HOLLISTER PLANNING COMMISSION AGENDA

Regular Meeting
June 23, 2022
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 City Council on an Agenda item will be heard when the presiding officer call for comments from the audience. City related items 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 press *9. After hear 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 pubic through this means is at their own risk. (Zoom teleconferencing may not be available at all meetings).

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

https://us02web.zoom.us/webinar/register/WN_J39LRHAcQUWiEF5wSHzYVw

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL Commissioners: David Huboi, Roxanne Stephens, Kevin Henderson and Luke Corona.

VERTIFICATION OF AGENDA POSTING

APPROVAL OF MINUTES February 24, 2022

PUBLIC INPUT

This is the time for anyone in the audience to speak on an 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 (the Development Services Director) before speaking. When the Secretary calls your name and address for the record, and speak to the 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 use by Zoom using a phone, please press *9 to raise your hand and *6 to mute/unmute. 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.

PUBLIC HEARINGS

1. **Tentative Map 2021-4, Conditional Use Permit 2022-1 for a Planned Unit Development** – PAD Investment Trust, et al – The applicant is requesting a Vesting Tentative Map and Conditional Use Permit for a Planned Unit Development approval to subdivide 13.79 acres into 95 lots. The subdivision would create 92 new residential single family detached lots, a parcel to be dedicated for public park space, a parcel for stormwater treatment, and a remainder lot with an existing home that will remain. The property has a General Plan designation of Low Density Residential, and is within the Low Density Residential Performance Overlay (R1-L/PZ) Zoning District. Site and Architectural Review is not part of the application. The project is located between North Chappell

Road and the Highway 25 Bypass, north of Primavera Drive, further identified as San Benito County Assessor Parcel Number 051-230-005. CEQA: Environmental Impact Report (previously prepared).

2. **Tentative Map 2021-3, Conditional Use Permit 2021-10 for a Planned Unit Development** – Stonebridge Homes/Hugh Walker – The applicant is requesting a Vesting Tentative Map and Conditional Use Permit for a Planned Unit Development approval to subdivide 9.3 acres into 101 lots. The subdivision would create 100 new residential single family detached lots and a parcel for stormwater treatment. The property has a General Plan designation of Medium Density Residential, and is within the Medium Density Residential Performance Overlay (R3-M/PZ) Zoning District. Site & Architectural Review is not part of the application. 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 019-120-005. CEQA: Mitigated Negative Declaration (previously prepared).

3. **Prezone 2021-2** – Ted Intravia – The applicant is requesting to prezone for future annexation 3 parcels, totaling approximately 3.10 acres, into the Low Density Residential Performance Overlay (R1-L/PZ) Zoning District. The parcels are located south of Hillcrest Road, west of Los Altos Drive, and east of Trinity Drive, and north of El Dorado Drive; further identified as San Benito County Assessor Parcel Numbers 020-460-035, 020-460-036, & 020-120-064. CEQA: Categorically Exempt.

4. **Minor Subdivision 2018-3 Amendment** – Alan Brookshire – The applicant is requesting approval to remove the requirement to underground a power pole located in the unnamed alley behind the project, which was required as part of Condition of Approval 11 of Planning Commission Resolution 2018-36. The project is located at 221 Hawkins Street, south of Hawkins Street, east of San Benito Street, and west of East Street in the Downtown Mixed Use (DMU) Zoning District. The property is further identified as San Benito County Assessor Parcel Number 056-091-002. CEQA: Categorically Exempt.

5. **Site & Architectural Review 2021-5** – Felipe Nine, LLC – The applicant is requesting Site & Architectural Review approval for the construction of a 337,710 square foot greenhouse building for cannabis cultivation, distribution, and manufacturing in the North Gateway (NG) Zoning District. The project is located at 773 San Felipe Road, east of San Felipe Road, north of N. Chappell Road; further identified as San Benito County Assessor Parcel Numbers 051-100-035, 051-100-036, and 051-100-046. CEQA: Mitigated Negative Declaration.

NEW BUSINESS

OLD BUSINESS

PLANNING DEPARTMENT REPORTS

PLANNING COMMISION REPORTS

ADJORUNMENT

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 Department 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 in 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 the Development Services Department, 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.

The next Planning Commission Meeting is scheduled as follows:

Regular Planning Commission Meeting – Thursday, August 25, 2022 at 6:00 p.m.

MINUTES

HOLLISTER REGULAR PLANNING COMMISSION MEETING

February 24, 2022

REMOTE PARTICIPATION DURING THE COVID-19 EMERGENCY

CALL TO ORDER

The Regular Meeting of the Planning Commission was called to order by Chairperson Roxanne Stephens on February 24, 2022 at 6:05 p.m. in the City Council Chambers at 375 Fifth Street, Hollister, CA 950223.

PLEDGE OF ALLEGIANCE

Commissioner Corona led the Pledge of Allegiance.

ROLL CALL

Attendee Name	Title	Status	Arrived
David Huboi	District 2	Present	
Roxanne Stephens	Chairperson / Entire City	Remote	
Kevin Henderson	Vice Chairperson/ District 1	Remote	
Vacant	District 3	N/A	
Luke Corona	District 4	Remote	

STAFF IN ATTENDANCE

Attendee Name	Title	Status	Arrived
Jason Epperson	City Attorney	Remote	
Abraham Prado	Interim Development Services Director/Planning Manager	Absent	
Ambur Cameron	Senior Planner	Present	
Eva Kelly	Senior Planer	Present	
Tad Stearn	Consulting Planner (Kimley-Horn)	Remote	
Paul Da Silva	Information Systems & Technology Director	Present	
Mark Falgout	Acting City Engineer (Kimley-Horn)	Remote	
Socorro Zendejas	Associate Engineer	Remote	

VERIFICATION OF AGENDA POSTING

The Agenda for the City of Hollister Planning Commission Meeting for Thursday, February 23, 2022 was posted on the bulletin board at City Hall on Friday, February 18 at 4:55 p.m. per Government Code section 54956.

APPROVAL OF MINUTES

Commissioner Huboi motioned to approve the Thursday, January 27, 2022 Minutes with no changes. Motion seconded by Vice Chairperson Henderson.

The Thursday, January 27, 2022 Minutes were approved by a unanimous vote of the Planning Commission, 4-0-0-0.

RESULT:	Adopted [Unanimous]
MOTION:	David Huboi
SECOND:	Roxane Stephens
AYES:	Huboi, Corona, Henderson, Stephens
NOES:	
RECUSED:	
ABSTAIN:	
ABSENT:	

PUBLIC INPUT

Lynn Overtree, Executive Director of the San Benito County Agricultural Land Trust stated that they work with some of the proponents of projects on the agenda and would be happy to work with the City to mitigate for any loss of prime agricultural farmland through development of subdivisions.

PUBLIC HEARINGS

1. **Tentative Map 2021-4, Conditional Use Permit 2022-1 for a Planned Unit Development** – PAD Investment Trust, et al – The applicant is requesting a Vesting Tentative Map and Conditional Use Permit for a Planned Unit Development approval to subdivide 13.79 acres into 95 lots. The subdivision would create 92 new residential single family detached lots, a parcel to be dedicated for public park space, a parcel for stormwater treatment, and a remainder lot with an existing home that will remain. The property has a General Plan designation of Low Density Residential, and is within the Low Density Residential Performance Overlay (R1-L/PZ) Zoning District. Site and Architectural Review is not part of the application. The project is located between North Chappell Road and the Highway 25 Bypass, north of Primavera Drive, further identified as San Benito County Assessor Parcel Number 019-035-012. CEQA: Environmental Impact Report (previously prepared).

Senior Planner Kelly introduced Consulting Planner Tad Stern (Kimley-Horn) to present the report.

Open Public Hearing: 6:24 p.m.
Providing Public Testimony: Victor Gomez
Closed Public Hearing: 6:28 p.m.

Commissioner Huboi motioned to continue the item to a date uncertain. Motion seconded by Chairperson Stephens.

Motion was unanimously continued to date uncertain by the Planning Commission, 4-0-0-0.

RESULT:	Continued to date uncertain [Unanimous]
MOTION:	David Huboi
SECOND:	Roxane Stephens
AYES:	Huboi, Corona, Henderson, Stephens
NOES:	
RECUSED:	
ABSTAIN:	
ABSENT:	

2. **Tentative Map 2021-5, Conditional Use Permit 2022-2 for a Planned Unit Development** – DAL Properties, LLC – The applicant is requesting a Vesting Tentative Map and Conditional Use Permit for a Planned Unit Development approval to subdivide 18.24 acres into 91 total lots, including 74 single family lots and 16 duet lots, plus a park dedication lot. The property has a General Plan designation of Low Density Residential, and is within the Low Density Residential Performance Overlay (R1-L/PZ) Zoning District. Site and Architectural Review is not part of the application. The project is located along the east side of North Chappell Road, south of the Highway 25 Bypass, further identified as San Benito County Assessor Parcel Numbers 019-170-084 and a portion of 019-170-083. CEQA: Environmental Impact Report (previously prepared).

   Senior Planner Kelly introduced Consulting Planner Tad Stern (Kimley-Horn) to present the report.

   Open Public Hearing: 6:33 p.m.
   Providing Public Testimony: Victor Gomez
   Closed Public Hearing: 6:35 p.m.

   Commissioner Huboi motioned to continue the item to a date uncertain. Motion seconded by Chairperson Stephens.

   Motion was unanimously continued to date uncertain by the Planning Commission, 4-0-0-0.

RESULT:	Continued to date uncertain [Unanimous]
MOTION:	David Huboi
SECOND:	Roxane Stephens
AYES:	Huboi, Corona, Henderson, Stephens
NOES:	
RECUSED:	
ABSTAIN:	
ABSENT:	

NEW BUSINESS None.

OLD BUSINESS None.

PLANNING DEPARTMENT REPORTS

Senior Planner, Eva Kelly reminded the Planning Commissioners to register for the Planning Commissioners Academy.

ADJOURNMENT

Vice Chairperson Henderson motioned to adjourn the meeting at 6:39 p.m. Motion seconded by Chairperson Stephens.

Motion was unanimously adopted by the Planning Commission, 4-0-0-0.

RESULT:	Adopted [Unanimous]
MOTION:	Kevin Henderson
SECOND:	Roxanne Stephens
AYES:	Huboi, Corona, Henderson, Stephens
NOES:	
RECUSED:	
ABSTAIN:	
ABSENT:	

DEVELOPMENT SERVICES DEPARTMENT

City of Hollister Planning Division

PLANNING COMMISSION STAFF REPORT

MEETING DATE: June 23, 2022

APPLICATION NO.: Major Subdivision and Vesting Tentative Map No. 2021-4; Conditional Use Permit No. 2022-1 for a Planned Unit Development (Everglen Subdivision)

APPLICANT: PAD Investment Trust, et al

OWNERS: PAD Investment Trust, et al

REQUEST: The applicant is requesting a Major Subdivision and Conditional Use Permit approval to subdivide 13.79 acres into 95 lots. The subdivision would create 92 new residential single family detached lots, a parcel to be dedicated for public park space, a parcel for stormwater treatment, and a remainder lot with an existing home that will remain. The property has a General Plan designation of Low Density Residential, and zoned Low-Density Residential Performance Overlay (R1-L/PZ) Zoning District. Site and Architectural Review is not part of the application.

LOCATION: The proposed project is located between North Chappell Road and the Highway 25 Bypass, north of Primavera Drive (APN 051-230-005)

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

PROJECT DESCRIPTION:

Tentative Map: The project would subdivide a 13.79-acre parcel, identified as APN 051-230-005, into 95 lots. The subject parcel represents a portion of the residential area as identified on the Chappell Road Master Plan and Study Area diagram adopted by the City Council.

The subdivision consists of 92 single family detached lots, a parcel

to be dedicated for public park space, a parcel for stormwater treatment, and a remainder lot with an existing home. Residential lots are a minimum of 3,500 square feet (SF), averaging 4,040 SF, with a total density of 6.74 du per acre. At least 18 of the lots are proposed to include accessory dwelling units (ADUs). The proposed park dedication (Parcel C) is 1.34 acres, the stormwater treatment parcel (Parcel B) is 14,536 SF, and the parcel with the existing home (Parcel A) would be 11,330 SF.

Access to the subdivision would be gained from a primary entrance along Chappell Road. No lots front onto Chappell Road. All internal roads would be privately owned and maintained by a homeowner's association. Internal roads would align with adjacent development in the future. San Felipe Road requires widening and frontage improvements constructed to City standards and the San Felipe Road Corridor Study (City County Resolution 2021-145).

Conditional Use Permit for a Planned Unit Development: The property has a General Plan designation of Low Density Residential, and zoned Low-Density Residential Performance Overlay (R1-L/PZ) Zoning District. Because of the Performance Overlay, a Conditional Use Permit (CUP) for a Planned Unit Development (PUD) is required. The CUP and Overlay allow 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. 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.

The applicant is requesting a reduction in the minimum lot size to 3,500 SF (from the low-density standard of 5,500 SF), a reduction in lot width (from 50 feet to 45 feet) and a reduction in setbacks.

DISCUSSION:

General Plan Consistency:

The City of Hollister 2005-2023 General Plan designates the project site as Low Density Residential. The Low Density Residential General Plan designation allows for single-family developments. The housing density for the Low Density (R1) Zoning District is 1 to 8 dwelling units per acre. With an overall density of 6.74 du per acre, the development would meet both the standard R1 and the Residential Performance Overlay Zoning District (R1 L/PZ) density requirements. The proposed project is consistent with the density requirements for the General Plan and Zoning Code.

Accessory Dwelling Units (ADUs):
The project proposes a minimum of 20 percent of the units to contain an apartment-style (attached) ADU (approximately 18 units). ADUs are allowed and would be required to conform to the City's Accessory Dwelling Unit Ordinance (January 1, 2020) during site and architectural review.

Open Space:
The tentative map includes a 1.34-acre park site (Parcel C) along the SR 25 bypass to be dedicated to the City of Hollister. Based on the City's formula for park land dedication (HMC 16.55.040), the 92 new residential lots result in a required dedication of 1.62 acres (92 units x 0.0176 acres per unit). As the park dedication site is smaller than the required dedication, the project will also be required to pay in-lieu park fees and standard park construction fees as a condition of approval.

Common Infrastructure Improvements:
The project is within the Chappell Road Master Plan area. As multiple property owners would benefit from coordinated planning and infrastructure improvements, the City has completed a community Utility Analysis and fair share cost analysis for the roadway improvements identified for the Felipe Road Corridor. These two efforts are intended to assign per trip/per unit costs for necessary upgrades or deficiencies, to be funded equitably by development within the Master Plan area. The results of these studies and project responsibilities are reflected in the project Conditions of Approval.

CEQA Compliance:
The property is identified as "Parcel 3" in the certified Chappell Road Project Final EIR (February 2018). That Programmatic EIR, prepared for the annexation of the property, assumed that Parcel 3 would development within five years and could yield up to 111 single family units. As the VTM as proposed would yield 95 lots (92 residential lots) and is within the single-family density range of 1-8 du/ac, Staff has concluded that the previously certified EIR reflects the proposed subdivision and sufficiently analyzed the map as submitted. No further environmental documentation under CEQA is required, pursuant to CEQA Guidelines Section 15168 c (2), as the proposed action is within the scope of the project covered by the certified EIR.

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 motion:

1. Adopt a resolution approving Tentative Map No. 2021-4 subject to the findings and conditions contained in the draft resolution.
2. Adopt a resolution approving Conditional Use Permit 2022-1 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 between North Chappell Road and the Highway 25 Bypass, north of Primavera Drive (APN 051-230-005)

ZONING: Low-Density Residential Performance Overlay (R1-L/PZ) Zoning District

GENERAL PLAN: Low Density Residential

LAND USE: Vacant/Agriculture (with one rural residence to remain)

SURROUNDING USES:
(North) Agriculture
(South) Residential
(East) SR 25/Agriculture
(West) Residential

CEQA: An EIR was prepared and certified for the Chappell Road Project prezone and annexation of the subject property, certified in 2018 (SCH 2016101044).

