARGER STORMS EVENTS WILL RELEASE TO WESTSIDE ROAD VIA THE BASIN SPILLWAY.
- THE SPILLWAY WILL BE DESIGNED TO RELEASE STORM EVENTS GREATER THAN THE 85TH% STORM EVENT IN A MANNER CONSISTENT WITH THE SITES PREDEVELOPMENT HYDROLOGY. THE SPILLWAY WILL RELEASE NORTHWEST TO A DITCH IN WESTSIDE ROAD PUBLIC RIGHT-OF-WAY WHICH WILL ACT AS A FLOW SPREADING FACILITY. SMALL STORM EVENTS WILL RELEASE VIA THE PUMP STATION AND SDFM.



LEGEND

PROPOSED	DESCRIPTION
---	DRAINAGE AREA BOUNDARY
- - - -	STORM DRAIN
■	STORM DRAIN INLET
①	DRAINAGE MANAGEMENT AREA ID
②	BIORETENTION BASIN
③	PERVIOUS PAVEMENT

PROPOSED STORMWATER MANAGEMENT FACILITIES		
LEGEND	TYPE	RETENTION AREA (ACRE)
③	PERVIOUS PAVEMENT	0.02
②	BIORETENTION BASIN	0.27
③	SELF-RETAINING LANDSCAPING AREA	0.32

TOTAL: 0.61

EQUIVALENT IMPERVIOUS SURFACE AREA: 6.12

PERCENT OF RETENTION AREA TO EQUIVALENT IMPERVIOUS SURFACE AREA: 10.0%

Peak Flows: Existing vs. Developed				
Return Period	Existing (To Westside Rd)	Developed (To City System)	Developed (To Westside Rd)	Developed (Total)
	Q _{max} (cfs)	Q _{max} (cfs)	Q _{max} (cfs)	Q _{max} (cfs)
	Existing WS 1	DMA 1	DMA 1	DMA 1
2-year	1.19	1.00	0.00	1.00
10-year	3.99	1.00	0.00	1.00
25-year	5.54	1.00	0.32	1.32
100-year	7.88	1.00	4.31	5.31

VESTING TENTATIVE MAP PRELIMINARY STORMWATER CONTROL PLAN WOODE HOLLISTER, CALIFORNIA

RJA
RUGGERI-JENSEN-AZAR
ENGINEERS, PLANNERS, SURVEYORS
182041 - WOODLE
PHONE: (408) 848-0300 FAX: (408) 848-0302

SCALE 1"=40'
DATE JUNE 2022

5TH SUBMITTAL
JUNE 2022

SHEET
VTM-06
OF 6 SHEETS
JOB NO. 182041

PLANNING COMMISSION RESOLUTION NO. 2022-12

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HOLLISTER
APPROVING VESTING TENTATIVE MAP 2021-3 TO SUBDIVIDE A 9.33 ACRE
PARCEL INTO 100 LOTS FOR SINGLE FAMILY RESIDENTIAL USE, PLUS ONE
ADDITIONAL LOT FOR STORMWATER TREATMENT IN THE MEDIUM DENSITY
RESIDENTIAL PERFORMANCE OVERLAY ZONING DISTRICT LOCATED AT 1070
BUENA VISTA ROAD
(WOODLE SUBDIVISION – STONEBRIDGE HOMES)
APN 019-120-005**

WHEREAS, under the provisions of Section 16.36 of Title 16 *Subdivisions* of the City of Hollister Municipal Code, the Planning Commission is charged with receiving, investigating, and taking action on Major Subdivision applications; and,

WHEREAS, Stonebridge Homes (“the applicant”) has submitted an application for Vesting Tentative Map 2021-3 to subdivide 9.33 acres into 101 total lots including 100 new residential lots plus an additional lot for stormwater treatment in conjunction with an application for Conditional Use Permit 2021-10 for a Planned Unit Development, located at 1070 Buena Vista Road, further identified as San Benito County Assessor Parcel Number 019-120-005; and,

WHEREAS, the City Planning Division received the applicant’s plans and forwarded the request to the Development Review Committee to assess the proposal for compliance with all relevant regulations; and,

WHEREAS, the City of Hollister prepared a Mitigated Negative Declaration pursuant to the California Environmental Quality Act (CEQA) during the rezoning process of the property identified as San Benito County Assessor Parcel Number (APN) 019-120-005, per Prezone Application 2017-2, which contemplated the environmental effects that would occur from development associated with the property; and,

WHEREAS, the Planning Commission at a duly notice public hearing of June 27, 2019 considered the Mitigated Negative Declaration, related Mitigation Monitoring and Reporting Program, and Prezone Application 2017-2; and,

WHEREAS, the Planning Commission at said public hearing made recommendations to the City Council to adopt the Mitigated Negative Declaration and adopt the Mitigation Monitoring and Reporting Program for the property identified as APN 019-120-005; and,

WHEREAS, the Planning Commission at said meeting also recommended that the City Council prezone the property identified as APN 019-120-005 to the Medium Density Residential Performance Overlay Zoning District; and,

WHEREAS, on August 19, 2019 the City Council approved Resolution 2019-187 to adopt the Mitigated Negative Declaration, Mitigation Monitoring and Reporting Program, and also held

a duly noticed public hearing for the first reading of Ordinance 1182 for Prezone Application 2017-2 for the property identified as APN 019-120-005; and,

WHEREAS, following a public hearing held at a regular meeting on September 3, 2019, the City Council adopted Ordinance 1182 rezoning the property identified as APN 019-120-005 to Medium Density Residential Performance Overlay; and,

WHEREAS, following a public hearing held on May 13, 2021 the San Benito County Local Agency Formation Commission approved the annexation of the property identified as San Benito County Assessor Parcel Number 019-120-005 into the corporate limits of the City of Hollister; and,

WHEREAS, the Development Review Committee considerations were presented to the Planning Commission as part of the City staff report; and,

WHEREAS, the Planning Commission held a duly noticed public hearing on August 25, 2022 to consider Vesting Tentative Map 2021-3, review the City staff report, and receive written and oral testimony for and against the proposal; and,

WHEREAS, after closing the public hearing, the Planning Commission deliberated and determined to grant the applicant's request in accordance with Section 16.36.070 of the City of Hollister Municipal Code, and based on the facts as presented, and the code requirements as plainly stated; and,

NOW, THEREFORE IT IS RESOLVED, that the proposed application for Vesting Tentative Map 2021-3 is hereby approved with the following findings and conditions:

CEQA FINDINGS:

1. **Finding:** The approval for the Major Subdivision and Tentative Map is in compliance with the California Environmental Quality Act.

Evidence: The property was evaluated for future development by the City with an Initial Study/Mitigated Negative Declaration (SCH 2019039151) adopted in 2019. The Mitigated Negative Declaration was completed in compliance with the intent and requirements of CEQA, the State CEQA Guidelines, and the City CEQA process. The Resolution incorporates the applicable requirements of the Mitigation Monitoring and Reporting Program for Prezone Application 2017-2, including all mitigation measures to be implemented at all phases for project permitting, construction and operation.

SUBDIVISION FINDINGS:

1. **Finding:** The project as proposed is consistent with the City of Hollister General Plan.

Evidence: *The project site has a land use designation of Medium Density Residential in the Hollister General Plan. The subdivision net density is 11.2 dwelling units per acre, which is consistent with the density allowed by the land use designation of eight to twelve units per net acre.*

2. **Finding:** The project meets the criteria of the City Zoning Ordinance and the City Subdivision Ordinance.

Evidence: *The subdivision, as submitted and subject to compliance with the adopted mitigation measures and recommended conditions of approval, demonstrates that the application is compliant with all chapters of the City of Hollister Zoning and Subdivision Ordinances. The applicant has submitted in conjunction with this request, an application for Conditional Use Permit 2021-10 for a Planned Unit Development to modify the standard lot size and setback requirements of the Medium Density Residential Zoning District as permitted by Section 17.14.010 Residential Performance Overlay Zoning District.*

The subdivision as proposed meets the Residential Performance Overlay Zoning District because it: avoids encroachment on watercourses and drainage areas; provides pedestrian and bicycle connectivity, provides a diversity of housing types); would preserve/enhance the character of the surrounding neighborhoods by providing compatible residential development; and provides an appropriate overall density.