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 tothe City Council shall be submitted to the City Clerk as prescribed by Ordinance No. 843.

PLANNING COMMMISSION RESOLUTION NO. 2022-

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HOLLISTER APPROVING VESTING TENTATIVE MAP 2021-4 TO SUBDIVIDE A 13.79 ACRE PARCEL INTO 95 TOTAL LOTS, INCLUDING 92 LOTS FOR SINGLE FAMILY RESIDENITAL USE, AND 3 INDIVIDUAL LOTS FOR AN EXISTING HOME, STORMWATER TREATMENT, AND PARK DEDICATION THE LOW DENSITY RESIDENTIAL PERFORMANCE OVERLAY ZONING DISTRICT LOCATED AT CHAPPELL ROAD NORTH OF PRIMAVERA DRIVE (EVERGLEN - PAD INVESTMENT TRUST, ET AL) APN 051-230-005

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, the subject parcel is intended for low residential use, as identified on the Chappell Road Master Plan and Study Area diagram and is further identified as "Parcel 3" within the larger Chappell Road Annexation project area; and,

WHEREAS, PAD Investment Trust et al ("the applicant") has submitted an application for Vesting Tentative Map 2021-4 to subdivide 13.79 acres into 95 total lots including 92 new residential lots and three additional lots for an existing home, stormwater treatment and park dedication in conjunction with an application for Conditional Use Permit 2022-1 for a Planned Unit Development, located at Chappell Road, further identified as San Benito County Assessor Parcel Number 051-230-005; 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 an Environmental Impact Report pursuant to the California Environmental Quality Act (CEQA) during the prezoning process of the property identified as San Benito County Assessor Parcel Number (APN) 051-230-005 and adjacent properties, per Prezone Application 2015-1, which contemplated the environmental effects that would occur from development associated with the property; and,

WHEREAS, on June 18, 2018 the City Council approved Resolution 2018-167 to certify the Environmental Impact Report, Mitigation Monitoring and Reporting Program, and also held a duly noticed public hearing for the first reading of Ordinance 1163 for Prezone Application 2015-1 for the property identified as APN 051-230-005 and surrounding properties; and,

WHEREAS, on August 6, 2018 the City Council adopted Ordinance 1163 for the prezoning of the property identified as APN 051-230-005; and,

WHEREAS, on September 17th, 2018 the City Council approved Resolution 2018-221 approving an Annexation Agreement between the City and the applicant ensuring implementation of the City/County tax share agreement, City policy and compliance with LAFCO policies; and

WHEREAS, following a public hearing held on January 10, 2019 the San Benito County Local Agency Formation Commission approved the annexation of the property identified as San Benito County Assessor Parcel Number 051-230-005 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 June 23, 2022 to consider Vesting Tentative Map 2021-4, 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 2021-4 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 is identified as "Parcel 3" in the certified Chappell Road Project Final EIR (February 2018). That Programmatic EIR assumed that Parcel 3 would develop within five years and could yield up to 111 single family units. Staff has concluded that the previously certified EIR reflects the proposed subdivision and sufficiently analyzed the potential environmental effects of the map as submitted and resulting commercial residential. No further environmental documentation under CEQA is required, pursuant to CEQA Guidelines Section 15168 c (2), as the proposed action is within the scope of the project covered by the certified EIR. The subdivision is subject to the mitigation measures of the certified EIR.*

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 Low Density Residential in the Hollister General Plan. The subdivision net density is 6.74 dwelling units per acre, which is consistent with the density allowed by the land use designation of one to eight 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 2022-1 for a Planned Unit Development to modify the standard lot size and setback requirements of the Low 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 and sizes (in conjunction with the buildout of the Chappell Road area); provides usable open space; 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 2018-167 approved by the City Council on June 18, 2018 certifying the Environmental Impact Report (EIR) for the subject property, development of the project site will result in several potentially significant environmental impacts, but those impacts can either be mitigated by appropriate mitigation measures and the proposed conditions of approval; or, the City has adopted a Statement of Overriding Considerations for any remaining significant effects. This resolution incorporates the applicable requirements of the Mitigation Monitoring and Reporting Program (MMRP) for the project to be implemented prior to and during construction. The EIR 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.*

ENGINEERING CONDITIONS OF APPROVAL

1. This approval expires on June 23, 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. 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.

5. The final map shall be required to indicate all public and private rights-of-way for streets including a 10 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.

6. 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., tree planting and maintenance.

7. **Final Map Submittal:** 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.

8. **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 and fire suppression use.

9. 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.

10. The developer shall submit three prints of the approved vesting 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.

11. **Rights-of-Way:** The developer shall dedicate, improve, and guarantee by bond full rights-of-way for the following road improvements as shown on the approved vesting 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 public rights-of-way into full conformance with all applicable City standards. Existing overhead utilities shall be undergrounded.

    a. **Chappell Road Improvements:** As shown of the vesting tentative map, Chappell Road frontage to the west 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 east side of Chappell Road, connecting to the existing roads, as determined by the City Engineer and in conformance with the Chappell Road master plan.

12. **Public Roads on Tentative Map:** The streets as shown on the Vesting Tentative Map as public right-of-way in their alignments and dimensions shown are to be public roadways designed to City standards.

13. **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 subdivision improvements.

14. **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.

15. **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.

16. **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.

17. **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.

18. **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.

19. **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.

20. **Construction Stormwater BMP Control Plan (CSCP):** Prior to any site development or grading, the applicant shall submit for review and approval by the Engineering Department a CSCP for construction stormwater runoff BMP control measures.

21. **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 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.

22. **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.

23. **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.

24. **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.

25. **Stormwater Management Post-Construction Application:** As part of the improvement plan review process, the applicant shall submit to the Engineering Department a Stormwater Management Post-Construction Requirements application to be reviewed for compliance with the post-construction stormwater regulations and approved prior to Improvement Plans approval.

26. **Sediment/Trash Separator**: Drainage improvements shall include, but not be limited to, all necessary sediment traps and trash separator devices, such as hydrodynamic vortex separator, as directed by the City Engineer.

27. **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.

28. **Water Line Improvements:** The water system improvements shall be subject to the review and approval of either the City of Hollister and shall meet the following requirements:
    a. All water system improvements shall be installed in accordance with the City of Hollister'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.

29. **Improvement Plans:** Prior to permit issuance for onsite and/or offsite work, Improvement Plans shall be submitted to the Engineering Department for review of all necessary improvements in compliance with mitigation measures, requirements, and conditions as per the Final Environmental Impact Report (EIR) for the Chappell Road Project and the 2022 (Wallace Group) infrastructure assessment.

30. **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.

31. **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. 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 (City of Hollister)
        ii. Traffic
        iii. Sewer Treatment
        iv. Sewer Collection
        v. Storm Drainage
        vi. Park
        vii. Library Facilities
        viii. Police
        ix. Fire
        x. Detention – Jail/Juvenile Hall

    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.

32. **School Impact Fee:** Unless otherwise required by law, all school impact fees shall be paid at the time of building permit issuance.

33. **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.

34. **Reduced Pressure Principle (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.

35. **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.

36. **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 ¼", as approved

the City inspector. The owner/developer shall contact the Engineering Department at least 24 hours prior to all necessary inspections.

37. **Storm Drain Facilities:** Prior to burial or connection of storm drain fallibilities, 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

38. **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.

39. **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.

40. **Slurry Seal:** Prior to the City's acceptance of the subdivision improvements, the subdivision roads, Chappell Rd and roads directly impacted construction activities and construction traffic shall be in a good state of repair as determined by the City Engineering Department. Roads on the project site and impacted by construction 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.

41. **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.

42. **On-Site Drainage:** The developer (and subsequently the Home Owners Association) shall be responsible to maintain all on-site drainage facilities, including underground chambers, bio-filtration basins and conduit (pipe).

43. **Post Construction Stormwater Requirements:** Prior to occupancy a deed restriction shall be recorded for the proposed stormwater storage facility on Parcel A and for all on-site post construction stormwater requirements including, but not limited to, bio-filtration basin chambers and stormwater pipe. This will guarantee maintenance of drainage features.

44. **Homeowners Association:** Prior to occupancy, the developer shall provide to the City a Homeowner Association (HOA) agreement demonstrating long-term funding maintenance of on-site private roads, common area landscaping, open space, and storm drain for project.

45. **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 communities facilities district formed pursuant to the Mello-Roos Community Facilities Act of 1982, as amended (California Government Code 53311 et esq.) 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.

46. **Community Facilities District No. 4:** Prior to early start approval, building permit or final map, the applicant shall cooperate with the City to facilitate the annexation of the entire subdivision project to the Community Facilities District No. 4. The entire subdivision project shall be included within the boundaries of the communities facilities district formed pursuant to the Mello-Roos Community Facilities Act of 1982, as amended (California Government Code 53311 et esq.) 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 subdivider shall cooperate with the City to accomplish the inclusion of the subdivision 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 subdivision in such a district.

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. The applicant shall install the approved amenities prior to final occupancy of the building.

49. **Airport Land Use Commission (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. No buildings, trees, bushes, other structures or materials shall be placed within ten feet (10') of the meters, water lines or sanitary sewer connections and laterals.

57. 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.

58. **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.

59. 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 final building approval.

60. The HOA shall be responsible for maintenance of all on-site common area landscaping and irrigation systems, which shall be kept in a neat, clean and healthy manner and in compliance with the approved plans. The HOA will maintain the approved landscaping in perpetuity. No trees, shrubs, or plant material shall obstruct site distance of motorists and pedestrians. This condition does not apply to individual private yards.

61. Each dwelling unit shall be metered separately for electricity, gas, and water/sewer services.

62. **As-Built Plans:** Prior to occupancy, 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 final map to the City Engineer.

64. **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.

65. **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. 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;
    c. 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;
    d. 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;
    e. Maintain at least two feet of free board and cover all trucks hauling dirt, sand, or loose materials;
    f. Install wheel washers at all construction site exit points, and sweep streets if visible soil material is carried onto paved surfaces;
    g. Stop grading, and earth moving if winds exceed 15 miles per hour;
    h. Pave roads, driveways, and parking areas at the earliest point feasible within the construction schedule;
    i. 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);

j. Limit the area under construction at any one time; and
k. Construction equipment shall use alternative fuels such as compressed natural gas (CNG), propane, electricity or biodiesel whenever possible.

66. 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.

67. **Planned Development Application Fee:** Within 30 days of Planning Commission consideration of the vesting tentative map, the applicant shall pay $8,899.39 (eight thousand eight hundred ninety-nine dollars and thirty-nine cents) to the City of Hollister for the payment of the Conditional Use Permit for a Planned Development application fee.

SUPPLEMENTAL ANALYSIS TO SAN FELIPE ROAD CORRIDOR STUDY CONDITIONS

Dedications and Easements

68. With respect to all off-site improvements, prior to filing of the Final Map, the subdivider shall either:

    a. Clearly demonstrate their right to construct the improvements by showing title or interest in the property in a form acceptable to the City Engineer; or,
    b. Demonstrate, in writing, that the subdivider has exhausted all reasonable efforts to acquire interest to the subject property and request that the City assist in acquiring the property required for the construction of such improvements and exercise its power of eminent domain in accordance with Government Code Section 66462.5 to do so, if necessary. Subdivider shall also enter into an agreement with the City to pay all costs of such acquisition including, but not limited to, all costs associated with condemnation. Said agreement shall be in a form acceptable to the City Engineer and the City Attorney. If condemnation proceedings are required, the subdivider shall submit, in a form acceptable to the City Engineer, the following documents regarding the property to be acquired:
        i. Property legal description and plat stamped and signed by a Licensed Land Surveyor or Civil Engineer authorized to practice land surveying in the State of California;
        ii. Preliminary title report including chain of title and litigation guarantee;
        iii. Appraisal of the property by a City approved appraiser. In the course of obtaining such appraisal, the property owner(s) must be given an opportunity to accompany the appraiser during any inspection of the

property or acknowledge in writing that they knowingly waived the right to do so;

iv. Copies of all written correspondence with off-site property owners including purchase summary of formal offers and counter offers to purchase at the appraised price.

v. Prior to submittal of the aforementioned documents for City Engineer approval, the Subdivider shall deposit with the City all or a portion of the anticipated costs, as determined by the City Attorney, of the condemnation proceedings. The City does not and cannot guarantee that the necessary property rights can be acquired or will, in fact, be acquired. All necessary procedures of law would apply.

Transportation Improvements

69. The applicant shall submit a final Transportation Improvement Phasing Plan for each final map development phase of the Project for City review and approval prior to recordation of the first final map.

70. The improvement plan submittal shall include a complete construction phasing plan in accordance with the mitigation measures, conditions of approval, City codes, and standards.

71. Detailed plans shall be provided for any off-site or out-of-phase improvements in conjunction with the proposed phasing plans unless preliminary or final designs are needed for orderly development and/or to substantiate the design of an adjoining phase.

72. All public streets shall conform to City Engineering Standards and the specific plan including curb, gutter, and sidewalk, driveway approaches, and curb ramps as approved by the City Engineer. Where conflicts occur between the City Engineering Standards and concepts identified in the Chappell Road project approval documents and/or represented on the tentative map, the City Engineer shall make the final determination of design approval and/or exceptions.

73. All subdivision improvements shall be consistent with the City Engineering Standards except where the applicant has requested and been granted a formal design exception by the City Engineer. Design exceptions shall be requested in a format approved by the City and shall be accompanied by the required application and review fee. The applicant shall summarize the need for the request, alternatives, and may be asked to propose final construction details, specifications, and minimum construction tolerances/testing for review and approval by the City Engineer in support of the request. The request shall be approved by the City Engineer prior to submittal of complete public improvement plans.

74. Final street sections shall be approved in conjunction with the review and approval of the final project geotechnical report. The final design shall consider drainage, transitions, and accessibility.

75. **San Felipe Road Corridor Improvements**. The San Felipe Road Corridor Study and the Supplemental Analysis to the San Felipe Road Corridor Study prepared by Rick Engineering for the City of Hollister determined that the first phase of improvements are triggered by the 100th PM Peak Hour Trip that would go to the future intersection of San Felipe and Pacific. This trigger will be met by the 451st residential unit or the first commercial development, whichever occurs first. Rick Engineering has subsequently determined the "fairshare" cost of these improvements to be $2,470 per PM Peak Hour Trip, to be increases annually by the CPI. Each newly created residential lot will generate one (1) PM Peak Hour Trip. This amount shall be paid to the City of Hollister prior to the issuance of each building permit and shall constitute full satisfaction of the project's obligation toward these improvements up to the 451st newly created lot within the study area.

Street Trees

76. 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

77. 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.

78. 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.

79. 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

80. 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

81. 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.

82. 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.

83. 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.

84. 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

85. 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.

86. Rustic Basin Improvements. The City has tested the infiltration rates for the Rustic Basin for inclusion in the storm drain model to see the effects of improvements previously made by the City. The results show the basin is deficient for the total tributary area in the 25-year storm event. The developer shall either mitigate the 25-year storm on-site or increase the capacity of the Rustic Basin by increasing infiltration or basin volume to provide capacity for future flows.

MITIGATION MEASURES

87. The subdivision is subject to the applicable mitigation measures of the certified Final EIR and Mitigation Monitoring and Reporting Program (MMRP) for the Chappell Road 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.

MM 3.1.4	Nighttime lighting plan.
MM 3.2.1	Agricultural land mitigation.
MM 3.3.2	Prohibit wood burning fireplaces.
MM 3.3.5a	Lower emission construction equipment.
MM 3.3.5b	Construction pollutant mitigation plan.
MM 3.4.1a	Worker Environmental Awareness Program (WEAP)
MM 3.4.1b	Preconstruction surveys/setbacks.
MM 3.4.1c	Bird surveys/buffers.
MM 3.4.1d	Raptor protection.
MM 3.4.1e	Bat protection.
MM 3.4.1f	Preconstruction surveys.
MM 3.4.1g	No monofilament plastic or mesh.
MM 3.4.1h	Protective fencing.
MM 3.4.1i	Litter control.

MM 3.4.1j	Refueling location.
MM 3.4.1k	Construction vehicle speed limits.
MM 3.5.2	Cultural/tribal/paleontological resource protection.
MM 3.5.3	Tribal/archaeological resource protection.
MM 3.7.2	Greenhouse gas reduction.
MM 3.8.2a	Prepare Phase I ESA.
MM 3.8.2b	Hazards encountered during construction.
MM 3.8.2c	Use qualified asbestos contractor.
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MM 3.8.2e	Prevent accidental release of PCBs.
MM 3.14.1a	Pay County TIMF fees.
MM 3.14.4a	Off site bicycle facilities study.
MM 3.14.4b	Contribute to planned bicycle facilities in project area.
MM 3.14.4c	Installation of sidewalks.
MM 3.14.4d	Develop safe routes to school program.

PASSED AND ADOPTED, at a regular meeting of the City of Hollister Planning Commission held on this 23rd day of June 2022, by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

_____
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-

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HOLLISTER APPROVING CONDITIONAL USE PERMIT 2022-1 FOR A PLANNED UNIT DEVELOPMENT TO SUBDIVIDE AN 13.79 ACRE PARCEL INTO 95 TOTAL LOTS, INCLUDING 92 LOTS FOR SINGLE FAMILY RESIDENTIAL USE, AND 3 INDIVIDUAL LOTS FOR AN EXISTING HOME, STORMWATER TREATMENT, AND PARK DEDICATION IN THE LOW DENSITY RESIDENTIAL PERFORMANCE OVERLAY ZONING DISTRICT LOCATED AT CHAPPELL ROAD NORTH OF PRIMAVERA DRIVE (EVERGLEN - PAD INVESTMENT TRUST, ET AL) APN 051-230-005

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, PAD Investment Trust et al ("the applicant") has submitted an application for Vesting Tentative Map 2021-4 to subdivide 13.79 acres into 95 total lots including 92 new residential lots and three additional lots for an existing home, stormwater treatment and park dedication in conjunction with an application for Conditional Use Permit 2022-1 for a Planned Unit Development, located at Chappell Road, further identified as San Benito County Assessor Parcel Number 051-230-005; 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 an Environmental Impact Report pursuant to the California Environmental Quality Act (CEQA) during the prezoning process of the property identified as San Benito County Assessor Parcel Number (APN) 051-230-005 and adjacent properties, per Prezone Application 2015-1, which contemplated the environmental effects that would occur from development associated with the property; and,

WHEREAS, on June 18, 2018 the City Council approved Resolution 2018-167 to certify the Environmental Impact Report, Mitigation Monitoring and Reporting Program for the property identified as APN 051-230-005 and surrounding properties; and,

WHEREAS, on August 6, 2018 the City Council adopted Ordinance 1163 for the prezoning of the property identified as APN 051-230-005; and,

WHEREAS, on September 17th, 2018 the City Council approved Resolution 2018-221 approving an Annexation Agreement between the City and the applicant ensuring implementation of the City/County tax share agreement, City policy and compliance with LAFCO policies; and

WHEREAS, following a public hearing held on January 10, 2019 the San Benito County Local Agency Formation Commission approved the annexation of the property identified as San Benito County Assessor Parcel Number 051-230-005 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 June 23, 2022 to consider Conditional Use Permit 2022-1 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 2022-1 for a Planned Unit Development is hereby approved with the following findings and conditions:

CEQA FINDINGS:

1. **Finding:** Approval of the project will not result in any significant effects relating to historic resources, traffic, noise, air quality, or water quality and the site can be served adequately by all required utilities and public services.

   Evidence: *The property is identified as "Parcel 3" in the certified Chappell Road Project Final EIR (February 2018). That Programmatic EIR, prepared for the annexation of the property, assumed that Parcel 3 would development within five years and could yield up to 111 single family units. As the VTM as proposed would yield 95 lots (92 residential lots) and is within the single-family density range of 1-8 du/ac, Staff has concluded that the previously certified EIR reflects the proposed subdivision and sufficiently analyzed the map as submitted. No further environmental documentation under CEQA is required, pursuant to CEQA Guidelines Section 15168 c (2), as the proposed action is within the scope of the project covered by the certified EIR.*

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 area 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 92 new residential lots (95 lots total) with a minimum of 18 accessory dwelling units. The overall density of the project is 6.74 dwelling units per acre. This is consistent with the Low Density Residential Performance Overlay Zoning District which allows between 1-8 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 6.74 dwelling units per gross acre which is consistent with the Low 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 property is identified as "Parcel 3" in the certified Chappell Road Project Final EIR (February 2018). That Programmatic EIR assumed that Parcel 3 would develop within five years and could yield up to 111 single family units. Staff has concluded that the previously certified EIR reflects the proposed subdivision and sufficiently analyzed the potential environmental effects of the map as submitted and resulting commercial residential. No further environmental documentation under CEQA is required, pursuant to CEQA Guidelines Section 15168 c (2), as the proposed action is within the scope of the project covered by the certified EIR. The subdivision is subject to the mitigation measures of the certified EIR.*

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 residential development with interesting street patterns, site planning, and neighborhood design. The proposed project includes connections among new neighborhoods with the rest of the Chappell Road Master Plan area for pedestrians and bicyclists. The proposed project includes a park dedication area of 1.34 acres. The project will contribute to the San Felipe Road roadway improvements identified by the City.*

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 one existing home to remain. The site is designated Low Density Residential in the City of Hollister General Plan and is zoned Low Density Residential Performance Overlay (R1-L/PZ), which allows for single family development between 1-8 units per acre. The project is proposed to be 100% single family residential at 6.74 units per acre (plus ADUs), 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 location has been anticipated for single family residential development consistent with the Chappell Road Project annexation and master plan efforts. The size of the subdivision is consistent with the General Plan and zoning, and the neighborhood would operate as a key neighborhood with future connections to future neighborhoods to the north and south. The subdivision design will provide some variation in lot size, and ultimate proposes four housing plans with variation in appearance. The project meets and exceeds the single-family development requirements and low-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. For these reasons, the project would not be detrimental to the public interest, health, safety, convenience or welfare of the City or its residents.*

CONDITIONS OF APPROVAL

PLANNING AND BUILDING

1. This approval is for Conditional Use Permit 2022-1 for a Planned Unit Development submitted by PAD Investment Trust et al on November 15, 2021. This approval expires on June 23, 2024 in conjunction with Vesting Tentative Map 2021-4, unless the City grants an extension or an extension is granted under a provision of the Subdivision Map Act for Vesting Tentative Map 2021-4. The final map for Vesting Tentative Map 2021-4 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. **Minimum Setbacks for Development:**

Front (To Porch):	13'
Front (To Residence):	15'
Front (To Garage):	18'
Rear (Interior):	15'
Rear (Corner):	10'
Rear (Lots 11 & 12):	5' (see detail)
Side (Interior):	5'
Side (Corner, to Residence):	10'
ADU Side (Interior):	4'
ADU SIDE (Corner):	8'
ADU Front (To Porch):	10'
ADU Front (To Residence):	10'
ADU Front (To Garage):	18'
ADU Rear:	15'

6. **Minimum Lot Size:** The minimum lots size shall be 3,500 SF.

7. **All Other Resolutions:** Resolutions and ordinances approved for the certification of the environmental document pursuant to CEQA, the Prezone, Tentative Map, and Conditional Use Permit for a Planned Unit Development for the project shall also apply to this resolution.

MITIGATION MEASURES

1. The CUP is subject to the applicable mitigation measures of the certified Final EIR and Mitigation Monitoring and Reporting Program (MMRP) for the Chappell Road 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.

MM 3.1.4	Nighttime lighting plan.
MM 3.2.1	Agricultural land mitigation.
MM 3.3.2	Prohibit wood burning fireplaces.
MM 3.3.5a	Lower emission construction equipment.
MM 3.3.5b	Construction pollutant mitigation plan.
MM 3.4.1a	Worker Environmental Awareness Program (WEAP)
MM 3.4.1b	Preconstruction surveys/setbacks.
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AYES:
NOES:
ABSTAIN:
ABSENT:

_____
Chairperson of the Planning Commission
of the City of Hollister

ATTEST:

_____
Adrianna Ortiz, Secretary

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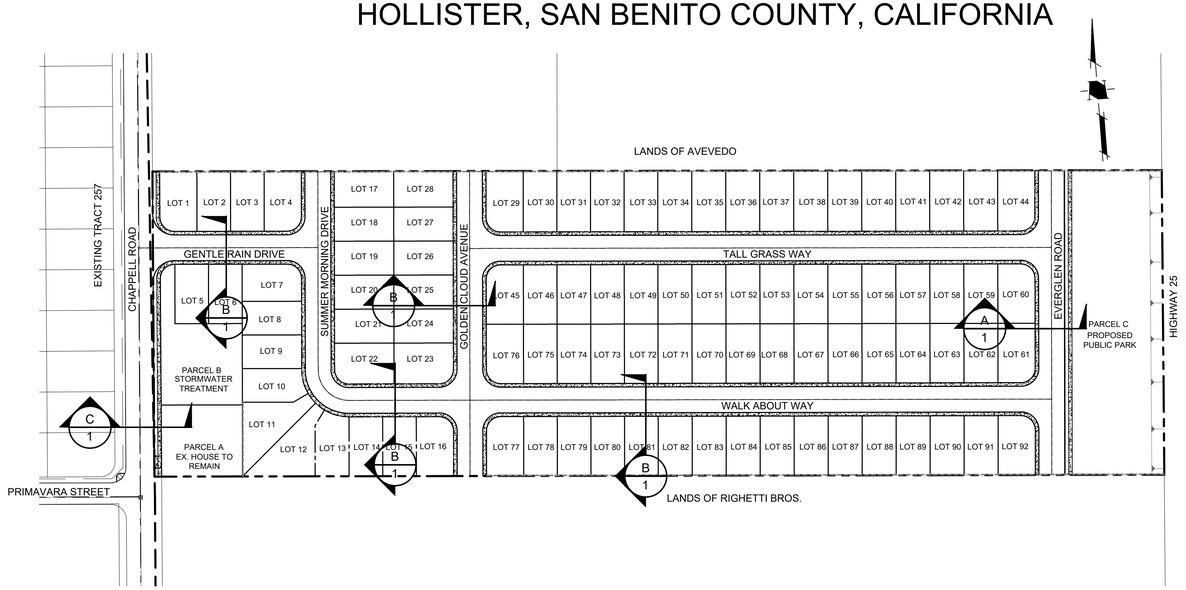
EVERGLEN
VESTING TENTATIVE MAP

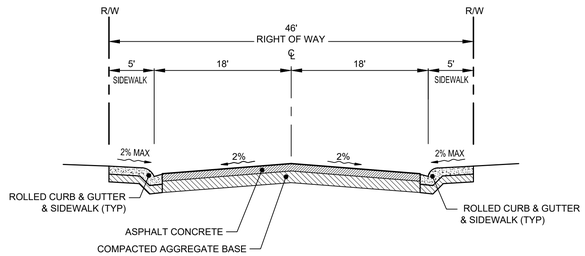
HOLLISTER, SAN BENITO COUNTY, CALIFORNIA

GENERAL NOTES:

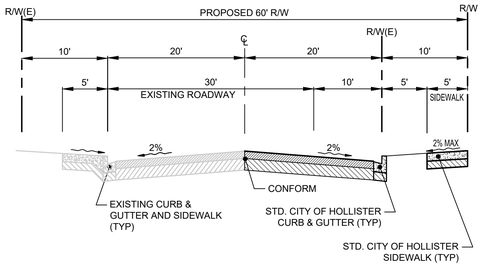
1. ALL IMPROVEMENTS SHALL BE CONSTRUCTED AS PER THE CITY OF HOLLISTER STANDARD PLANS AND SPECIFICATIONS EXCEPT AS NOTED.
2. STORM DRAINAGE: BY POSITIVE SYSTEM TO AN ON-SITE UNDERGROUND STORAGE WITH INFILTRATION AND OUTFLOW. TO BE CONSTRUCTED AND APPROVED BY CITY STANDARDS.
3. SEWAGE DISPOSAL: BY THE CITY OF HOLLISTER SEWER SYSTEM.
4. WATER SUPPLY: BY THE CITY OF HOLLISTER WATER SYSTEM.
5. STREET LIGHTING SHALL BE INSTALLED AS PER THE CITY OF HOLLISTER STANDARD SPECIFICATIONS.
6. ASSESSORS PARCEL NO. 019-35-012
7. PROJECT AREA: 13.79 ACRES +/-
8. TOTAL NO. OF LOTS: 92 LOTS
9. GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL WITH PERFORMANCE OVERLAY ZONE.
10. PUBLIC UTILITIES ARE TO BE INSTALLED UNDER GROUND IN PUBLIC STREETS OR EASEMENTS.
11. THE SUBDIVIDER HEREBY RESERVES THE RIGHT TO FILE "MULTIPLE SUBDIVISION MAPS" AS SET FORTH BY THE SUBDIVISION MAP ACT, ARTICLE 4, SECTION 66456.1, AND FILE PARCEL MAP FOR REASON OF SALE.
14. PUBLIC UTILITY EASEMENTS WILL BE PROVIDED ALONG ALL STREET FRONTAGE.
15. BUILDING SETBACKS WILL BE AS PER THE DEVELOPMENT STANDARDS AS SHOWN ON SHEET 2 OF THIS VESTING TENTATIVE MAP.
16. ALL EXISTING TREES ARE TO BE REMOVED, SEPTIC TANKS, LEACH FIELDS, AND WELLS ON SITE WILL BE REMOVED OR ABANDONED AS PER CITY OF HOLLISTER REQUIREMENTS EXCEPT WITHIN THE BOUNDARIES OF PARCEL A.
17. ALL STREETS WILL BE OWNED AND MAINTAINED BY A HOMEOWNERS ASSOCIATION. THE PARK WILL BE DEDICATED TO, AND MAINTAINED BY THE CITY OF HOLLISTER
18. OPEN SPACE AMENITIES - THE PROPOSED VESTING TENTATIVE MAP INCLUDES A 1.34 AC. PARK SITE TO BE DEDICATED TO THE CITY ALONG THE HIGHWAY 25 BYPASS, AT THE PROJECT'S EASTERLY BOUNDARY. THE PARK SITE EXCEEDS THE CITY'S ACREAGE REQUIREMENT OF 5 ACRES PER 1000 RESIDENTS. THE PARK IS ENVISAGED AS AN ATTRACTIVE WALL-FREE LINEAR GREENWAY WHICH COULD INCLUDE SUCH RECREATIONAL AMENITIES AS A DOG PARK, WALKING PATH, LANDSCAPED AREA, TOT LOT, SPORTS COURT, WORKOUT EQUIPMENT, AND A LOW PROFILE DECORATIVE PERIMETER FENCE WHICH WOULD NOT INTERRUPT VIEWS TO THE EAST. THE PROJECT WILL DONATE THE PARK SITE AND PAY STANDARD CITY PARK CONSTRUCTION FEES. THE SUBSEQUENT DESIGN AND INSTALLATION OF PARK AMENITIES WOULD BE AT THE CITY'S DISCRETION/RESPONSIBILITY.
19. BIKE LANES AND WALKING PATHS - THE PROPOSED VTM PROVIDES FOR DEDICATED BIKE LANE AND SIDEWALK ALONG THE PROJECT'S CHAPPELL ROAD FRONTAGE. INTERNAL STREETS INCLUDE A SIDEWALK ON BOTH SIDES OF THE STREET.
20. LANDSCAPE PLAN - THE PROJECT SHALL INCLUDE LANDSCAPED FRONT YARDS WHICH WILL COMPLY WITH CITY STANDARDS AND STREET TREE REQUIREMENTS. LANDSCAPE PLANS WILL BE PREPARED FOLLOWING VTM APPROVAL IN CONNECTION WITH PROJECT IMPROVEMENT PLANS AND FINAL MAP.
21. THE PROJECT PROPOSES TO ANNEX INTO CITY CFD(S) FOR CITY SERVICES AND MAINTENANCE OF STORM, SANITARY, AND WATER FACILITIES. THE STREETS AND SIDEWALKS WILL BE MAINTAINED BY THE PROJECT HOMEOWNERS ASSOCIATION.
22. A MINIMUM OF 20% OF THE NEWLY CREATED LOTS WILL CONTAIN AN APARTMENT-STYLE ADU.