3. **Finding:** The design of the subdivision proposed by the Vesting Tentative Map will not cause substantial environmental damage or result in any significant environmental effects.

Evidence: *As indicated in Resolution 2019-187 approved by the City Council on August 19, 2019 adopting the Mitigated Negative Declaration for the subject property, development of the project site will result in several potentially significant environmental impacts, but those impacts have been mitigated by appropriate mitigation measures and the proposed conditions of approval. This resolution incorporates the applicable requirements of the Mitigation Monitoring and Reporting Program for the project and issuance of building permit and operations. The Mitigated Negative Declaration was completed in compliance with the intent and requirements of CEQA, the State CEQA Guidelines, and the City CEQA process.*

4. **Finding:** The proposed project will not be detrimental to the health, safety and welfare of persons residing or working in the neighborhood or to the general welfare of the City.

Evidence: *The evidence supports this finding as represented by the development plans, City prepared staff report, and the proposed conditions of approval.*

CONDITIONS OF APPROVAL

1. This approval expires on August 25, 2024, unless the City grants an extension. The applicant shall submit a parcel map package for review to the City Engineer for recordation at least 30-days prior to the date of expiration. The parcel map must substantially comply with the approved plans. Failure to obtain extension by the applicant per the Subdivision Map Act shall result in the expiration of the tentative map. Any request for an extension shall be submitted to the Development Services Department no later than 30 days prior to the date of expiration.
2. Applicant shall defend, indemnify and hold harmless the City of Hollister, any agent, officer or employee of the City, and any advisory board of the City, against any claim, suit, action, judgment, costs and attorney's fees arising out of this approval or any assertions that this approval, including the environmental determinations made herein, is invalid, illegal, unconstitutional or otherwise contrary to law. The City shall promptly notify the applicant of any claim against the City and shall cooperate fully in the defense.
3. No entitlements that rely upon this approval shall be granted during the 15-day appeal period. In the case of an appeal being filed, no entitlements shall be granted until final action is taken on the appeal.
4. **Gross Density:** This approval is for 100 residential units on a 9.33-acre parcel, at a gross density of 10.7 units/acre in the R3-M/PZ Medium Density Residential Performance Overlay Zoning District. Prior to recordation of a final map, the City shall have adopted a general plan amendment and affiliated zoning amendments to remove the requirement for density to be calculated by net acreage. If the City does not amend the General Plan and Zoning Ordinance to allow for gross density calculation prior to the expiration of this approval identified in Condition of Approval #, this project approval shall be voided. A reduction in the number of units/lots shall be considered a significant change and not in substantial conformance with this map approval, and would require reconsideration by the Planning Commission.
5. **Home Owner's Association:** The project will create a Home Owner's Association (HOA) that will be responsible for maintenance of the private improvements such as, but not limited to streets, utilities, storm drain, landscaping and irrigation. A copy of the CC&Rs shall be submitted for City review prior to the recording of the first Final Map. Private streets shall conform to City of Hollister Municipal Code 16.20.020(M).
6. All improvements required shall be designed in accordance with City Design Standards and constructed in accordance with the City of Hollister Standard Plans and Specifications and receive approval by the City of Hollister Engineering Department. All applicable codes and ordinances, along with the recommendations of the City Engineer and any required Geological Investigation, are to be adhered to, and all required fees shall be paid.

7. The final map shall be required to indicate all public and private rights-of-way for streets including a 5 ft. minimum P.U.E. as deemed necessary by the City Engineering Department as well as a one-foot non-vehicular access strip along all street terminating at the project boundary and at any property phase line.
8. The final map shall be required to indicate all public and private easements necessary to serve the subdivision. These easements shall include the following: utility, water, sewer, telephone, storm drainage, fiber optic conduit, cable, T.V.
9. The developer shall submit a final map package for review and approval by the City Engineer and City Council for the subdivision. The submittal shall be in complete form and accompanied by the traverse sheets, map checking fees and all other items required by Hollister Municipal Code Chapter 16.
10. **Water Supply:**
Prior to filing of the final map, the developer shall provide to the Engineering Department, water calculations based on recent hydrant tests showing sufficient water supply for domestic & fire suppression use.
11. Prior to filing of the final map and Subdivision Improvement Agreement, all material necessary to present the subdivision to the City Council shall be submitted to the City Engineer at least two weeks prior to the Council meeting. The material shall be submitted in a form satisfactory to the City Engineer.
12. The developer shall submit three prints of the approved tentative map to each of the following utilities: PG&E, Pacific Bell, AT&T, and Charter Cable. The developer shall subsequently provide the City Engineer with each utility's easement needs as part of the initial submittal.
13. The developer shall dedicate, improve, and guarantee by bond full rights-of-way for the following road improvements as shown on the approved tentative map, including street lighting and street trees; all underground utilities including, but not limited to, sanitary and storm sewers, gas, electrical, telephone, cable TV, fiber optic conduits, and water lines; and all other improvements necessary to bring the existing private right-of-ways into full conformance with all applicable City standards. Existing overhead utilities shall be undergrounded.
14. **Public Roads on Tentative Map:**
 - a. The public streets shown on the Tentative Map in their alignments and dimensions shown to be public roadways shall be designed to City standards.
 - b. The streets shown on the Tentative Map in their alignments and dimensions shown to be private roadways shall be designed per the sections on the approved Tentative Map.

15. Buena Vista Road and Westside Road Improvements: As shown on the tentative map, Buena Vista Road to the south of the site and Westside Road to the north of the site shall have full road improvements including but not limited to sidewalk, curb, gutter, lighting, undergrounding of any existing overhead utilities, irrigation, and landscaping on the north side of Buena Vista Road and the south side of Westside Road with appropriate tapers from the limit of property frontage to the existing road improvements on the west and east ends as determined by the City Engineer prior to final occupancy of the first house.
16. **Temporary maintenance and operation of utilities:** The developer shall be responsible for all maintenance and operation of all utilities and improvements from the time of installation until acceptance of the public subdivision improvements.
17. **Noise during construction:** Construction activities on the project site must employ noise suppression devices and techniques and shall be limited to the hours of 7:00 am to 6:00 pm Monday through Friday and 8:00 am to 6:00 pm on Saturdays and shall be prohibited on Sundays and federally recognized holidays per Ordinance 1137 of the Hollister Municipal Code. No Construction, Landscape Maintenance, or Grounds Maintenance activities shall occur on federal holidays. Construction equipment and activities shall use noise suppression devices and techniques.
18. **Street Names:** Prior to recordation of the final map the developer shall submit all proposed private and public street names for the new streets to the City of Hollister Engineering Department for review and approval by the City of Hollister Development Review Committee (DRC) and County Communications. The approved street names shall be included on the final map and improvement plans. Any alterations to the street names may be allowed only after re-submittal of the revised street names to the City Engineering Department for review and approval of the DRC and County Communications.
19. **Site Clearance:** Prior to receiving issuance of a grading permit, the project site shall be properly cleared of all fences, wells, septic tanks, irrigation pipes, fuel tanks and other structures. Certificates from the County Environmental Health Department shall be provided to the City Engineer for any well or septic tank abandonment, and from the City Fire Department for abandoned fuel tanks.
20. **Temporary barricades:** All streets temporarily ending at property lines shall be barricaded in accordance with City Standards. A sign shall be posted stating that the road will be extended.
21. **Residential Fencing:** Prior to occupancy, residential fencing shall be installed or replaced along the residential boundary, in accordance with City standards. Residential fencing shall be approved by the City Engineering Department and Planning Division prior to installation. Residential fencing on interior lots shall comply with the fence standards in

the Hollister Municipal Code. Fencing of the subdivision shall be placed along all residential boundaries. Double fencing shall not be allowed.