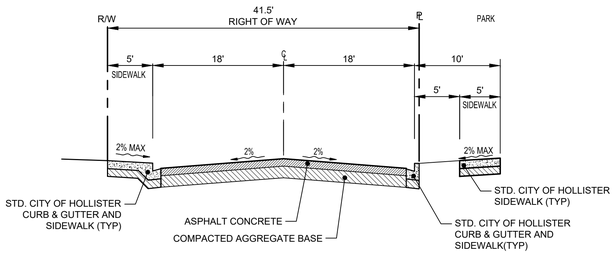
SITE MAP
SCALE: 1"=100'



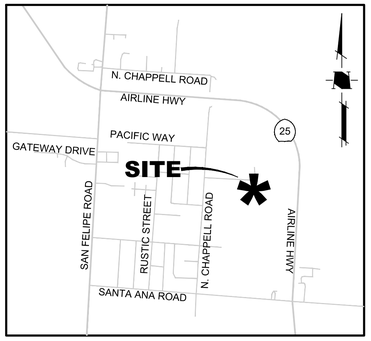
B 46' R.O.W. TYPICAL STREET (PRIVATE)
NTS



C TYPICAL CHAPPELL ROAD
NTS



A 41.5' R.O.W. STREET ALONG PARK (PRIVATE)
NTS



VICINITY MAP
NOT TO SCALE

APPLICANT

Century Communities
6700 Koll Center Parkway Suite 210
Pleasanton Ca 94566
(510) 573-3482

PROPERTY OWNER

PAD Investment Trust, et al
150 San Felipe Road
Hollister, CA 95023
408-637-5563

ENGINEER

HMH
1570 Oakland Road
San Jose CA 95131

Pete Smith
408-487-2200 x6000
psmith@hmhca.com

ABBREVIATIONS

@	AT
BC	BEGIN CURVE
BVC	BEGIN VERTICAL CURVE
BW	BOTTOM OF WALL
℄ / CL	CENTERLINE
CMU	CONCRETE MASONRY UNIT
EC	END CURVE
EG	EXISTING GROUND
ER	END OF RETURN
EVC	END VERTICAL CURVE
EX/(E)	EXISTING
FF	FINISHED FLOOR
FG	FINISHED GRADE
GB	GRADE BREAK
GS	GARAGE SLAB
HP	HIGH POINT
LP	LOW POINT
MSE	MECHANICALLY STABILIZED EARTH
NTS	NOT TO SCALE
P / PAD	PAD ELEVATION
ℙ / PL	PROPERTY LINE
POC	POINT ON CURVE
PSDE	PRIVATE STORM DRAIN EASEMENT
PSE	PUBLIC SERVICE EASEMENT
PUE	PUBLIC UTILITY EASEMENT
PVC	POLYVINYL CHLORIDE
PVI	POINT OF VERTICAL INTERSECTION
RCP	REINFORCED CONCRETE PIPE
RG	ROUGH GRADE
RW	RIGHT OF WAY
SD	STORM DRAIN
SDCI	STORM DRAIN CURB INLET
SDE	STORM DRAIN EASEMENT
SDFI	STORM DRAIN FIELD INLET
SDJB	STORM DRAIN JUNCTION BOX
SDMH	STORM DRAIN MANHOLE
SDRE	STORM DRAIN RELEASE EASEMENT
TC	TOP OF CURB
TDC	TOP OF DEPRESSED CURB
TRC	TOP OF ROLLED CURB
TUC	TOP OF U CHANNEL
TG	TOP OF GRATE
TW	TOP OF WALL
TYP	TYPICAL

SHEET INDEX

SHEET NO.	TITLE
1.	TITLE SHEET
2.	TENTATIVE MAP
3.	GRADING AND DRAINAGE PLAN
4.	UTILITY PLAN
5.	STORMWATER CONTROL PLAN
6.	STORMWATER DETAILS

PROJECT BASIS OF BEARING

BASIS OF BEARINGS
THE BEARING NORTH 87°13'33" WEST OF THE CENTER LINE OF PACIFIC WAY AS SHOWN ON THAT MAP OF TRACT 257 FILED FOR RECORD IN BOOK 11 OF MAPS, PAGE 84, SAN BENITO COUNTY RECORDS, AND AS FOUND MONUMENTED AND ROTATED CLOCKWISE 1° 32' 03" FOR THE PURPOSE OF THIS MAP, WAS ADOPTED AS THE BASIS OF BEARINGS.

PROJECT BENCHMARK

ELEVATION DATUM:

NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88)

HMH
Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance
1570 Oakland Road (408) 487-2200
San Jose, CA 95131 HMHca.com

EVERGLEN
VESTING TENTATIVE MAP
CHAPPELL ROAD
HOLLISTER, CA

NO	DATE	DESCRIPTION

PROJECT NO:	5956.00
CAD DWG FILE:	595600 TM-1.DWG
DESIGNED BY:	MM/AV/SM
DRAWN BY:	SM
CHECKED BY:	PS
DATE:	APRIL 7, 2021
SCALE:	AS SHOWN

© HMH

TITLE SHEET

S:\PROJECTS\595600\PLT\TENTATIVE MAP\595600 TM-1.DWG

PLOTTED: 11/15/2021 2:30 PM

GENERAL NOTES

- PROJECT NAME: CHAPPELL ROAD
- OWNER: PAD INVESTMENT TRUST ET AL
  150 SAN FELIPE ROAD
  HOLLISTER, CA 95023
- SUBDIVIDER: CENTURY COMMUNITIES
  900 E. HAMILTON AVE SUITE 500
  CAMPBELL CA 95008
- ENGINEER: HMH ENGINEERS
  1570 OAKLAND ROAD
  SAN JOSE, CA 95131
- STREET LOCATION: CHAPPELL ROAD AND PRIMAVERA DRIVE
- EXISTING ZONING: R1 L/PZ
- EXISTING GP DESIGNATION: LOW DENSITY RESIDENTIAL
- EXISTING USE: AGRICULTURAL/RESIDENTIAL
- PROPOSED USE: RESIDENTIAL
- WATER SUPPLY: CITY OF HOLLISTER
- SEWAGE DISPOSAL: CITY OF HOLLISTER
- ASSESSOR'S PARCEL #(S): 019-35-012
- STREET TREES: SHALL CONFORM TO CITY OF STANDARDS
- TOTAL SITE AREA: ±13.79 ACRES
- STREET AREA: ±3.32 ACRES
- OPEN SPACE, PUBLIC PARK: ±1.34 ACRES
- PROPOSED LOTS: 95 TOTAL
  PARCEL A IS THE EXISTING HOUSE TO REMAIN
  PARCEL B IS FOR STORMWATER TREATMENT
  PARCEL C IS A PROPOSED PARK
- TOTAL UNITS: 92 UNITS + 1 EXISTING RESIDENTIAL
- DENSITY: 6.74 DU/AC
- FLOOD ZONE: X
- TITLE REPORT: THE TITLE REPORT THAT WAS USED FOR THE PREPARATION OF THIS MAP WAS PREPARED BY FIRST AMERICAN TITLE CO., ORDER NUMBER 0131-624585ala DATED MARCH 23, 2021

DEVELOPMENT STANDARDS

LOT SIZE
- MINIMUM: 3500 SF.
- AVERAGE: 4040 SF.

LOT WIDTH
- INTERIOR: 45' MIN.
- CORNER: 50' MIN.

FRONT SETBACK
- PORCH 13' MIN.
- HOUSE: 15' MIN.
- GARAGE: 18' MIN.

SIDE SETBACK
- INTERIOR: 5' MIN.
- CORNER: 10' MIN.

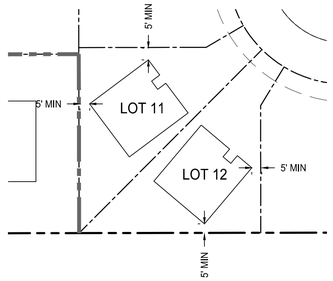
REAR SETBACK
- INTERIOR: 15' MIN.
- CORNER: 15' MIN.
- LOTS 11 & 12: 5' MIN. SEE DETAIL

A MINIMUM OF18 UNITS WILL INCLUDE ADU'S WITHIN THE INDIVIDUAL BUILDINGS TO CONFORM TO THE FOLLOWING STANDARDS

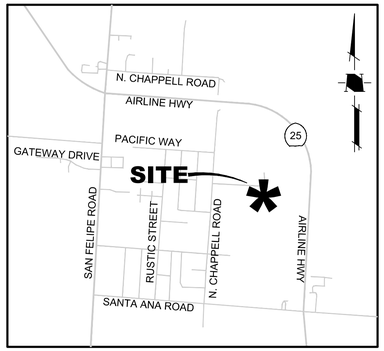
SIDE SETBACK
- INTERIOR: 4'
- CORNER: 8'

FRONT SETBACK
- PORCH: 10'
- HOUSE: 10'
- GARAGE: 18'

REAR SETBACK: 15'



LOTS 11 AND 12 SETBACK DETAIL



VICINITY MAP

NOT TO SCALE

LANDS OF AVEVEDO
APN 019-35-008

LANDS OF AVEVEDO
APN 019-35-011

LANDS OF RIGHETTI BROS.
APN 019-35-013

0 25 50 100

1 INCH = 50 FEET

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EVERGLEN
VESTING TENTATIVE MAP
CHAPPELL ROAD
HOLLISTER, CALIFORNIA

NO	DATE	DESCRIPTION

PROJECT NO:	5956.00
CAD DWG FILE:	595600 TM-2.DWG
DESIGNED BY:	MM/AV/SM
DRAWN BY:	PBS
CHECKED BY:	PS
DATE:	APRIL 7, 2021
SCALE:	AS SHOWN

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SITE PLAN

S:\PROJECTS\595600\PLITE\TATIVE MAP\595600 TM-2.DWG

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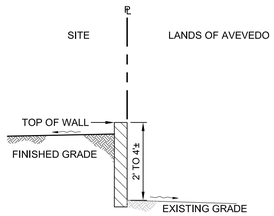
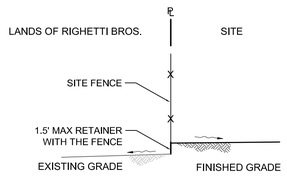
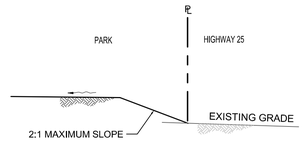


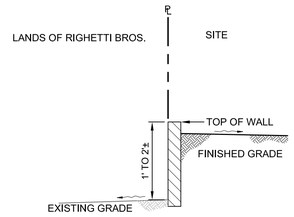
A SECTION
NTS



B SECTION B
NTS



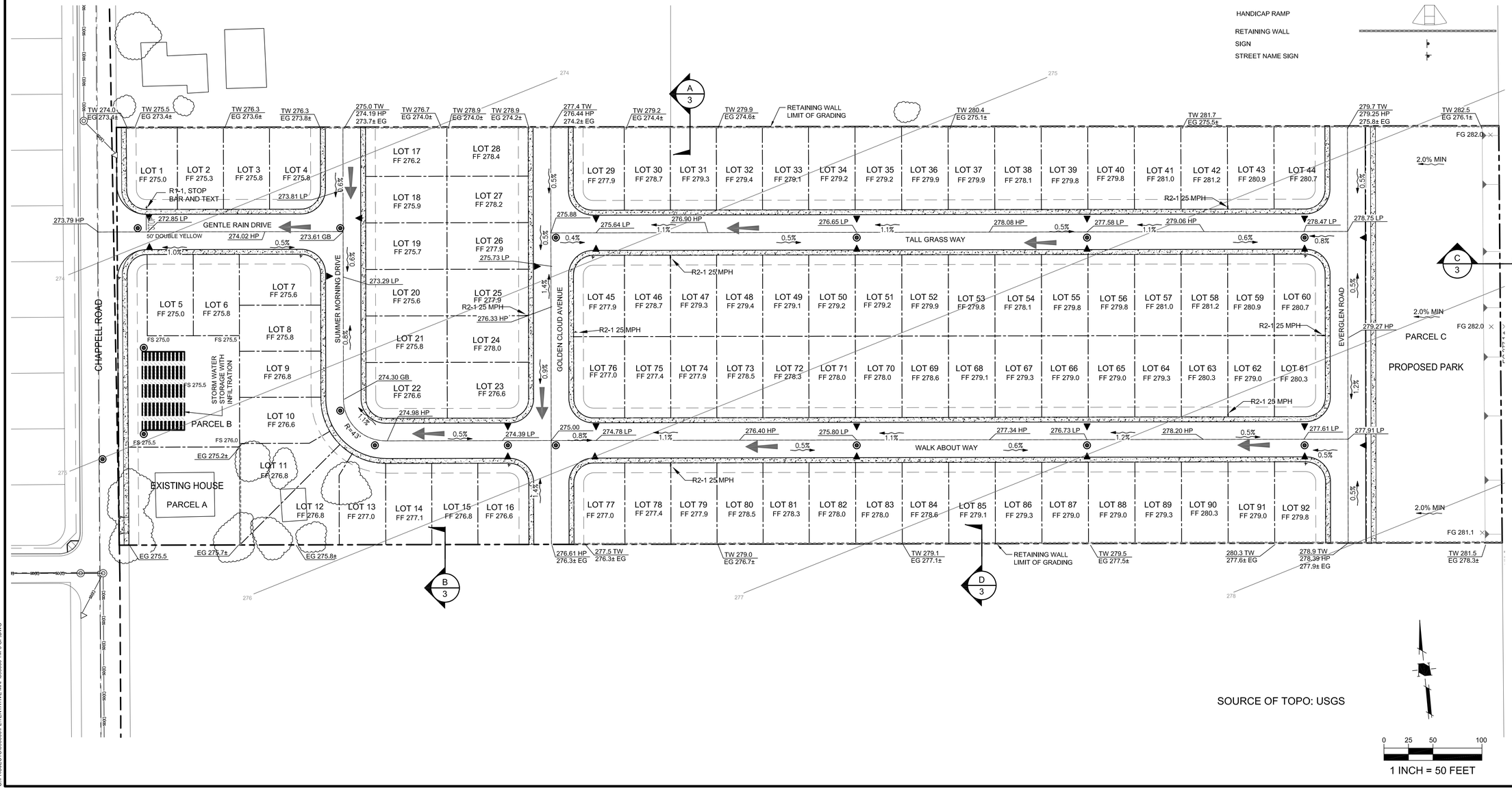
C SECTION
NTS



D SECTION
NTS

LEGEND

PROJECT BOUNDARY	
PROPERTY LINE	
PROPERTY LINE (EXISTING)	
RIGHT-OF-WAY	
CENTER LINE	
FENCE	
HIGH POINT SPOT ELEVATION	x HP
LOW POINT SPOT ELEVATION	x LP
FINISH FLOOR ELEVATION	FF
PAD ELEVATION	PAD
FINISH GRADE ELEVATION	FG
FLOW LINE	FL
MINIMUM	MIN
TOP OF CURB ELEVATION	TC
PERCENT AND DIRECTION OF SURFACE FLOW DRAINAGE	X%
OVERLAND RELEASE PATH	
SLOPE	2%
STORM DRAIN	
CONCRETE SWALE	
CONTOUR (EXISTING)	150
EASEMENT	
CURB AND GUTTER	
SIDEWALK	
HANDICAP RAMP	
RETAINING WALL	
SIGN	
STREET NAME SIGN	



SOURCE OF TOPO: USGS

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EVERGLEN
VESTING TENTATIVE MAP
CHAPPELL ROAD
HOLLISTER, CALIFORNIA

NO	DATE	DESCRIPTION

PROJECT NO:	5956.00
CAD DWG FILE:	595600 TM-3 GP.DWG
DESIGNED BY:	MM/AV/SM
DRAWN BY:	AV
CHECKED BY:	PS
DATE:	APRIL 7, 2021
SCALE:	

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CONCEPTUAL GRADING AND DRAINAGE PLAN

S:\PROJECTS\595600\PLITENTATIVE MAP\595600 TM-3 GP.DWG

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LEGEND

PROJECT BOUNDARY	
PROPERTY LINE	
PROPERTY LINE (EXISTING)	
RIGHT-OF-WAY	
CENTER LINE	
STORM DRAIN PIPE	
SANITARY SEWER MAIN	
WATER MAIN	W W
FIRE HYDRANT	
STORM DRAIN MANHOLE	
SANITARY SEWER MANHOLE	
CATCH BASIN	
OVERLAND RELEASE PATH	
TOP OF CURB ELEVATION	TC
PERCENT AND DIRECTION OF SURFACE FLOW DRAINAGE	X%
CURB AND GUTTER	
SIDEWALK	

LANDS OF AVEVEDO

LANDS OF RIGHETTI BROS.

CHAPPELL ROAD

EVERGLEN ROAD

PRIMAVERA DR.

GENTLE RAIN DRIVE

SUMMER MORNING DRIVE

GOLDEN CLOUD AVENUE

TALL GRASS WAY

WALK ABOUT WAY

PROPOSED PARK

LOT 1 LOT 2 LOT 3 LOT 4 LOT 5 LOT 6 LOT 7 LOT 8 LOT 9 LOT 10 LOT 11 LOT 12 LOT 13 LOT 14 LOT 15 LOT 16 LOT 17 LOT 18 LOT 19 LOT 20 LOT 21 LOT 22 LOT 23 LOT 24 LOT 25 LOT 26 LOT 27 LOT 28 LOT 29 LOT 30 LOT 31 LOT 32 LOT 33 LOT 34 LOT 35 LOT 36 LOT 37 LOT 38 LOT 39 LOT 40 LOT 41 LOT 42 LOT 43 LOT 44 LOT 45 LOT 46 LOT 47 LOT 48 LOT 49 LOT 50 LOT 51 LOT 52 LOT 53 LOT 54 LOT 55 LOT 56 LOT 57 LOT 58 LOT 59 LOT 60 LOT 61 LOT 62 LOT 63 LOT 64 LOT 65 LOT 66 LOT 67 LOT 68 LOT 69 LOT 70 LOT 71 LOT 72 LOT 73 LOT 74 LOT 75 LOT 76 LOT 77 LOT 78 LOT 79 LOT 80 LOT 81 LOT 82 LOT 83 LOT 84 LOT 85 LOT 86 LOT 87 LOT 88 LOT 89 LOT 90 LOT 91 LOT 92

A EX. HOUSE TO REMAIN

B STORM WATER STORAGE WITH INFILTRATION

SD PLUG INV 268.37

SDMH RIM 273.0± INV 268.76

SSMH RIM 273.2± INV 266.76

SSMH RIM 273.6± NV 266.1± (E) INV 266.60 IN

SDMH RIM 275.2± INV 271.46

SDMH RIM 275.5± INV 268.5± OUT 48"(E) INV 271.00 IN 18"

SSMH RIM 274.1± INV 268.01

SDMH RIM 273.7± INV 269.48

SSMH RIM 273.6± INV 267.66

SSMH RIM 274.4± INV 268.25

SDMH RIM 274.4± INV 270.13

SDMH RIM 274.9± INV 270.31

SSMH RIM 274.9± INV 268.42

SDMH RIM 274.4± INV 270.78

SSMH RIM 275.8± INV 269.90

SSMH RIM 276.1± INV 270.18

SDMH RIM 275.9± INV 271.71

SSMH RIM 274.9± INV 269.06

SDMH RIM 275.1± INV 270.96

SDMH RIM 276.7± INV 272.78

SSMH RIM 277.0± INV 270.60

SDMH RIM 275.8± INV 272.04

SSMH RIM 277.8± INV 271.44

SDMH RIM 277.6± INV 273.60

SSMH RIM 278.1± INV 272.13

SDMH RIM 276.8± INV 272.86

SSMH RIM 278.5± INV 272.97

SDMH RIM 278.5± INV 274.37

SDMH RIM 277.6± INV 273.64

26'~8" SS @ 0.004

40'~8" SS @ 0.004

207'~18" SD @ 0.0035

226'~8" SS @ 0.004

110'~18" SD @ 0.0035

116'~18" SD @ 0.004

89'~8" SS @ 0.004

180'~18" SD @ 0.0035

171'~8" SS @ 0.004

71'~8" SS @ 0.004

212'~18" SD @ 0.0035

212'~8" SS @ 0.004

32'~8" SS @ 0.004

50'~18" SD @ 0.0035

8" WATER (TYP)

136'~18" SD @ 0.0035

49'~18" SD @ 0.004

116'~8" SS @ 0.004

169'~8" SS @ 0.004

384'~8" SS @ 0.004

310'~18" SD @ 0.0035

235'~18" SD @ 0.0035

219'~18" SD @ 0.0035

381'~8" SS @ 0.004

307'~18" SD @ 0.0035

222'~18" SD @ 0.0035

0 25 50 100

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EVERGLEN
VESTING TENTATIVE MAP
CHAPPELL ROAD
HOLLISTER, CALIFORNIA

NO	DATE	DESCRIPTION

PROJECT NO:	5956.00
CAD DWG FILE:	595600 TM-4 PU.DWG
DESIGNED BY:	MM/AV/SM
DRAWN BY:	MM
CHECKED BY:	PS
DATE:	APRIL 7, 2021
SCALE:	AS SHOWN

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CONCEPTUAL UTILITY PLAN

S:\PROJECTS\595600\PLITENTATIVE MAP\595600 TM-4 PU.DWG

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LEGEND

- PROJECT BOUNDARY
- STORM DRAIN PIPE — SD — SD — SD
- STORM DRAIN PIPE (EXISTING) — SD(E) — SD(E) —
- STORM DRAIN MANHOLE
- STORM DRAIN MANHOLE (EXISTING)
- CURB INLET (EXISTING)
- CATCH BASIN
- CATCH BASIN (EXISTING)
- FLOW DRAINAGE
- LID TREATMENT DRAINAGE AREA (SEE SIZING CALCULATIONS, SHEET XX) — DMA#

PROJECT SITE INFORMATION:

1. **SOILS TYPE: B**
2. **GROUND WATER DEPTH: 55'**
3. **NAME OF RECEIVING BODY: RUSTIC STREET INFILTRATION POND**
4. **FLOOD ZONE: X**
5. **FLOOD ELEVATION (IF APPLICABLE):**

SOURCE CONTROL MEASURES:

1. BENEFICIAL LANDSCAPING.
2. USE OF WATER EFFICIENT IRRIGATION SYSTEMS.
3. MAINTENANCE (PAVEMENT SWEEPING, CATCH BASIN CLEANING, GOOD HOUSEKEEPING).
4. STORM DRAIN LABELING.

SITE DESIGN MEASURES:

1. PROTECT EXISTING TREES, VEGETATION, AND SOIL.
2. PRESERVE OPEN SPACE AND NATURAL DRAINAGE PATTERNS.
3. LANDSCAPING
   a. WALKWAYS AND PATIOS.
   b. PRIVATE STREETS AND SIDEWALKS.
4. DIRECT RUNOFF FROM ROOFS, SIDEWALKS, PATIOS TO LANDSCAPED AREAS.
5. CLUSTER STRUCTURES/PAVEMENT.
6. PLANT TREES ADJACENT TO AND IN PARKING AREAS AND ADJACENT TO OTHER IMPERVIOUS AREAS.

OPERATION AND MAINTENANCE INFORMATION:

I. PROPERTY INFORMATION:

I.A. PROPERTY ADDRESS: NONE
APN: 019-35-012

I.B. PROPERTY OWNER: PAD INVESTMENT TRUST
150 SAN FELIPE ROAD
HOLLISTER CA 95023

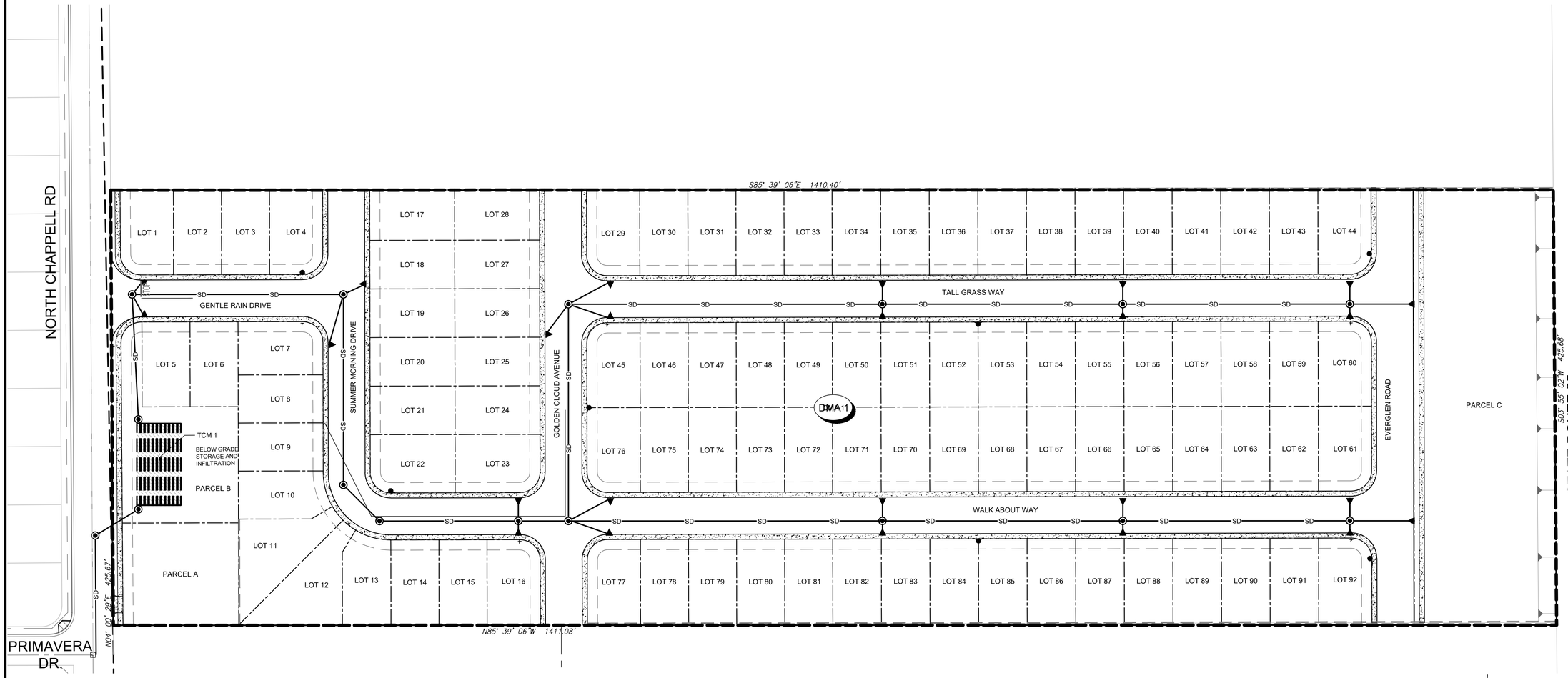
II. RESPONSIBLE PARTY FOR MAINTENANCE:

II.A. CONTACT: HOA

II.B. PHONE NUMBER OF CONTACT: TBD

II.C. EMAIL: TBD

II.D. ADDRESS: TBD



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EVERGLEN
VESTING TENTATIVE MAP
CHAPPELL ROAD
HOLLISTER, CALIFORNIA

NO	DATE	DESCRIPTION

PROJECT NO:	5956.00
CAD DWG FILE:	595600 TM-5 SW.DWG
DESIGNED BY:	MM/AV/ISM
DRAWN BY:	MM
CHECKED BY:	PS
DATE:	APRIL 7, 2021
SCALE:	AS SHOWN

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STORMWATER CONTROL PLAN

S:\PROJECTS\595600\PLT\TENTATIVE MAP\595600 TM-5 SW.DWG

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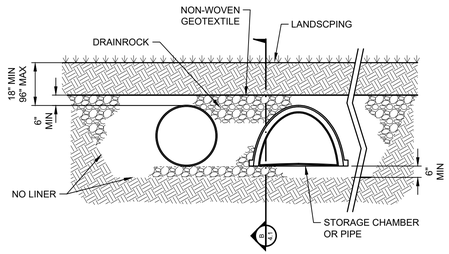
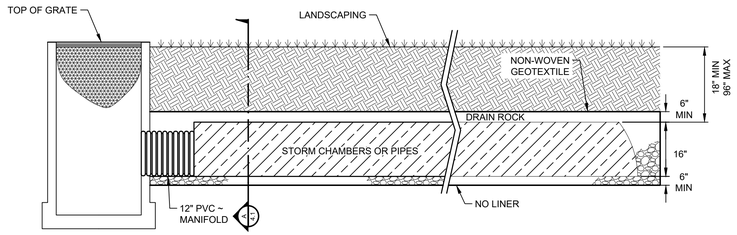


STORMWATER CHAMBER
CROSS-SECTION

A



STORMWATER CHAMBER
LONGITUDINAL VIEW

B

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EVERGLEN
VESTING TENTATIVE MAP
CHAPPELL ROAD
HOLLISTER, CALIFORNIA

NO	DATE	DESCRIPTION
1		
2		
3		
4		
5		

PROJECT NO:	5956.00
CAD DWG FILE:	595600 TM-6 SW DET.DWG
DESIGNED BY:	MM/AV/SM
DRAWN BY:	
CHECKED BY:	PS
DATE:	APRIL 7, 2021
SCALE:	

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STORMWATER CONTROL DETAILS

S:\PROJECTS\595600\PLT\TENTATIVE MAP\595600 TM-6 SW DET.DWG

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APPENDIX C
MITIGATION MONITORING AND REPORTING PLAN

CHAPPELL ROAD PROJECT FINAL EIR MITIGATION

1. STATUTORY REQUIREMENT

When a lead agency makes findings on significant environmental effects identified in an environmental impact report (EIR), the agency must also adopt a "reporting or monitoring program for the changes to the project which it has adopted or made a condition of approval to mitigate or avoid significant effects on the environment" (Public Resources Code Section 21081.6(a) and California Environmental Quality Act Guidelines Section 15091(d) and Section 15097). The Mitigation Monitoring and Reporting Program (MMRP) is implemented to ensure that the mitigation measures and project revisions identified in the EIR are implemented. Therefore, the MMRP must include all changes in the proposed project either adopted by the project proponent or made conditions of approval by the lead agency or a responsible agency.