22. **Soils Report:** As part of the final map submission, a geotechnical soils report shall be submitted to comply with the current building code in accordance with the provisions of the City Subdivision Ordinance.
23. **Storm Water Pollution Prevention Plan (SWPPP):** Prior to any site development or grading permit issuance, the applicant shall provide evidence of the State issued permit and add the WDID number to the grading plan.
24. **Post-construction Stormwater Control Plans (SWCP):** Prior to any site development or grading, the applicant shall submit a SWCP for review and approval by the Engineering Department. The SWCP shall be submitted to the Community Services Department for review and comment, prior to the Engineering Department approval. The SWCP shall meet the requirements of the California Regional Water Quality Control Board Central Coast Region, Resolution No. R3-2013-0032 dated July 12, 2013 (PCRs), entitled Post-Construction Storm Water Management Requirements for Development Projects in the Central Coast Region, as applicable and shall address all required post-construction stormwater runoff BMP control measures, as applicable. The applicant shall submit the SWCP as part of the plan, for City review and approval. The applicant is advised that the Engineer of Record shall inspect and provide certification to the City of Hollister that all stormwater post-construction improvements are properly installed and comply with the approved civil design plans.
25. **Drainage Report:** Prior to final map, a drainage report shall be submitted for review and approval by the City Engineer. The drainage report shall include, but is not limited to, depiction of all tributary areas on and to the site and shall provide all information pertinent to the capability of the proposed drainage facilities to handle the expected post-construction storm water management (LID, runoff control and reduction, water quality treatment, etc.), and flood control measures as required for the site. Additionally, the report shall include or incorporate the grading plan, CSCP, SWCP, and landscape plan for the project.
26. **Storm Drain Pump Station(s):** Publicly maintained storm drain pump stations are not allowed in the City of Hollister. The proposed pump station shall be privately owned and maintained by the HOA.
27. **Grading and drainage plan:** Prior to any site development or grading, the applicant shall submit for review and approval by the Engineering Department a grading plan that complies with Chapter 15.24 "Grading and Best Management Practice Control" and Section 17.16.140 "Stormwater Management" of the Hollister Municipal Code and all subsequent amendments to those codes. Low Impact Development (LID) strategies shall be considered and incorporated as part of site planning and design as appropriately feasible.

28. **Storm water and grading permit:** Prior to approval of any storm water permit, grading permit or improvement plans, the applicant shall obtain all applicable permits directly associated with the grading activity, including, but not limited to, the State Water Board's CGP, State Water Board 401 Water Quality Certification, U.S. Army Corps 404 permit, and California Department of Fish and Game 1600 Agreement. Further, the applicant shall provide evidence to the City Engineer that the required permits have been obtained.
29. **Solid Waste Diversion Plan:** Prior to a building or demolition permit, the developer shall prepare and submit a solid waste diversion plan for review and approval by the Building Department. The diversion plan shall comply with Chapter 15.04.045 of the City of Hollister Municipal Code by establishing criteria and procedures to divert a minimum of 50% of all construction or demolition waste from being disposed at a landfill.
30. **Water line improvements:** The water system improvements shall be subject to the review and approval of either the City of Hollister or the Sunnyslope County Water District and shall meet the following requirements:
 - a. All water system improvements shall be installed in accordance with the City of Hollister's or the Sunnyslope County Water District's standards that are in effect at the time of improvement plan approval.
 - b. Any offsite waterlines necessary to be installed under proposed pavements shall be installed at the time of the roadway improvements.
31. **Sewer system improvements:** All on-site sanitary sewer upstream and including the lift station shall be privately owned and maintained by the HOA.
32. **Improvements Prior to Occupancy:** In order to assure adequate access for emergency response vehicles and water supply for fire suppression, the issuance of any building permit shall be subject to the requirements of City Council Resolution 95-08, A Resolution of the City Council of the City of Hollister Establishing a Policy Relating to Home Construction in Incomplete Subdivisions or any subsequent policy. No certificate of occupancy shall be issued for any unit prior to the completion of such improvements.
33. **Final Occupancy Inspection for residential units:** A final occupancy shall not be granted for any residential units unless the Building Inspector can verify the following:
 - a. If Applicable, the water conditioning system that has been installed is a City-approved system that can be regenerated offsite and will not discharge waste or waste products into the City's sewage system.
 - b. Prior to final occupancy of the building, the applicant shall install new Radio Read Meters. For details, contact the Lead Water Operator with the Utilities Division of the Community Services Department at (831) 636-4377.
 - c. The front yard landscaping has been installed in compliance with Water Efficient Landscape requirements.

- d. Runoff from roof gutters shall be directed to landscape swales, rain gardens, and shall not be piped directly to gutters or non-permeable paving.
- e. The development impact fees shall be based on those in effect at the time of connection. Developer must pay all development impact fees due to the City and/or the County on the date of the final inspection, or the date the certificate of occupancy is issued for each residence, whichever occurs first.

Development impact fees that apply to the project are listed below:

- i. Water Connection
- ii. Traffic Impact Fee
- iii. Sewer Facilities Development Impact Fee
- iv. Sewer Collection Fee
- v. Storm Drainage
- vi. Park Land Acquisition In-Lieu fee (Quimby Act)
- vii. Park Construction fee
- viii. Police Impact Fee
- ix. Fire Impact Fee
- x. Jail and Juvenile Hall Facilities
- xi. Library

For a complete list of all applicable impact fees, please contact the City of Hollister Engineering Department at 831-636-4340. Such list is also made available on our City website, under Engineering Department.

- 34. **School Impact Fee:** Unless otherwise required by law, all school impact fees shall be paid at the time of building permit issuance.
- 35. **Developer Fees:** Prior to final map approval, the developer shall pay all fees including, but not limited to, fees required by reimbursement agreements, drainage agreements, improvement plan checking and inspection fees, as well as any applicable fees pursuant to the Public Works Master plan.
- 36. **Reduced Pressure Principal (RPP):** When the City of Hollister deems it necessary, the applicant shall be required to install an RPP backflow prevention device at their sites which shall meet the following criteria:
 - a. The RPP shall conform to all AWWA (American Water Works Association) standards and shall be appropriately sized for the specific application on the site.
 - b. The RPP shall be inspected by a certified California-Nevada AWWA Backflow Prevention Assembly General Tester. The Utility Division shall provide a list of acceptable Assembly Testers within the area.
 - c. The Utility Division shall receive a copy of the initial RPP inspection report.
 - d. Any and all RPP defects shall be immediately repaired or replaced prior to the Utility Division reestablishing water service to the sites. The owner/operators shall have the RPP inspected/tested each year thereafter, with all reports forwarded to the Utility Division.

- e. Should the RPP fail to pass any inspection or test, the device shall be immediately repaired or replaced, with all repair and/or replacement reports forwarded to the Utility Division.
 - f. The RPP shall be installed according to AWWA standards, in regards to concrete padding and surrounding landscape/RPP height requirements.
 - g. The RPP shall be installed inside a wire-mesh cage enclosure, preferably green in color, with a hinge on one end and a locking hasp device on the other to prevent vandalism and unauthorized entries.
 - h. The RPP shall be installed at a site between the City's water meter and the building inside the property line where the RPP can be readily observed and be easily accessible for future inspections.
37. **Sewer mains and laterals:** Prior to burial, the Engineering Department shall inspect all building laterals, the project's main sanitation collection system, the connection to the City's main sanitary collection system, and the interceptor installation. The owner/developer shall contact the Engineering Department at least 24 hours prior to all necessary inspections.
38. **Water mains and services:** Prior to connection and burial of services and mains, the Engineering Department shall inspect all water services, mains, meters, and meter boxes. At the time of the service inspection, a lay length spacer pipe shall be set in place of the meter which shall be drilled with holes that have a minimum diameter of 1/4", as approved the City inspector. The owner/developer shall contact the Engineering Department at least 24 hours prior to all necessary inspections.
39. **Water Valves:** The applicant shall place a valve on each leg of a water line tee or cross. The maximum distance between valves shall be 800 ft.
40. **Storm Drain Facilities:** Prior to burial or connection of storm drain facilities, the Engineering Department shall inspect the installation and connection of such facilities to assure compliance with the City's standards. The owner/developer shall contact the Engineering Department at least 24 hours prior to all necessary inspections
41. **Water Meter Applications:** The Engineering Department shall process applications for new water meters and meter boxes for irrigation and potable water systems. The owner/developer may contact the Engineering Department (831) 636-4340 for information.
42. **Fire Hydrants:** Prior to improvement plan and final map approval, the applicant shall coordinate with the Fire Chief at 831-636-4325 for the placement of fire hydrants and provide an approved plan to the Engineering Department.
43. **Slurry Seal:** Prior to the City's acceptance of the subdivision improvements, the subdivision roads and adjacent project frontage roads shall be in a good state of repair as determined by the City Engineering Department. Roads on the project site and project

frontage determined not to be in a good state of repair by the City Engineering Department, or that have utility trench cuts, shall be repaired curb to curb by the applicant using Type II slurry seal or by an alternate method approved by the City of Hollister. Upon the overlay, all pavement legends and striping shall be placed and/or redone. Thermoplastic material shall be used for the road markings.