2. ADMINISTRATION OF THE MITIGATION MONITORING AND REPORTING PROGRAM

The City of Hollister (City) is the lead agency responsible for the adoption of the MMRP. The City, as the lead agency, is responsible for implementing, verifying, and documenting compliance with the MMRP, in coordination with other identified agencies. According to CEQA Guidelines Section 15097(a), a public agency may delegate reporting or monitoring responsibilities to another public agency or to a private entity that accepts the delegation. However, until mitigation measures have been completed, the lead agency remains responsible for ensuring that implementation of the measures occurs in accordance with the program.

Verification of mitigation compliance and responsibility for compliance is the responsibility of the City's project manager. The project manager will be responsible for coordinating plan reviews and field verification with the appropriate City staff or outside agencies.

3. MITIGATION MEASURES AND REPORTING PROGRAM

Table 1 is structured to enable quick reference to mitigation measures and the associated monitoring program based on the environmental resource. The numbering of mitigation measures correlates with the numbering of measures found in the Impact Analysis sections of the Draft EIR. This MMRP will be used as a template for all future projects approved in the project area. Additional mitigation measures may be imposed on a project-specific basis.

TABLE 1
MITIGATION MONITORING AND REPORTING PROGRAM

Mitigation Measure	Requirements	Responsible Party	Timing	Verification (Date and Initials)
Aesthetics				
MM 3.1.3	Future development in the project area shall develop a Master Development Plan that shall be submitted to the City for review and approval. The plan shall be submitted to the City prior to receiving an entitlement from the City of Hollister that would require improvements of the site such as subdivision or site and architectural approvals. The Master Development Plan shall demonstrate that development standards for the parcel under development shall be congruent with the existing visual character and quality of the surrounding developed parcels, as defined by the City in the City's General Plan. The Master Development Plan shall demonstrate compliance with existing City regulations and development standards as they relate to visual character and quality.	• Project applicant	• Prior to approval of future projects	•
MM 3.1.4	The project applicant shall develop a nighttime lighting plan and submit it for approval by the City of Hollister. The plan shall demonstrate compliance with Hollister Municipal Code Section 17.16.090 and shall be incorporated in the project's construction plan and approvals.	• Project applicant	• Prior to approval of future projects	•
Agricultural Resources				
MM 3.2.1	In the event, that no City program is in place, the subdivider shall provide that for every one (1) acre of Prime Farmland on the site that is permanently converted to nonagricultural use as a result of project development, one (1) acre of land of comparable agricultural productivity shall be preserved in perpetuity. The mitigation shall be satisfied by the applicant through: • Granting a perpetual conservation easement(s), deed restriction(s), or other farmland conservation mechanism(s) to the City or qualifying entity which has been approved by the City, such as the San Benito County Agricultural Trust, for the	• Project applicant	• Prior to approval of future projects	•

Mitigation Measure	Requirements	Responsible Party	Timing	Verification (Date and Initials)
	purpose of permanently preserving agricultural land; or • Making an in-lieu payment to a qualifying entity which has been approved by the City, such as the San Benito County Agricultural Trust, to be applied toward the future purchase of Prime Farmland. The payment amount shall be determined by the qualifying entity or a licensed appraiser; or • Making an in-lieu payment to a qualifying entity which has been approved by the City, such as the San Benito County Agricultural Trust, to be applied toward a future perpetual conservation easement, deed restriction, or other farmland conservation mechanism to preserve Prime Farmland. The amount of the payment shall be determined by the qualifying entity or a licensed appraiser.			
MM 3.2.2	The project applicant shall demonstrate adequate land use separation on all site plans and applications for subdivision. Highway 25 already serves as a natural buffer for Parcels A, B2, C through I, and 1 through 3; however, B1 would require a 200-foot minimum land use buffer. Final site plans for parcel B1 development shall include a 200-foot land use buffer. The buffer distance shall be measured from the edge of active agricultural fields or vineyards and the nearest residential property line. Distances comprising the buffer may include roadway rights-of-way, easements, landscaping, and other uninhabited uses.	• Project applicant	• Prior to approval of future projects	•
MM 3.3.2	The project applicant and/or its contractor shall prohibit the installation of wood-burning fireplaces within the project. This prohibition shall be noted on the deed for future property owners to comply with. Natural gas fireplaces are acceptable.	• Project applicant	• Prior to sale of future lots	•
MM 3.3.5a	All off-road diesel-fueled equipment (e.g., rubber-tired dozers, graders, scrapers, excavators, asphalt paving equipment, cranes, and tractors) associated with project construction shall be at least California Air Resources Board (CARB) Tier 3 Certified or better.	• Construction contractor	• During construction	•

Mitigation Measure	Requirements	Responsible Party	Timing	Verification (Date and Initials)
MM 3.3.5b	In the case when a subsequent project's site improvement construction (i.e., demolition activities, site preparation, and grading/soil movement) will span greater than 5 acres and is scheduled to last more than two years, the subsequent project shall be required to prepare a site-specific construction pollutant mitigation plan in consultation with City staff prior to the issuance of grading permits. Project-specific construction-related dispersion modeling acceptable to the City shall be used to identify potential toxic air contaminant impacts, including diesel particulate matter. If health risk thresholds (i.e., probability of contracting cancer is greater than 10 in 1 million) would be exceeded, mitigation measures shall be identified in a construction pollutant mitigation plan to address potential impacts and shall be based on site-specific information such as the distance to the nearest sensitive receptors, project site plan details, and construction schedule. The City shall ensure construction contractors include all identified measures and that the measures reduce the health risk below health risk thresholds. Construction pollutant mitigation plan measures shall include, but not be limited to: 1. Limiting the amount of acreage to be graded in a single day. 2. Restricting intensive equipment usage and intensive ground disturbance to typical business hours (8:00 a.m. to 5:00 p.m.) when residents are more likely to be away from their homes. 3. Notifying residents one week prior to commencing on-site construction so that any necessary precautions (such as rescheduling or relocation of outdoor activities) can be implemented. The written notification shall include the name and telephone number of the project manager or designee. In the event that complaints are received, the project manager or designee shall respond to the complaint within 24 hours. The response shall include identification of measures being taken by the project construction contractor to reduce construction-related air pollutants. Such a measure may include relocating equipment.	• Project applicant	• Prior to issuance of grading permits	•

Mitigation Measure	Requirements	Responsible Party	Timing	Verification (Date and Initials)
MM 3.3.6	Future nonresidential developments projected to generate more than 100 heavy-duty trucks daily will be evaluated through the CEQA process to ensure they do not cause a significant health risk in terms of excess cancer risk greater than 10 in 1 million, acute or chronic hazards with a Hazard Index greater than 1.0, or annual PM2.5 exposures greater than 0.3 µg/m^3. If the site-specific analysis reveals significant exposures to health risks (i.e., health risk in terms of excess cancer risk greater than 10 in 1 million, or acute or chronic hazards with a Hazard Index greater than 1.0), measures shall be employed to reduce the risk to below the threshold (e.g., project redesign and location of TAC sources away from sensitive receptors).	• Project applicant	• Prior to approval of future projects	•
Biological Resources				
MM 3.4.1a	A Worker Environmental Awareness Program (WEAP) shall be implemented to educate construction workers about the presence of special-status species and/or sensitive biological resources in and/or near the project work area and to instruct them on proper avoidance.	• Construction contractor	• Prior to construction	•

Mitigation Measure	Requirements	Responsible Party	Timing	Verification (Date and Initials)
MM 3.4.1b	If clearing and/or construction activities would occur during the raptor nesting season (February 15–September 15), a qualified biologist shall conduct preconstruction surveys to identify active nests within 14 days of construction initiation. Surveys must be performed by a qualified biologist for the purposes of determining presence/absence of active nest sites within the proposed impact area, including construction access routes and a 200-foot buffer (if feasible). If no active nests are found, no further mitigation is required. Surveys shall be repeated if construction activities are delayed or postponed for more than 30 days. If white-tailed kite, merlin, Cooper's hawk, or other raptor (excluding Swainson's hawk) nests are identified within 500 feet of project activities, the project applicant shall impose a 250-foot setback to all active raptor sites prior to commencement of project construction activities to avoid construction- or access-related disturbances to nesting raptors. Project-related activities (i.e., vegetation removal, earth moving, and construction) shall not occur within any setbacks until nests are deemed inactive. Activities permitted within setbacks and the size of setbacks may be adjusted through consultation with the City and the appropriate agency (CDFW or USFWS). If active Swainson's hawk nest sites are identified within 0.25 mile of project activities, the project applicant shall impose a 0.25-mile setback to all active nest sites prior to commencement of any construction activities to avoid construction- or access-related disturbances to nests. Project-related activities (i.e., vegetation removal, earth moving, and construction) shall not occur within the setback until the nest is deemed inactive. Activities permitted within setbacks and the size of setbacks may be adjusted through consultation with the CDFW.	• Construction contractor	• Prior to construction	•
MM 3.4.1c	If clearing and/or construction activities will occur during the migratory bird nesting season (February 1–September 1), a qualified biologist shall conduct preconstruction surveys to identify active migratory bird nests within 14 days prior to construction initiation. Focused surveys must be performed by a qualified biologist for the	• Construction contractor	• Prior to construction	•

Mitigation Measure	Requirements	Responsible Party	Timing	Verification (Date and Initials)
	purposes of determining the presence/absence of active nest sites within the proposed impact area, including construction access routes and a 200-foot buffer (if feasible). If migratory bird nests are identified within 200 feet of project activities, the applicant will impose a 150-foot setback to all active migratory bird nest sites prior to commencement of project construction activities to avoid construction- or access-related disturbances to nesting birds. Project-related activities (i.e., vegetation removal, earth moving, and construction) shall not occur within any setbacks until nests are deemed inactive. Activities permitted within setbacks and the size of setbacks may be adjusted through consultation with the City.			
MM 3.4.1d	Trees containing active migratory bird and/or raptor (excluding Swainson's hawk) nests that must be removed as a result of project implementation shall be removed during the non-breeding season (September 16–January 31). Swainson's hawks are state listed as threatened species; therefore, impacts to Swainson's hawk nest trees require regulatory authorization from the CDFW prior to removal.	• Construction contractor	• Prior to construction	•
MM 3.4.1e	Construction activities shall occur during daylight hours. If bats are observed foraging during daylight hours, construction activities shall cease until bats are no longer observed in the area.	• Construction contractor	• During construction	•
MM 3.4.1f	Prior to the start of any construction activities, a qualified biologist, approved by the CDFW, shall conduct preconstruction surveys for San Joaquin whipsnake. If individuals are found, work will not begin until they are out of the project area. The qualified biologist shall relocate any individuals out of the project area into nearby suitable habitat if they are found on-site and cannot or do not move out of the project area on their own.	• Construction contractor	• Prior to construction	•
MM 3.4.1g	No monofilament plastic or mesh less than 0.25 inch will be used for erosion control measures.	• Construction contractor	• During construction	•
MM 3.4.1h	The project construction area will be clearly marked with orange plastic fencing, and all construction-related activities will occur	• Construction contractor	• During construction	•

Mitigation Measure	Requirements	Responsible Party	Timing	Verification (Date and Initials)
	within the project area. With the exception of the access road, no construction activity or equipment shall be allowed outside of the orange plastic fencing.			
MM 3.4.1i	A litter control program shall be instituted during all construction activities for the proposed project.	• Construction contractor	• During construction	•
MM 3.4.1j	All refueling and vehicle maintenance activities shall be confined to the designated staging areas.	• Construction contractor	• During construction	•
MM 3.4.1k	Project-related vehicles shall observe a 20 mile per hour speed limit in the project area, except on county and/or city roads and state and federal highways.	• Construction contractor	• During construction	•
Cultural and Tribal Cultural Resources				
MM 3.5.1	Prior to project implementation, the project applicant shall conduct historical resources studies and surveys and prepare assessment reports on a project-by-project basis, when a project proposes to alter, demolish, or degrade a potential historic resource. Historical resources studies, surveys, and assessment reports shall be performed by persons who meet the Secretary of the Interior's Professional Qualification Standards for Archaeology and Historic Preservation (48 CFR 44716).	• Project applicant	• Prior to future project approval	•
MM 3.5.2	If during the course of grading or construction unknown archaeological and paleontological resources are discovered, the contractor shall halt work immediately within 50 feet of the discovery, the City of Hollister shall be notified, and a professional archaeologist that meets the Secretary of the Interior's Professional Qualifications Standards in prehistoric or historical archaeology shall be retained to determine the significance of the discovery. A qualified archaeologist shall determine impacts, significance, and mitigation in consultation with recognized local Native American groups, if appropriate. In addition, prior to the commencement of project site preparation, all construction personnel shall be informed of the potential to inadvertently uncover cultural resources and the procedures to follow subsequent to an inadvertent discovery of	• Construction contractor	• During construction	•

Mitigation Measure	Requirements	Responsible Party	Timing	Verification (Date and Initials)
	cultural resources.			
MM 3.5.3	If during the course of grading or construction unknown tribal resources are discovered, the contractor shall halt work immediately within 50 feet of the discovery, the City of Hollister shall be notified, and a professional archaeologist that meets the Secretary of the Interior's Professional Qualifications Standards in prehistoric or historical archaeology shall be retained to determine the significance of the discovery. Additionally, consultation with the area designated tribe shall take place as deemed necessary by the City and the professional archaeologist.	• Construction contractor	• During construction	•
Greenhouse Gas Emissions				
MM 3.7.2	Project plans submitted to the City for approval shall demonstrate adherence to the following measures: • Use of energy-efficient lighting technologies for all nonresidential parking lot lighting. • Installation of interior real-time energy monitors in all nonresidential buildings. • Installation of new and resurfaced parking lots, sidewalks, and crosswalks made of materials with high reflectivity, such as concrete or reflective aggregate in paving materials, at all nonresidential areas. • Pre-wiring for solar water heating and solar electricity all nonresidential buildings. • Installation of electrical outlets on the exterior of nonresidential buildings at an accessible location to charge electric-powered lawn and garden equipment. • Designation of preferred parking stalls at all nonresidential land uses for electric, hybrid, and other alternative-fuel vehicles in all public and private parking lots consistent with the California Green Building Code.	• Project applicant	• Prior to future project approval	
Hazards and Hazardous Materials				

Mitigation Measure	Requirements	Responsible Party	Timing	Verification (Date and Initials)
MM 3.8.2a	Prior to construction in the project area, a Phase I Environmental Site Assessment (ESA) shall be completed to analyze the potential for acute hazards or hazardous materials in the project area and whether future residents or employees would be at risk from those hazards.	• Project applicant	• Prior to future project approval	•
MM 3.8.2b	If hazardous materials are encountered during construction or accidentally released as a result of construction activities, the contractor shall implement the following procedures: • Stop all work within 25 feet of any discovered contamination or release. • Identify the scope and immediacy of the problem. • Coordinate with responsible agencies (Department of Toxic Substances Control, Central Coast Regional Water Quality Control Board, or US Environmental Protection Agency). • Conduct the necessary investigation and remediation activities to resolve the situation before continuing construction work.	• Construction contractor	• During construction	•
MM 3.8.2c	The project applicant shall employ a Cal/OSHA-registered asbestos contractor to remove any asbestos-containing materials encountered during demolition to ensure the safety of the surrounding neighborhoods.	• Construction contractor	• During demolition	•
MM 3.8.2d	To prevent accidental release of lead-based paint, the contractor shall use the following techniques during construction: • Stabilize loose and flaky paint prior to construction activities. • Require all workers to wear OSHA-level protective material for handling lead-based paint per OSHA requirements for lead in construction. • Remove all lead-based paint materials to a scrap yard or landfill that can accept such materials.	• Construction contractor	• During demolition	•
MM 3.8.2e	To prevent the accidental release of polychlorinated biphenyls (PCBs), the contractor shall remove all fluorescent light tubes prior to demolition. If a "no PCB" sticker on the fluorescent fixture ballasts	• Construction contractor	• Prior to demolition	•