44. **Water Sampling:** Prior to final map submittal, the map shall identify a water sampling device for water analysis at opposite ends of the project site to avoid using water hydrants for water analysis. The map shall be submitted to the City of Hollister Development Services Department and placement of the water sampling device on the map and ultimately on the site shall be reviewed and approved by the City of Hollister Utilities Department.
45. **On-Site Drainage:** The developer shall be responsible to maintain all on-site drainage facilities, including underground chambers, bio-filtration basins and conduit (pipe), until such time that the improvements are accepted by the HOA.
46. **Post Construction Requirements:** A deed restriction shall be recorded prior to occupancy for all on-site post construction requirements including, but not limited to, bio-filtration basin chambers and pipe. This will guarantee maintenance of drainage features.
47. **Encroachment Permit:** An encroachment permit shall be issued in addition to the grading permit for the work within the City of Hollister right-of-way or public easements within the property. This includes improvements such as: driveway approaches, water line connection for domestic water or fire services, sewer lateral installations and any other improvements on right-of-way. Encroachment Permits are issued at the Engineering Department located at 339 Fifth Street, in Hollister Ca.
48. **County Express:** The project area is served by County Express' Dial-a-Ride. As such, prior to issuance of the first building permit within the subdivision, the project applicant shall coordinate bus stop amenities with the San Benito County Council of Governments and the City of Hollister Engineering Department. The bus stop amenities shall be reviewed and approved by the City of Hollister Engineering Department. If amenities are deemed necessary, the applicant shall install the approved amenities prior to final occupancy of the last building.
49. **ALUC:** Prior to the building permit issuance, the applicant must receive land use consistency from the Airport Land Use Commission. For more information, please contact the San Benito County Council of Governments at 831-637-7665.
50. Prior to building permit issuance for any site improvement, the applicant must notify the City of Hollister Airport director any dates that a crane would be used on site. If the crane exceeds 80 feet in height, the applicant must complete an airspace analysis with the FAA (<https://oeaaa.faa.gov/oeaaa/external/portal.jsp>), If the crane is less than 80 feet in height,

the Airport Director will file the required NOTAM with the FAA. The crane will be required to display an orange and white checkered aircraft flag at its highest point, if the crane is left elevated at night it must also have a flashing red beacon. For more information please contact the Hollister Airport at 831-636-4365.

51. Prior to occupancy of any building permit issued, the applicant shall submit a site plan to the City of Hollister Airport Manager and obtain approval for project lighting. For more information, contact the Airport Manager at 831-636-4365.
52. All standard requirements regarding storm drainage shall be followed. There shall be no standing water for more than five days, nor shall any types of bodies of water, including bio retention swales, be allowed to form with any type of improvement on site in order to avoid attraction of birds in the vicinity of the airport that can interfere with aircraft. For details, please contact the Airport Manager at 831-636-4365.
53. **Grading and Subdivision Improvement Work:** Prior to issuance of a grading permit, applicant shall provide approved surety in the amount of 100% of the Engineers Estimate for Performance surety and Labor and Material surety, pay all applicable fees, provide a work schedule, as well as insurance certificates as required per City Standards and Municipal Code sections 15.24.120 and 15.24.315.
54. **AutoCAD and GIS:** An electronic copy of the approved design improvements shall be submitted to the Development Services Department in both AutoCAD and GIS format, prior to recording of the map, as applicable. An electronic copy of the map shall be submitted to the Development Services Department in both AutoCAD and GIS format, prior to the recording of the map, as applicable.
55. **Addresses:** Prior to building permit issuance, address requests shall be submitted to the Engineering Department along with an AutoCAD file with line work showing the property lines, curb, gutter, and sidewalk.
56. All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified visible emissions evaluator. All non-road diesel construction equipment shall at a minimum meet Tier 3 emission standards listed in the Code of Federal Regulations Title 40, Part 89, Subpart B, 89.112.
57. **Hazardous Materials:** Prior to the issuance of a demolition permit or of a grading permit that involves demolition of existing structures, the developer shall contract with a certified asbestos/lead paint consultant to perform an asbestos and lead paint inspection prior to the demolition of regulated structures. Should the inspection identify the presence of asbestos and/or lead paint, the developer shall contract for material abatement. Removal or disturbance of asbestos and lead paint requires adherence to the California Division of Occupational Safety and Health and California Department of Public Health regulations.

Should the asbestos and lead paint inspection indicate the presence of the significant levels of asbestos, the developer shall contract a California State registered and licensed asbestos abatement contractor to perform the asbestos work. The asbestos and lead paint inspection and evidence of abatement of any identified lead based paint and regulated asbestos containing materials shall be presented to the city prior to issuance of a grading and/or demolition permit.

58. Prior to tract acceptance, the property owner/developer shall replace any street or sidewalk improvements or utility services that are removed or damaged during the construction of the project as determined by the City Engineer. This could include, but is not limited to, permeable paving, PCC curbs, gutters, sidewalks; street lighting; signing and striping; all underground utilities including, but not limited to, sanitary sewer, gas, electrical, telephone, and water and fire services lines; and all other improvements to bring the right-of-way into full conformance with applicable City standards. All construction in the right-of-way shall be completed prior to issuance of the last house certificate of occupancy.
59. The developer shall install a backflow prevention device on the existing sewer lateral between the building and the City's sanitary sewer main. The device shall be maintained and operated by the owners and shall periodically tested by the owners to insure the device is working properly.
60. The property owner or HOA shall be responsible for maintenance of all on-site landscaping and irrigation systems, which shall be kept in a neat, clean and healthy manner and in compliance with the approved plans. The applicant will maintain the approved landscaping until such time that it has been accepted by the HOA. No trees, shrubs, or plant material shall obstruct site distance of motorists and pedestrians.
61. Each dwelling unit shall be metered separately for electricity, gas, and water/sewer services.
62. **As-Built Plans:** Developer must provide the City Engineering Department with an electronic pdf and AutoCAD copy of the final as-built plans as well as one Mylar print and one reproduction copy. The final as-built must be updated with all changes made during construction such as additions and deletions, including changes that were made to reflect actual site conditions.
63. **Approved Resolution:** A complete hard copy of the approved signed resolution shall be included with the submittal of the parcel map to the City Engineer.
64. **Construction Dust and Emissions:** To reduce dust emissions from demolition, grading, and construction activities on the project site, the following language shall be included in all grading and construction plans for the project prior to issuance of demolition or grading permits:

- a. Dust control measures shall be employed to reduce visible dust leaving the project site. The following measures or equally effective substitute measures shall be used:
 - b. Use water to add moisture to the areas of disturbed soils twice a day, every day, to prevent visible dust from being blown by the wind;
 - c. Apply chemical soil stabilizers or dust suppressants on disturbed soils that will not be actively graded for a period of four or more consecutive days;
 - d. Apply non-toxic binders and/or hydro seed disturbed soils where grading is completed, but on which more than four days will pass prior to paving, foundation construction, or placement of other permanent cover;
 - e. Cover or otherwise stabilize stockpiles that will not be actively used for a period of four or more consecutive days, or water at least twice daily as necessary to prevent visible dust leaving the site, using raw or recycled water when feasible;
 - f. Maintain at least two feet of free board and cover all trucks hauling dirt, sand, or loose materials;
 - g. Install wheel washers at all construction site exit points, and sweep streets if visible soil material is carried onto paved surfaces;
 - h. Stop grading, and earth moving if winds exceed 15 miles per hour;
 - i. Pave roads, driveways, and parking areas at the earliest point feasible within the construction schedule;
 - j. Post a publicly visible sign with the telephone number and person to contact regarding dust complaints. This person shall respond and take corrective action within 48 hours of receiving the complaint. The phone number of the Monterey Bay Air Resources District shall also be visible to ensure compliance with Rule 402 (Nuisance);
 - k. Limit the area under construction at any one time; and
 - l. Construction equipment shall use alternative fuels such as compressed natural gas (CNG), propane, electricity or biodiesel whenever possible.
65. The developer shall make arrangements for P.G.&E., AT&T, or any other utilities authorized to operate in the City of Hollister. All such utility work shall be done in accordance with Joint Utility requirements as well as the City of Hollister Specifications and Details.
66. **Community Facilities District No. 4:** Prior to the approval of any Memorandum of Agreement for Early Start Homes; prior to the Subdivision Improvement Agreement; or prior to the recordation of the final map, whichever the applicant chooses to do first, the applicant shall cooperate with the City to facilitate the annexation of the entire project to the Community Facilities District No. 4. The entire project shall be included within the boundaries of the community facilities district formed pursuant to the Mello-Roos Community Facilities Act of 1982, as amended (California Government Code 53311 et seq.) and be subject to a special tax levied hereunder. The special tax shall be in an amount that will be updated with the annual CPI per unit per year, subject to an annual increase in accordance with the designated consumer price index as of January 1 of each year. The property owner shall cooperate with the City to accomplish the inclusion of the project in

the community facilities district, either through annexation to an existing district or through the formation of a new district. Such cooperation shall include, but not be limited to, executing and filing with the City Clerk, in a form acceptable to the City Attorney, any approval, consent, or waiver required by the City in order to expedite the inclusion of the project in such a district.

67. Community Facilities District No. 5: Prior to the approval of any Memorandum of Agreement for Early Start Homes; prior to the Subdivision Improvement Agreement; or prior to the recordation of the final map, whichever the applicant chooses to do first, the applicant shall cooperate with the City to facilitate the annexation of the entire project to the Community Facilities District No. 5. The entire project shall be included within the boundaries of the community facilities district formed pursuant to the Mello-Roos Community Facilities Act of 1982, as amended (California Government Code 53311 et seq.) and be subject to a special tax levied hereunder. The special tax shall be in an amount that will be updated with the annual CPI per unit per year, subject to an annual increase in accordance with the designated consumer price index as of January 1 of each year. The property owner shall cooperate with the City to accomplish the inclusion of the project in the community facilities district, either through annexation to an existing district or through the formation of a new district. Such cooperation shall include, but not be limited to, executing and filing with the City Clerk, in a form acceptable to the City Attorney, any approval, consent, or waiver required by the City in order to expedite the inclusion of the project in such a district.

68. Bicycle Lanes: Prior to map approval, bicycle lanes shall be designed in accordance with the San Benito County Bikeway and Pedestrian Master Plan. The design shall be reviewed and approved by the City Engineer. Pending approval of the bicycle lanes, the developer shall make the bicycle lane improvements on site in a method approved by the City Engineer in accordance to City standards.

Street Trees

69. Street trees are required as a condition of development. Street trees shall generally be planted at the rate of one 15-gallon street tree for each 35 lineal feet of property frontage. Landscape plans may include grouping of trees to vary this standard to honor site/public improvements, achieve visual variety, or to honor line-of-sight corridors within the subdivision.

Off-Site Improvements

70. Improvement plans for the entire subdivision, including any off-site improvements shall be approved to the satisfaction of the Public Works Department, Utilities Department, and Fire Department prior to map recordation. Off-site improvements may include but are not limited to roadways, sewer mains, water mains, recycled water mains, and storm drain

improvements. Off-site improvements may include off-site access roadways, transportation improvements, and utility system improvements.

71. The improvement plans shall clearly show all existing structures, site improvements, utilities, water wells, septic tanks, leach fields, gas and wire services, etc. The plan shall include any pertinent off-site water well and private waste disposal systems that are located within regulated distances to the proposed drainage and utility improvements. The plan shall include the proposed disposition of the improvements and any proposed phasing of their demolition and removal.
72. The map and improvement plans shall show and clarify the extent of all existing public and private easements. The developer shall provide any additional clarification regarding the use and disposition of any water wells. Any private water well service piping that crosses or is proposed to cross an existing or future public right-of-way shall be approved by the City and shall be covered by an Encroachment Agreement to be recorded in a format approved by the City. The developer shall provide any additional clarifications, amendments, and/or quit-claims on any outstanding private easement agreements, as necessary.

Impacts to Existing Pavements

73. A truck circulation plan and construction management and staging plan shall be included with any demolition, stockpile, grading, or improvement plan submittal. General truck routes shall be submitted for review and acceptance by the City. The engineer of record shall provide a summary of the extent of cut and fill with estimates on the yards of import and export material. The summary shall include rough grading, utility trench construction, road construction, AC paving, concrete delivery, and vertical construction loading estimates on the existing City of Hollister roadways. The developer shall either: 1) complete roadway deflection testing before and after construction to the satisfaction of the City Engineer and shall complete repairs to the pre-construction condition, or 2) shall pay a roadway maintenance fee in accordance with City Engineering Standards and guidelines, or 3) shall propose a pavement repair/replacement program satisfactory to the City Engineer. The roadway impacts analysis and mitigation strategy shall be approved prior to commencing with grading or construction.

Overhead Utilities

74. The public improvement plan submittal shall show all existing and proposed overhead wire utilities. Any existing overhead primary and secondary wiring within the tract boundary shall be undergrounded in conjunction with the subdivision improvements. Unless otherwise specifically approved, pole relocation in lieu of undergrounding is not permitted. Off-site service drops shall be eliminated. The new service feeds for the subdivision shall be completed by underground wiring without a net increase in utility poles. Terminal end utility poles shall be located off-site unless otherwise approved by the City.

75. Any widening of streets with existing overhead wire utilities shall include the undergrounding of the existing wiring. The City Engineer may require replacement streetlights per City Standards where streetlights exist on wood poles.
76. The developer shall exhaust all reasonable efforts to eliminate or underground the existing overhead wiring located along the tract boundary. The elimination and/or undergrounding shall consider existing services and/or utilization equipment to remain. The plan to eliminate, reduce, or underground the existing services shall be approved to the satisfaction of the City, Caltrans, PG&E, and billboard easement grantee. Undergrounding service to any existing or proposed water well shall consider standard farming operations and the depth of deep ripping. Any proposal for partial undergrounding, waiver, or deferral shall be subject to the approval of the Community Development Director.
77. Preliminary undergrounding plans for the entire subdivision shall be processed through PG&E and any respective wire utility companies in conjunction with public improvement plan submittal. The preliminary PG&E plans/memo shall be provided to the engineer of record and the City for review and approval prior to commencing with the PGE final handout package. The final PGE handout package shall be approved by the engineer of record and City prior to commencing with construction.

Access

78. Fire Department access shall be provided for each building construction phase to the satisfaction of the Fire Chief. Phased street construction shall consider and provide suitable Fire Department hydrant access, circulation routes, passing lanes, and turn-around areas in accordance with current City codes and standards.

Fire Department

79. **Additional Access.** The fire code official is authorized to require more than one fire apparatus access road based on the potential for impairment of a single road by vehicle congestion, condition of terrain, climatic conditions or other factors that could limit access. No gates or EVA's are allowed.
80. **Marking.** Where required by the fire code official, approved signs or other approved notices or marking that include the words NO PARKING – FIRE LANE shall be provided for fire apparatus access roads to identify such roads or prohibit the obstruction thereof. The means by which fire lanes are designated shall be maintained in a clean and legible condition at all times and be replaced or repaired when necessary to provide adequate visibility. All roadways shall be painted as fire lanes, red curb. The applicant shall contact the Fire Department at (831) 636-4325 for any questions regarding this condition and to submit a painting plan for review and approval.

81. **Clear Space Around Hydrants.** A 3-foot (914 mm) clear space shall be maintained around the circumference of fire hydrants, except as otherwise required or approved.
82. **Water Systems.** Water systems shall be installed and made serviceable prior to the time of construction. Water systems constructed, extended or modified to serve a new development, a change of use, or an intensification of use, shall be designed to meet, in addition to average daily demand, the standards to meet the local Jurisdiction per NFPA Standard 1142, or other adopted standards. The quantity of water required pursuant to this chapter shall be in addition to the domestic demand and shall be permanently and immediately available.