Mitigation Measure	Requirements	Responsible Party	Timing	Verification (Date and Initials)
	cannot be located, ballasts shall be removed as PCB containing.			
Transportation and Traffic				
MM 3.14.1a	The developer will pay the applicable San Benito County Regional Traffic Impact Mitigation Fee as a fair-share contribution toward improvements at the following intersections: • Intersection 3: Airline Highway and Union Road • Intersection 11: Fairview Road and Hillcrest Road • Intersection 12: Memorial Drive and Hillcrest Road • Intersection 17: San Benito Street and Fourth Street • Intersection 22: SR 25 and Santa Ana Road • Intersection 27: San Felipe Road and Maple Street • Intersection 28: San Felipe Road and SR 25 • Intersection 30: SR 25 and Wright Road • Intersection 34: Union Road/Mitchell Road and SR 156 • Intersection 37: SR 25 and SR 156 • Intersection 42: US 101 NB Ramps and SR 25 • Intersection 44: Rustic Street and Maple Street	• Project applicant	• Prior to future project approvals	•
MM 3.14.4a	Off-Site Bicycle Facilities. The project developer shall conduct a bicycle and pedestrian safety study in the project vicinity, and if necessary, identify the potential improvements to the bicycle and pedestrian network in coordination with the City of Hollister. If the City determines additional facilities are necessary, the project applicant shall contribute to the completion of the facilities. The contribution shall be determined by the City of Hollister and shall be based on the project's contribution to the total projected growth in the area.	• Project applicant	• Prior to future project approvals	•
MM 3.14.4b	Contribute to Planned Bicycle Facilities in the Project Area. The project developers shall contribute to the completion of planned bicycle facilities in the project vicinity, if a funding mechanism has been established for these improvements. The contribution shall be	• Project applicant	• Prior to project approval	•

Mitigation Measure	Requirements	Responsible Party	Timing	Verification (Date and Initials)
	determined by the City of Hollister and shall be based on the project's contribution to the total projected growth in the area.			
MM 3.14.4c	Installation of Sidewalks. At each stage of project development, sidewalks shall be built along both sides of all new streets within the project site. For streets proposed at the property line, the applicant shall only be responsible for the sidewalk adjacent to the project site. Neighborhoods shall be designed with adequate and continuous pedestrian facilities to encourage the use of nonauto modes of travel. New sidewalks along the project site frontages on Chappell Road, Pacific Way, and Santa Ana Road shall connect to existing pedestrian facilities providing continuous sidewalk connections from the project site to existing and planned pedestrian facilities in the area. Additionally, frontage improvements along Santa Ana Road shall be designed to be consistent with San Benito County and City of Hollister roadway design standards and guidelines and to accommodate the future planned installation of a bike lane along Santa Ana Road.	• Project applicant	• Prior to future project approval	•
MM 3.14.4d	Development of a Safe Routes to School Program. The project developers, in coordination with the City of Hollister, shall conduct a safe routes to school study to determine safe routes from the project site to the school sites anticipated to serve the project. If the City determines safety improvements are necessary along the routes, the project applicant shall contribute its fair share, as determined by the City, to the completion of those improvements.	• Project applicant	• Prior to project occupancy	•

Airport Land Use Commission
San Benito County

May 26, 2022

Ambur Cameron, Senior Planner
City of Hollister Development Services
375 Fifth Street
Hollister, California 95023

RE: Consistency Determination:

Dear Ms. Cameron:

The San Benito County Airport Land Use Commission (ALUC) reviewed a project proposed on APN 051-230-005, proposed on N. Chappell Road in the City of Hollister. On May 19, 2022, ALUC Board of Directors found the proposed project ***Consistent*** with the 2001 Comprehensive Land Use Plan for the Hollister Municipal Airport with one condition (Attachment 1).

The applicant is proposing residential project on N. Chappell Road between Primavera Drive and Pacific Way in the City of Hollister. Specifically, the applicant is proposing 92 lots on 13.79 acres. As a condition of consistency, a Real Estate Disclosure is required within the Routine Overflight Zone and within entire airport influence area. A Real Estate Disclosure is a less definitive, but more all-encompassing, form of buyer awareness measure is for the ALUC and local jurisdictions to establish a policy indicating that information about and airport's influence area should be disclosed to prospective buyers of all airport-vicinity properties prior to transfer of title.

Should you have any questions regarding the Commission's Consistency Determination, please feel free to contact me at 831-637-7665, Ext 206 or by email at veronica@sanbenitocog.org.

Sincerely,

Veronica Lezama
Transportation Planning Manager

Attachments: ALUC agenda item from the March 21, 2022 meeting

DEVELOPMENT SERVICES DEPARTMENT

City of Hollister Planning Division

PLANNING COMMISSION STAFF REPORT

MEETING DATE: June 23, 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:

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 acre. The proposed project is consistent with the density requirements for the General Plan and Zoning Code.

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 prezoning, 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.

PLANNING COMMMISSION RESOLUTION NO. 2022-

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 RESIDENITAL 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 prezoning 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 019-120-005 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 June 23, 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 2021-3is 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 June 23, 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. 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.

5. 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.

6. 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.

7. 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.

8. 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.

9. **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.

10. Prior to filing of the finals 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.

11. 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.

12. The developer shall dedicate, improve, and guarantee be 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.

13. **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.

14. Buena Vista Road and Westside Road Improvements: As shown of 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 overheard 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.

15. **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.

16. **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.

17. **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.

18. **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.

19. **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.

20. **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.

21. **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.

22. **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.

23. **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 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.

24. **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.

25. **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.

26. **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.

27. **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.

28. **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.

29. **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.

30. **Sewer system improvements:** All on-site sanitary sewer upstream and including the lift station shall be privately owned and maintained by the HOA.

31. **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.

32. **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.

33. **School Impact Fee:** Unless otherwise required by law, all school impact fees shall be paid at the time of building permit issuance.

34. **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.

35. **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.

36. **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.

37. **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 ¼", as approved the City inspector. The owner/developer shall contact the Engineering Department at least 24 hours prior to all necessary inspections.

38. **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.

39. **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

40. **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.

41. **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.

42. **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.

43. **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.

44. **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.

45. **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.

46. **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.

47. **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.

48. **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.

49. 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 lass 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.

50. 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.

51. 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.

52. **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.

53. **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.

54. **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.

55. 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.

56. **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.

57. 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.

58. 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.

59. 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.

60. Each dwelling unit shall be metered separately for electricity, gas, and water/sewer services.

61. **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.

62. **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.

63. **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.

64. 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.

65. **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 esq.) 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.

66. **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 esq.) 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. No buildings, trees, bushes, other structures or materials shall be placed within ten feet (10') of the meters, water lines or sanitary sewer connections and laterals.

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.

Caltrans Permitting

69. Separate plans and permits are required from the State of California Department of Transportation (Caltrans) for work or construction staging within state public rights-of-way. Said plans shall be provided to the City of Hollister for review and approval of consistency with the project mitigation measures, conditions of approval, Development Plan, and conformance with the subdivision improvements.

Street Trees

70. 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

71. 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.

72. 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.

73. 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

74. 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

75. 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.

76. 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.

77. 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.

78. 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

79. Secondary access is required from all portions and/or phases of the subdivision where more than 30 dwelling units are proposed. The location and development of the proposed secondary access shall be presented to the City for review and approval prior to the preparation of the related improvement plans or final map approval for each subsequent map or construction phase. Any temporary or permanent emergency access location, construction, and controls shall be in accordance with the Fire Code, City Engineering Standards, and shall be approved to the satisfaction of the Fire Department and Public Works Department.

80. 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.

MITIGATION MEASURES

81. 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 23rd day of June 2022, by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

_____
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-

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 prezoning 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 June 23, 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 area 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 June 23, 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 23rd day of June 2022, by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

Chairperson of the Planning Commission
of the City of Hollister

ATTEST:

Adrianna Ortiz, Secretary

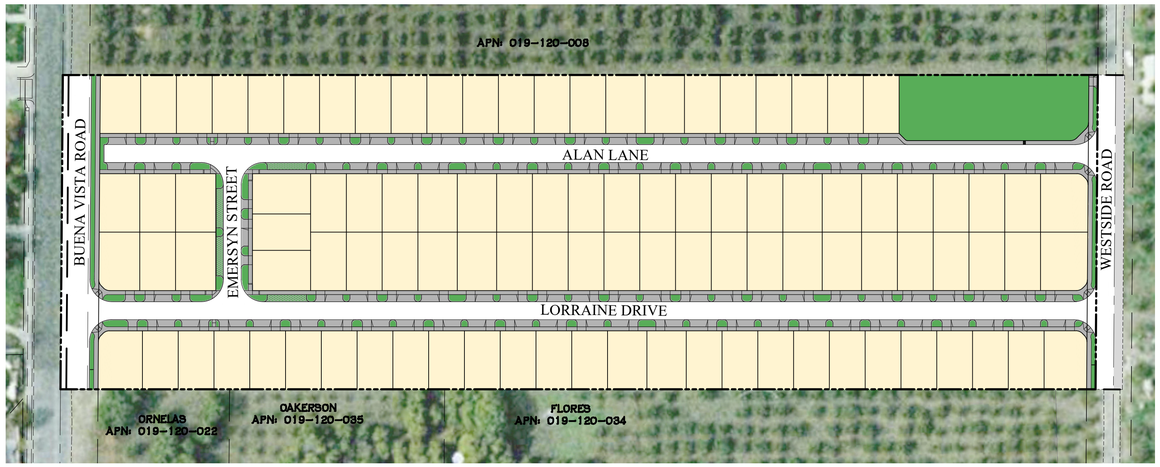
Please Note

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.

VESTING TENTATIVE MAP
WOODLE
HOLLISTER, CALIFORNIA

GENERAL INFORMATION

1. PROPOSED GRADES AS SHOWN ARE PRELIMINARY. FINISH GRADING IS SUBJECT TO FINAL DESIGN.
2. MULTIPLE FINAL MAPS MAY BE FILED ON THE LANDS SHOWN ON THIS VESTING TENTATIVE MAP.
3. GRADING, SURFACE IMPROVEMENTS, AND UTILITIES ARE CONCEPTUAL AND ARE SUBJECT TO REVISION AND CITY APPROVAL DURING FINAL DESIGN.
4. BASE TOPOGRAPHIC INFORMATION IS FROM A SURVEY PERFORMED IN NOVEMBER 2021.
5. DOMESTIC WATER WILL BE PROVIDED BY CITY OF HOLLISTER. IRRIGATION WATER MAY BE PROVIDED BY THE SAN BENITO COUNTY WATER DISTRICT
6. PROJECT WASTEWATER WILL BE TREATED UTILIZING THE CITY OF HOLLISTER WASTEWATER TREATMENT PLANT.
7. THE PROJECT SITE IS LOCATED IN ZONE X (OTHER FLOOD AREAS) OF FLOOD INSURANCE RATE MAP NUMBER 06069C0185D, MAP REVISED APRIL 16, 2009. ZONE X IS DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN."
8. PER THE PROJECT'S DEVELOPMENT AGREEMENT, THE APPLICANT IS RESPONSIBLE TO CONSTRUCT CENTERLINE-TO-CURB IMPROVEMENTS ALONG THE PROJECT FRONTAGE AT BUENA VISTA ROAD AND EP-TO-CURB IMPROVEMENTS ALONG THE PROJECT FRONTAGE AT WESTSIDE ROAD
9. LOT AREAS SHOWN ON THIS VESTING TENTATIVE MAP ARE APPROXIMATE.
10. ALL RETAINING WALLS SHALL BE MASONRY. WOOD RETAINING WALLS SHALL NOT BE PERMITTED.
11. ALL GRADING WILL BE DONE IN CONFORMANCE WITH THE RECOMMENDATIONS AND CONDITIONS OF THE GEOTECHNICAL ENGINEERING REPORT.
12. ALL EROSION CONTROL MEASURES SHALL BE IN CONFORMANCE WITH THE CRITERIA AND STANDARDS OF THE CITY OF HOLLISTER.
13. LOT NUMBERS ARE FOR IDENTIFICATION PURPOSES ONLY AND ARE NOT INTENDED AS FINAL.
14. LID/BMP MEASURES FOR POST-CONSTRUCTION STORM WATER QUALITY TREATMENT AND LOW IMPACT DEVELOPMENT WILL BE INCORPORATED ONSITE TO THE MAXIMUM EXTENT PRACTICABLE BASED ON THE CURRENT CENTRAL COAST REGIONAL WATER QUALITY CONTROL BOARD (CCRWQCB) AND CITY OF HOLLISTER STANDARDS AT THE TIME OF APPROVAL.



LOCATION MAP
NO SCALE

VICINITY MAP
NO SCALE

SHEET INDEX

SHEET NO	SHEET TITLE
VTM-01	TITLE SHEET
VTM-02	EXISTING CONDITIONS
VTM-03	SITE PLAN
VTM-04	GRADING PLAN
VTM-05	UTILITY PLAN
VTM-06	PRELIMINARY STORMWATER CONTROL PLAN

SITE DATA

1. APN: 019-120-005
2. PRESENT LAND USE: RURAL RESIDENCE
3. EXISTING GENERAL PLAN LAND USE: MEDIUM DENSITY RESIDENTIAL
4. EXISTING ZONING: MEDIUM DENSITY RESIDENTIAL PERFORMANCE OVERLAY ZONE (R3-M/PZ)
5. PROPOSED ZONING: MEDIUM DENSITY RESIDENTIAL PERFORMANCE OVERLAY ZONE (R3-M/PZ)
6. TOTAL PROPOSED LOTS: 100 RESIDENTIAL LOTS AND 1 BASIN PARCEL.
   100 HOMES/8.9 AC (NET) = 11.2 DU/AC
7. BUILDOUT TABULATION:

PUBLIC STREET DEDICATION	0.42 ± AC
PRIVATE STREET	2.37 ± AC
RESIDENTIAL LOTS	6.19 ± AC
PARCEL A (BASIN)	0.35 ± AC
TOTAL GROSS	9.33 ± AC

8. MINIMUM LOT SIZE = 2,600 SF
   AVERAGE LOT SIZE = 2,690 ± SF
9. UTILITIES:

WATER	CITY OF HOLLISTER
SANITARY SEWER	CITY OF HOLLISTER
STORM DRAIN	CITY OF HOLLISTER/COUNTY OF SAN BENITO PUBLIC WORKS
GAS & ELECTRIC	PACIFIC GAS & ELECTRIC
TELEPHONE	SOUTHWESTERN BELL CORPORATION (SBC)

10. PRELIMINARY EARTHWORK SUMMARY:

CUT	590 CY±
FILL	11,410 CY±
NET	10,820 CY± IMPORT

LEGEND

PROPOSED	DESCRIPTION	EXISTING
	PROJECT BOUNDARY	
	LOT LINE	
	CENTERLINE	
	CURB	
	GUTTER	
	EDGE OF PAVEMENT	
	SIDEWALK	
	PARKING/DRIVEWAY	
	AC PAVEMENT	
SD	STORM DRAIN	EX SD
SS	SANITARY SEWER	EX SS
W	WATER	EX W
	MANHOLE	
	INLET	
	CURB RAMP	
12	LOT NUMBER	
110	CONTOUR	120
PAD 125.7	PAD ELEVATION	
×130.7	SPOT ELEVATION	×349.2
0.5% OR	SLOPE & DIRECTION	
OR	DIRECTION OF SURFACE FLOW	
	OVERLAND RELEASE	