MITIGATION MEASURES

83. The subdivision is subject to the applicable mitigation measures of the adopted Mitigated Negative Declaration (March 2019) and Mitigation Monitoring and Reporting Program (MMRP) for the Woodle Prezone 2017-2 Project. The applicable measures listed below shall carry through to all phases of project construction and operation. The project applicant/developer is responsible implementing all measures and demonstrating compliance to the City of Hollister based on the timing of the measure in the MMRP.

AQ-1 Air Quality and Dust Control
AQ-1 Construction Staging Management Plan
AQ-3 Construction Equipment Maintenance
BIO-1 Preconstruction Biological Resource Surveys
BIO-2 Preconstruction Training for Construction Personnel
BIO-3 Construction Monitoring for Biological Resources
BIO-4 Absence/Presence Surveys for Burrowing Owl
BIO-5 Preconstruction Bat Surveys
BIO-6 Nesting Bird Avoidance Measures
CR-1 Historic Resource Survey
CR-2 Unexpected Discovery of Archaeological or Paleontological Resources
CR-3 Discovery of Human Remains
GEO-1 Site Specific Soils Report
GEO-2 Site Specific Geologic Report
GEO-3 Erosion Control Plan
GHG-1 Implement GHG Reduction Measures
HAZ-1 Prepare Phase I/Phase II ESA
HYD-1 Hydrodynamic Vortex Separator
HYD-2 Prepare Drainage Plan
N-1 Prepare Acoustical Analysis
N-2 Construction Noise Reduction
T-1 Payment of County TIMF
T-2 San Felipe Road/San Benito Street and North Street/Santa Ana Road Intersections

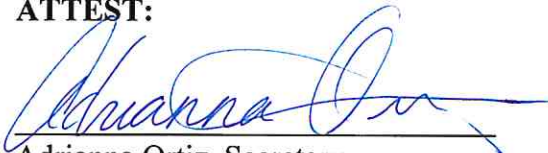
PASSED AND ADOPTED, at a regular meeting of the City of Hollister Planning Commission held on this 25th day of August 2022, by the following vote:

AYES: Huboi, Henderson, Corona
NOES: None
ABSTAIN: None
ABSENT: Stephens



Chairperson of the Planning Commission
of the City of Hollister

ATTEST:



Adrianna Ortiz, Secretary

Please Note

It is the sole responsibility of the project applicant to comply with the conditions as approved, modified, or added by the Planning Commission. It is recommended that the applicant review these conditions carefully and if any questions arise as to compliance with the conditions, please do not hesitate to contact the staff planner. Also, if you do not agree with the proposed conditions, you have an opportunity to present your case to the City Council at their meeting. In addition, the City provides for a 15-day appeal period.

PLANNING COMMISSION RESOLUTION NO. 2022-13

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HOLLISTER
APPROVING CONDITIONAL USE PERMIT 2021-10 FOR A PLANNED UNIT
DEVELOPMENT TO SUBDIVIDE A 9.33 ACRE PARCEL INTO 100 LOTS FOR
SINGLE FAMILY RESIDENTIAL USE, PLUS ONE ADDITIONAL LOT FOR
STORMWATER TREATMENT IN THE MEDIUM DENSITY RESIDENTIAL
PERFORMANCE OVERLAY ZONING DISTRICT LOCATED AT 1070 BUENA VISTA
ROAD
(WOODLE SUBDIVISION – STONEBRIDGE HOMES)
APN 019-120-005**

WHEREAS, under the provisions of Section 17.24.240 *Planned Development Permits* of Title 17 *Zoning* and Section 16.16.030 of Title 16 *Subdivisions* of the Hollister Municipal Code, the Planning Commission is charged with receiving, investigating, and taking action on Planned Unit Development and subdivision applications; and,

WHEREAS, Stonebridge Homes (“the applicant”) has submitted an application for Vesting Tentative Map 2021-3 to subdivide 9.33 acres into 101 total lots including 100 new residential lots plus an additional lot for stormwater treatment in conjunction with an application for Conditional Use Permit 2021-10 for a Planned Unit Development, located at 1070 Buena Vista Road, further identified as San Benito County Assessor Parcel Number 019-120-005; and,

WHEREAS, the City Planning Division received the applicant’s plans and forwarded the request to the Development Review Committee to assess the proposal for compliance with all relevant regulations; and,

WHEREAS, the City of Hollister prepared a Mitigated Negative Declaration pursuant to the California Environmental Quality Act (CEQA) during the rezoning process of the property identified as San Benito County Assessor Parcel Number (APN) 019-120-005, per Prezone Application 2017-2, which contemplated the environmental effects that would occur from development associated with the property; and,

WHEREAS, the Planning Commission at a duly notice public hearing of June 27, 2019 considered the Mitigated Negative Declaration, related Mitigation Monitoring and Reporting Program, and Prezone Application 2017-2; and,

WHEREAS, the Planning Commission at said public hearing made recommendations to the City Council to adopt the Mitigated Negative Declaration and adopt the Mitigation Monitoring and Reporting Program for the property identified as APN 019-120-005; and,

WHEREAS, the Planning Commission at said meeting also recommended that the City Council prezone the property identified as APN 019-120-005 to the Medium Density Residential Performance Overlay Zoning District; and,

WHEREAS, on August 19, 2019 the City Council approved Resolution 2019-187 to adopt the Mitigated Negative Declaration, Mitigation Monitoring and Reporting Program, and also held a duly noticed public hearing for the first reading of Ordinance 1182 for Prezone Application 2017-2 for the property identified as APN 019-120-005; and,

WHEREAS, following a public hearing held at a regular meeting on September 3, 2019 the City Council adopted Ordinance 1182 prezoning the property identified as APN 019-120-005 to Medium Density Residential Performance Overlay; and,

WHEREAS, following a public hearing held on May 13, 2021 the San Benito County Local Agency Formation Commission approved the annexation of the property identified as San Benito County Assessor Parcel Number 019-110-031 into the corporate limits of the City of Hollister; and,

WHEREAS, the Development Review Committee considerations were presented to the Planning Commission as part of the City staff report; and,

WHEREAS, the Planning Commission held a duly noticed public hearing on August 25, 2022 to consider Conditional Use Permit 2021-10 for a Planned Unit Development, review the City staff report, and receive written and oral testimony for and against the proposal; and,

WHEREAS, after closing the public hearing, the Planning Commission deliberated and determined to grant the applicant's request in accordance with Section 17.24.240 and Section 16.16.030 of the Hollister Municipal Code, and based on the facts as presented, and the code requirements as plainly stated; and,

NOW THEREFORE IT IS RESOLVED, that the proposed application for Conditional Use Permit 2021-10 for a Planned Unit Development is hereby approved with the following findings and conditions:

CEQA FINDINGS:

1. **Finding:** The approval for the Major Subdivision and Tentative Map is in compliance with the California Environmental Quality Act.

***Evidence:** The property was evaluated for future development by the City with an Initial Study/Mitigated Negative Declaration (SCH 2019039151) adopted in 2019. The Mitigated Negative Declaration was completed in compliance with the intent and requirements of CEQA, the State CEQA Guidelines, and the City CEQA process. The Resolution incorporates the applicable requirements of the Mitigation Monitoring and Reporting Program for Prezone Application 2017-2, including all mitigation measures to be implemented at all phases for project permitting, construction and operation.*

THE PLANNING COMMISSION MAKES THE FOLLOWING FINDINGS:

1. That it has reviewed and considered the information contained in the report and the whole record of those proceedings. The documents and other materials that constitute the record of proceedings on which the City's determinations are based are located at the City of Hollister Development Services Department, Planning Division, 339 Fifth Street, Hollister, CA 95023.

PLANNED UNIT DEVELOPMENT FINDINGS:

1. **Finding:** The proposed development is one allowed within the subject zoning district and complies with all of the applicable provisions of this Zoning Ordinance, including prescribed development/site standards/guidelines and any adopted design guidelines.

Evidence: The subdivision would result in 99 residential lots with a total of 99 single family units. The overall gross density of the project is 10.72 dwelling units per acre (11.2 units/ac net). This is consistent with the Medium Density Residential Performance Overlay Zoning District which allows between 8-12 dwelling units per acre. The subdivision is in compliance with all relevant regulations in the City of Hollister Zoning and Subdivisions Ordinances and the Conditions of Approval of this Conditional Use Permit for Planned Unit Development which provide additional project design guidelines.

2. **Finding:** The proposed development is consistent with the General Plan.

Evidence: The development is proposed at 10.72 dwelling units per gross acre which is consistent with the Medium Density Residential designation in the General Plan.

3. **Finding:** The approval of the Planned Development Permit for the proposed use is in compliance with the California Environmental Quality Act (CEQA).

Evidence: The City of Hollister adopted a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program for the Prezone of the subject parcel in 2019. The proposed project is consistent with the findings made in the adopted Mitigated Negative Declaration and all applicable mitigation measures have been incorporated into the conditions of approval for the Tentative Map and Conditional Use Permit for Planned Development for the project.

4. **Finding:** The proposed development would be harmonious and compatible with existing and future developments within the zoning district and general area, as well as with the land uses presently on the subject property.

Evidence: The project as proposed includes new development with street patterns, site planning, and neighborhood design that is dictated by the shape of the parcel. The long, rectangular parcel presents some limitations to street pattern layout and subdivision

design. The proposed project as designed is responsive to traffic calming measures proposed along Buena Vista Road to further enhance pedestrian and bicycle safety in the immediate vicinity of Calaveras Elementary School and Calaveras Park, and represents an extension of the planned development pattern for the Buena Vista Road area.

5. **Finding:** The subject site is physically suitable for the type and density/intensity of use being proposed.

Evidence: The project site is generally flat, vacant land in its current use, with aging orchards. The site is designated Medium Density Residential in the City of Hollister General Plan and is zoned Medium Density Residential Performance Overlay (R3-M/PZ), which allows for multifamily and single family development between 8-12 units per acre. The project is proposed to be 100% single family residential at 10.72 units per acre, which is consistent with the general plan and zoning designations for the property.

6. **Finding:** There are adequate provisions for public access, water, sanitation, and public utilizes and services to ensure that the proposed development would not be detrimental to public health and safety.

Evidence: The project site is in close proximity to existing City services and utilities and will tie into those existing connections to provide adequate services to the project site.

7. **Finding:** The design, location, size, and operating characteristics of the proposed development would not be detrimental to the public interest, health, safety, convenience, or welfare of the City.

Evidence: The project is in a planned, transitional area of the City that is expanding residential uses along Buena Vista. This development pattern has been envisioned in the City's past planning approvals and actions. Project operations and characteristics will be typical of a new residential subdivision, and presents no risk of detrimental effects, convenience or welfare to the City's residents. The project location is across Buena Vista Road from Calaveras Elementary School and Calaveras Park, providing convenient, walkable connectivity to these school and park facilities. The project will provide secondary connections to Westside Road, as an alternative to Buena Vista Road, and will help implement the Buena Vista Road traffic calming measures. The project meets and exceeds the multifamily development requirements and medium density residential development requirements of the municipal code and the conditions of approval ensure that any fair share contributions to off-site improvements and project development impact fees to accommodate the new development shall be contributed by the developer.

CONDITIONS OF APPROVAL

1. This application approval is for Conditional Use Permit 2021-10 for a Planned Unit Development submitted by Stonebridge Homes on July 12, 2021. This approval expires on

August 25, 2024 in conjunction with Vesting Tentative Map 2021-3, unless the City grants an extension or an extension is granted under a provision of the Subdivision Map Act for Vesting Tentative Map 2021-3. The final map for Vesting Tentative Map 2021-3 must substantially comply with the approved tentative map and conditions of approval for the CUP for PUD. Any request for extension must be submitted 30-days prior to the date of expiration.

2. The applicant shall defend, indemnify and hold harmless the City of Hollister, any agent, officer, or employee of the City, and any advisory board of the City, against any claim, suit, action, judgment, costs and attorney's fees arising out of this approval or any assertions that this approval, including the environmental determinations made herein, is invalid, illegal, unconstitutional or otherwise contrary to law. The City shall promptly notify the applicant of any claim against the City and shall cooperate fully in the defense.
3. No entitlements that rely upon this approval shall be granted during the 15-day appeal period. In the case of an appeal being filed, no entitlements shall be granted until final action is taken on the appeal.
4. All improvements required shall be constructed in accordance with the City of Hollister Standard Plans and Specifications and receive approval by the City of Hollister Engineering Department. All applicable codes and ordinances, along with the recommendations of the City Engineer and any required Geologic Investigation, are to be adhered to, and all required fees shall be paid.

5. **Setbacks for Development:**

Front (To Residence):	6'
Rear (To Residence):	10'
Rear (To Garage):	5'
Side (Non-Garage Side):	5'
Side (Garage Side):	4'
Lot Coverage:	55%

6. **Minimum Lot Size:** The minimum lots size for a single family lots is 2,630 SF.
7. **Private Open Space:** Each unit shall have a minimum of 400 SF with a minimum depth of 5 feet.
8. **All Other Resolutions:** Resolutions and ordinances approve the certification of the environmental document pursuant to CEQA, the Prezone, Conditional use Permit for a Planned Unit Development, and Site & Architectural Review for the project shall also apply to this resolution.

MITIGATION MEASURES

The applicable measures listed below shall carry through to all phases of project construction and operation. The project applicant/developer is responsible implementing all measures and demonstrating compliance to the City of Hollister based on the timing of the measure in the MMRP.

- AQ-1 Air Quality and Dust Control
- AQ-1 Construction Staging Management Plan
- AQ-3 Construction Equipment Maintenance
- BIO-1 Preconstruction Biological Resource Surveys
- BIO-2 Preconstruction Training for Construction Personnel
- BIO-3 Construction Monitoring for Biological Resources
- BIO-4 Absence/Presence Surveys for Burrowing Owl
- BIO-5 Preconstruction Bat Surveys
- BIO-6 Nesting Bird Avoidance Measures
- CR-1 Historic Resource Survey
- CR-2 Unexpected Discovery of Archaeological or Paleontological Resources
- CR-3 Discovery of Human Remains
- GEO-1 Site Specific Soils Report
- GEO-2 Site Specific Geologic Report
- GEO-3 Erosion Control Plan
- GHG-1 Implement GHG Reduction Measures
- HAZ-1 Prepare Phase I/Phase II ESA
- HYD-1 Hydrodynamic Vortex Separator
- HYD-2 Prepare Drainage Plan
- N-1 Prepare Acoustical Analysis
- N-2 Construction Noise Reduction
- T-1 Payment of County TIMF
- T-2 San Felipe Road/San Benito Street and North Street/Santa Ana Road Intersections

PASSED AND ADOPTED, at a regular meeting of the City of Hollister Planning Commission held on this 25th day of August 2022, by the following vote:

AYES: Huboi, Henderson, Corona
NOES: None
ABSTAIN: None
ABSENT: Stephens



Chairperson of the Planning Commission
of the City of Hollister

ATTEST:



Adrianna Ortiz, Secretary

Please Note

It is the sole responsibility of the project applicant to comply with the conditions as approved, modified, or added by the Planning Commission. It is recommended that the applicant review these conditions carefully and if any questions arise as to compliance with the conditions, please do not hesitate to contact the staff planner. Also, if you do not agree with the proposed conditions, you have an opportunity to present your case to the City Council at their meeting. In addition, the City provides for a 15-day appeal period.

DEVELOPMENT SERVICES DEPARTMENT

City of Hollister Planning Division

PLANNING COMMISSION STAFF REPORT

MEETING DATE: August 25, 2022

APPLICATION NO.: Major Subdivision and Vesting Tentative Map No. 2021-3; Conditional Use Permit No. 2021-10 for a Planned Unit Development (Woodle Subdivision)

APPLICANT: Stonebridge Homes

OWNERS: Alan and Lorraine Woodle

REQUEST: The applicant is requesting a Major Subdivision, Vesting Tentative Map and Conditional Use Permit approval to subdivide 9.33 acres (APN 019-120-005) into 100 residential lots plus one parcel to be used as a stormwater treatment basin. The property has a General Plan designation of Medium Density Residential, and zoned Medium-Density Residential Performance Overlay (R3-M/PZ) Zoning District. Site and Architectural Review is not part of the current application.

LOCATION: The proposed project is located at 1070 Buena Vista Road, west of Westside Road (APN 019-120-005)

STAFF PLANNER: Eva Kelly, Interim Planning Manager (831) 636-4360
Tad Stearn, Consulting Planner

PROJECT

DESCRIPTION: **Tentative Map:** The project would subdivide 9.33 acres of land, identified as APN 019-120-005, into 100 single family residential lots plus a private stormwater treatment basin. The subject parcel was previously annexed into the City of Hollister (Prezone 2017-2).

Proposed minimum lot size is 2,600 square feet. The tentative map shows lots ranging from 2,630 square feet to 3,250 square feet, with an average lot size of 2,690 square feet. The stormwater detention lot is 15,610 square feet.

Access to the subdivision would be gained from a primary entrance along Buena Vista Road, with two secondary access points from Westside Road. All internal roads would be privately owned and maintained by a homeowner's association.

Conditional Use Permit for a Planned Unit Development: A Conditional Use Permit for a Planned Unit Development (CUP for PUD) allows for development to have some flexibility within the general development and site layout standards while protecting the integrity and character of the residential areas of the City; encourage innovation and the development of affordable housing or housing that is more affordable compared to standard market rate single family homes; and ensure consistency with the General Plan. For example, the minimum lot sizes requirements within the Medium Density Residential (R3) Zoning District, per Table 17.04-2 *Residential Lot Size, Lot Area, and Density Requirements by District*, are 5,000 SF for a single unit, 6,800 SF for two units, and 10,000 SF for three units. The Performance Overlay Zoning District allows for the approval of a CUP for PUD to create variation that allows unique housing developments. These flexible standards are intended to encourage innovation and the development of affordable housing or housing that is more affordable compared to standard market rate single family homes.

Minimum Lot Size Reduction: The applicant is requesting a reduction in the minimum lot size to 2,600 SF. This request is consistent with Section 17.14.010 *Residential Performance Overlay Zoning District* which allows a reduction in lot size to no less than 2,500 SF per lot. The overall density of the development is ~10.72 dwelling units per gross acre (100 units/9.33 acres), and 11.2 units/ac net. This density is consistent with the Medium Density Residential (R3) Zoning District which allows between 8-12 units per acre.

The applicant is requesting the following development standards as part of the CUP:

Zoning (R3)	Required/Allowed	Proposed
Min Lot Size	2,500 SF	2,600 SF
Density	8-12 units/ac	11.2 units/ac net
Min Lot Width	80' or 1/3 lot depth	40'
Min Lot Depth	70'	65'
Max Lot Coverage	50%	55%
Building Height	35'	35'
Front Yard Setback	15'	6"

Side Yard Setback	5' interior lot 10' corner lot	5' on non-garage side 4' on garage side
Rear Yard Setback	10'	10' to living space 5' to garage
Private Open Space	500 SF @ 10' depth	400 SF with min 5' depth
Res. Street Standard	50' ROW public	42.25' ROW private

Consistency with other Regulations:

The project proposal is consistent with other regulations of the Hollister Zoning and Subdivision Ordinance.

DISCUSSION:

Density:

At the regular meeting of June 23, 2022, the Planning Commission continued this item due to a question of how to calculate net density. This project is consistent with gross density at 10.7 units per acre, but if private roads are excluded from the net density calculation, the project exceeds the allowed maximum density of 12 units per acre in the Medium Density Zoning District.

The Planning Commission held a study session on August 4, 2022 to discuss density and provided staff with direction to move toward a gross density calculation for planning purposes. This is consistent with the adopted EIR for the 2005-2023 General Plan, and is consistent with the direction that the draft 2040 General Plan Update is also moving toward. Staff is moving forward with appropriate amendments to the General Plan and Zoning Ordinance to remove the word net from all applicable areas, and to calculate projects at gross density moving forward.

Staff has recommended the inclusion of the following draft conditions (#4) to address the density concerns of the planning commission.

“Gross Density. This approval is for 100 residential units on a 9.33-acre parcel, at a gross density of 10.7 units/acre in the R3-M/PZ Medium Density Performance Overlay Zoning District. Prior to recordation of a final map, the City shall have adopted a general plan amendment and affiliated zoning amendments to remove the requirement for density to be calculated by net acreage. If the City does not amend the General Plan and Zoning Ordinance to allow for gross density calculation prior to the expiration of this approval

identified in Condition of Approval #1, this project approval shall be voided. A reduction in the number of units/lots shall be considered a significant change and not in substantial conformance with this map approval, and would require reconsideration by the Planning Commission.”

This condition will allow the applicant to move forward with submission of improvement plans and their map for review by the Engineering Division at risk while the City moves through the General Plan Amendment process regarding density calculation. However, this map would not be able to be recorded if that amendment is not adopted by the City Council. Any change to the map in order to address a net density calculation, rather than gross, (i.e. a reduction in the number of lots) would require the project to come back to the commission for reconsideration.

General Plan Consistency:

The City of Hollister 2005-2023 General Plan designates the project site as Medium Density Residential. The Medium Density Residential General Plan designation allows for single-family developments. The housing density for the Medium Density Zoning District is 8 to 12 dwelling units per net acre. As discussed above, the proposed project, as conditioned, would be consistent with the density requirements for the General Plan and Zoning Code if they are to be amended in favor of a gross density calculation.

Open Space:

The tentative map does not include usable public open space. Based on the City’s formula for park land dedication (HMC 16.55.040), the 100 new residential lots result in a required dedication of 1.65 acres (100 units x 0.0176 acres per unit). The project will be required to pay the City’s park dedication fee in lieu of public open space.

Existing Residence:

There is an older (circa 1900) rural residence and related outbuildings on the project site proposed for demolition. A mitigation measure of the CEQA document required a historic evaluation of this structure. The historic evaluation has been completed and concluded that the property does not appear eligible for listing on California or National registers, and therefore removal of the structure would have no significant impact.

Infrastructure:

The project has access to existing City of Hollister utility systems including water, sanitary sewer, and storm drainage. The applicant

coordinated closely with City Engineering staff to resolve on site drainage issues while reducing the quantity of imported material/earthwork.

CEQA Compliance:

The rezoning, annexation and ultimate development of the subject property was evaluated with an Initial Study and Mitigated Negative Declaration (IS/MND) adopted in 2019. The analysis assumed up to 109 residential units on the property. The IS/MND identified several mitigation measures to be implemented prior to or during construction of the subdivision. Mitigation measures remain applicable as a condition of approval.

RECOMMENDATION: Staff recommends that the Planning Commission review the applicant's request; receive all written and oral testimony regarding the proposal; and make the following motions:

1. Adopt a resolution approving Tentative Map No. 2021-3 subject to the findings and conditions contained in the draft resolution.
2. Adopt a resolution approving Conditional Use Permit 2021-10 for Planned Unit Development, subject to the findings and conditions contained in the draft resolution.

SITE INFORMATION:	The project site is not located within the flood plain, nor is it located within any seismic special study zone.
SITE DESCRIPTION:	The proposed project is located on Buena Vista Road, south of Westside Road (APN 051-230-006)
ZONING:	Medium-Density Residential Performance Overlay (R3-M/PZ) Zoning District
GENERAL PLAN:	Medium Density Residential
LAND USE:	Vacant/Agriculture
SURROUNDING USES:	(North) Agriculture/Orchard (South) Residential (East) Agriculture/Orchard (West) Residential/Orchard

CEQA: An IS/MND was prepared and adopted for the project (SCH 2019039151).

NOTICE

Appeal Notice: Any person aggrieved by the decision of the Planning Commission may appeal the decision within fifteen (15) calendar days to the City Council. The notice of appeal must be in writing and shall set forth specifically wherein the Planning Commission's decision was inappropriate or unjustified. Appeal forms are available at the City Planning Department and the City Clerk's office and may be obtained at the Planning Commission meeting. Appeals to the City Council shall be submitted to the City Clerk as prescribed by Ordinance No. 843.