ABBREVIATIONS

AC	ACRES	PAD	PAD ELEVATION
BLDG	BUILDING	PCC	PORTLAND CEMENT CONCRETE
BNDY	BOUNDARY	PL	PROPERTY LINE
BC	BACK OF CURB	PSE	PUBLIC SERVICE EASEMENT
BMP	BEST MANAGEMENT PRACTICE	PSSE	PRIVATE SANITARY SEWER EASEMENT
BW	BACK OF WALK	R	RIGHT or RADIUS
CB	CATCH BASIN	R/W	RIGHT OF WAY
CL	CENTERLINE	S	SLOPE
DEV	DEVELOPMENT	SD	STORM DRAIN
ESMT	EASEMENT	SDFI	STORM DRAIN FIELD INLET
EX	EXISTING	SDMH	STORM DRAIN MANHOLE
FC	FACE OF CURB	SF	SQUARE FEET
FL	FLOW LINE	SS	SANITARY SEWER
FUT	FUTURE	SSFM	SANITARY SEWER FORCE MAIN
GB	GRADE BREAK	SSMH	SANITARY SEWER MANHOLE
HP	HIGH POINT	STD	STANDARD
INV	INVERT	SWK	SIDEWALK
LID	LOW IMPACT DEVELOPMENT	TC	TOP OF CURB
LP	LOW POINT	TYP	TYPICAL
MAX	MAXIMUM	W	WATER
MIN	MINIMUM		

CONTACT INFORMATION

OWNER: ALAN & LORRAINE WOODLE
1070 BUENA VISTA ROAD
HOLLISTER, CA 95023

APPLICANT: STONEBRIDGE HOMES
PO BOX 293
TRES PINOS, CA 95075
CONTACT: HUGH BIKLE
HBIKLE@STONEBRIDGE-HOMES.COM
(831) 628-0826

CIVIL ENGINEER: RUGGERI-JENSEN-AZAR
8055 CAMINO ARROYO
GILROY, CA 95020
CONTACT: CHRIS PATTON, P.E., RCE #66271
CPATTON@RJA-GPS.COM
(408) 848-0300

RUGGERI-JENSEN-AZAR
ENGINEERS ▪ PLANNERS ▪ SURVEYORS
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PHONE (408) 848-0300 FAX (408) 848-0302

VESTING TENTATIVE MAP
TITLE SHEET
WOODLE
HOLLISTER, CALIFORNIA
FOR: STONEBRIDGE HOMES

SCALE	DATE
AS SHOWN	MAY 2022

DATE	BY	CK
SHEET REVISIONS		
4TH SUBMITTAL MAY 2022		

SHEET
VTM-01
OF 6 SHEETS
JOB NO. 182041

PLOT DATE: May 19, 2022
FILE PATH: W:\Jobs 18\182041 Woodle\Drawings\Prelim\Applications\VTM_NOV 2021\VTM-01 TITLE SHEET.dwg

LEGEND

EXISTING	DESCRIPTION
	BOUNDARY
	AT&T LINE
	GAS LINE
	STORM DRAIN
	SANITARY SEWER
	WATER
	ELECTRICAL & TELECOMMUNICATION OVERHEAD UTILITY

NOTE:
1. ALL EXISITING ONSITE STRUCTURES TO BE REMOVED
2. ALL EXISTING TREES TO BE REMOVED
3. IMAGE IS FROM USGS DATA DATED 2018

EASEMENT NOTES:

THE LOCATION EASEMENT FOR AN 8 FOOT WIDE WATER DITCH DESCRIBED IN THE DOCUMENT RECORDED AUGUST 22, 1899 IN BOOK 20 OF DEEDS, AT PAGE 576, RECORDS OF SAN BENITO COUNTY, CALIFORNIA, IS NOT DEFINED IN THE DOCUMENT AND IS THEREFORE NOT SHOWN.

THE LOCATION OF THE EASEMENT FOR AN ELECTRIC POLE LINE AND APPURTENANCES THERETO DESCRIBED IN THE DOCUMENT RECORDED AUGUST 7, 1931 IN BOOK 52, PAGE 252, OFFICIAL RECORDS OF SAN BENITO COUNTY, CALIFORNIA, IS NOT DEFINED IN THE DOCUMENT AND IS THERFORE NOT SHOWN.

N

0 50 100 150

SCALE IN FEET: 1"= 50'

RJA
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VESTING TENTATIVE MAP
EXISTING CONDITIONS
WOODLE
HOLLISTER, CALIFORNIA

FOR: STONEBRIDGE HOMES

SCALE	DATE
1"=40'	MAY 2022

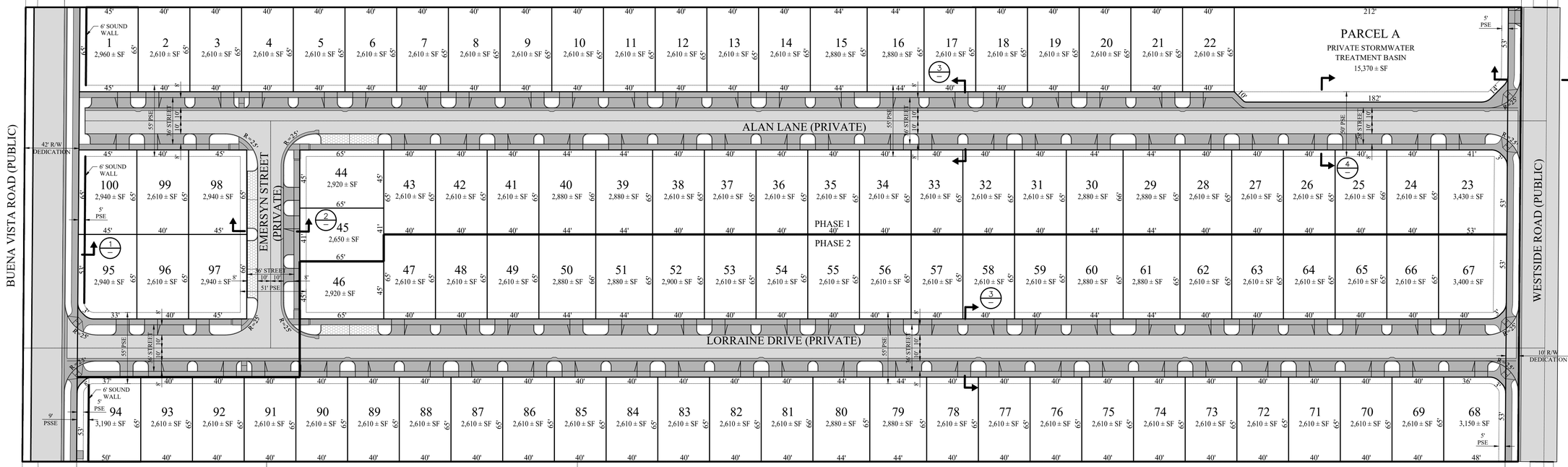
DATE	BY	CK
SHEET REVISIONS		
4TH SUBMITTAL MAY 2022		

SHEET
VTM-02
OF 6 SHEETS

JOB NO.
182041

PLOT DATE: May 19, 2022
FILE PATH: W:\Jobs 18\182041 Woodle\Drawings\Prelim\Applications\VTM_NOV 2021\VTM-02 EXISTING CONDITIONS.dwg

APN: 019-120-008



ORNELAS
APN: 019-120-022

OAKERSON
APN: 019-120-035

FLORES
APN: 019-120-034

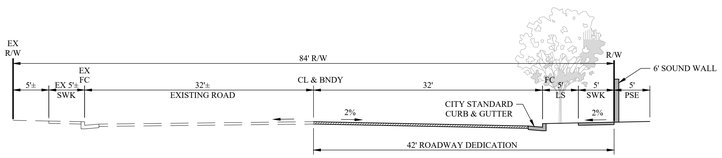
LEGEND

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

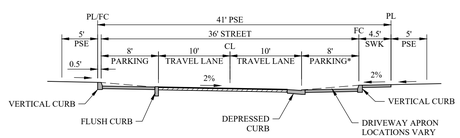
LOTTING NOTES

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.

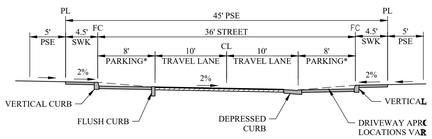
* SELF RETAINING LANDSCAPED AREAS LOCATED BETWEEN PARALLEL PARKING SPACES AND DRIVEWAYS.



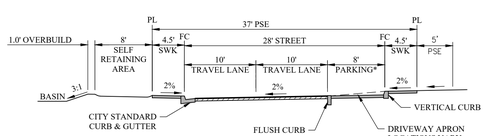
1 — BUENA VISTA ROAD (PUBLIC)
NO SCALE



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



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



4 — ALAN LANE - PARKING ONE SIDE (PRIVATE)
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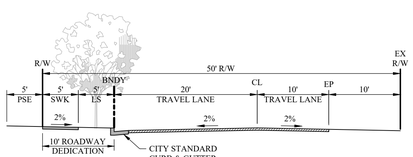

5 — WESTSIDE ROAD (PUBLIC)
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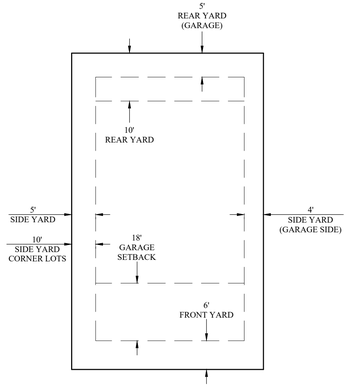
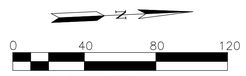


TYPICAL SETBACKS
NO SCALE



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VESTING TENTATIVE MAP
SITE PLAN
WOODLE
HOLLISTER, CALIFORNIA

FOR: STONEBRIDGE HOMES

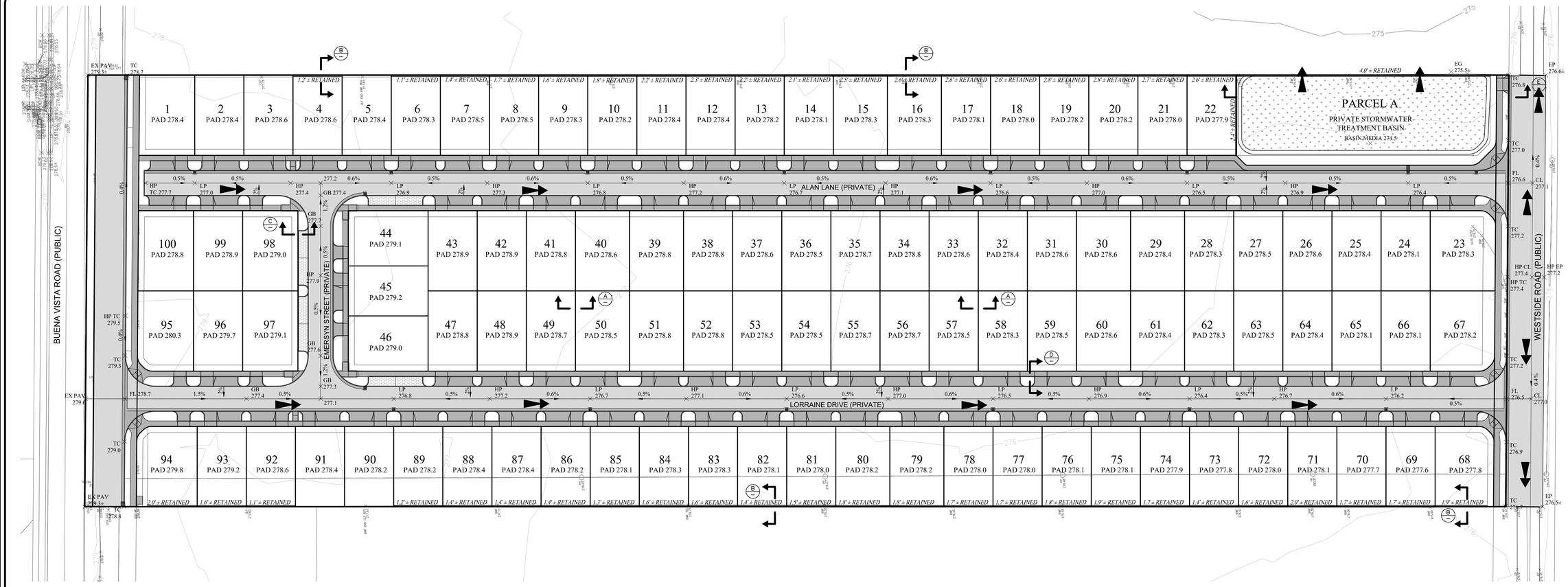
SCALE	DATE
1"=40'	MAY 2022

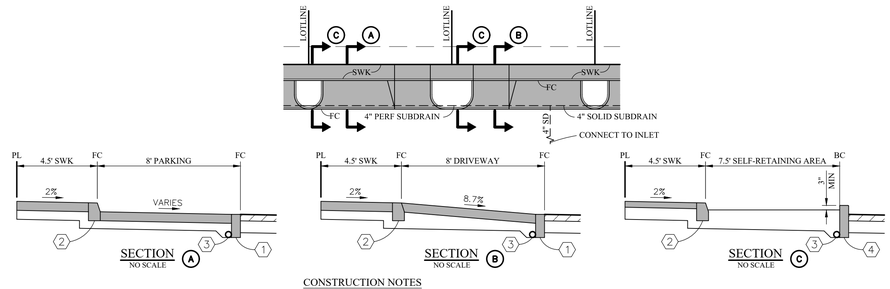
DATE	BY	CK
SHEET REVISIONS		
4TH SUBMITTAL MAY 2022		

SHEET
VTM-03
OF 6 SHEETS

JOB NO.
182041

PLOT DATE: May 19, 2022
FILE PATH: W:\Jobs 181\182041 Woodle\Drawings\Prelim\Applications\VTM_NOV 2021\VTM-03 SITE PLAN.dwg

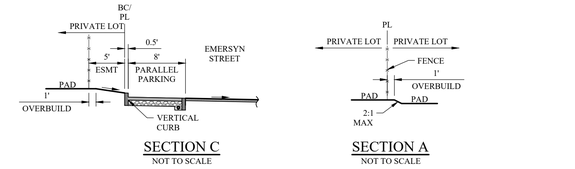


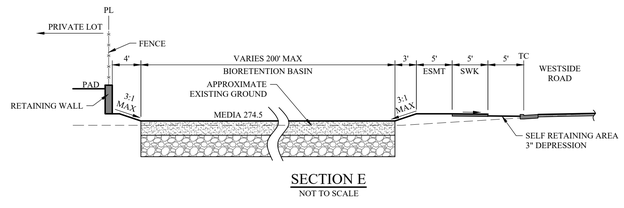


CONSTRUCTION NOTES

1. FLUSH CURB AT HIGH SIDE. DEPRESSED CURB AND GUTTER AT LOW SIDE.
2. VERTICAL CURB AT BACK OF PARKING.
3. 4" SUBDRAIN.
4. VERTICAL CURB AT HIGH SIDE. STANDARD CURB AND GUTTER AT LOW SIDE.

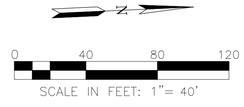
TYPICAL VERTICAL LAYOUT AT LOT FRONTAGE
NO SCALE





PRELIMINARY EARTHWORK SUMMARY

CUT:	590±	CY
FILL:	11,410±	CY
NET:	10,820±	CY IMPORT



LEGEND

PROPOSED	DESCRIPTION	EXISTING
	BOUNDARY	
	FACE OF CURB	
	SIDEWALK	
	STORM DRAIN INLET	
	RETAINING WALL	
	SOUND WALL	
P 278.9	PAD ELEVATION	
× 239.7	SPOT ELEVATION	
0.5%	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.

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VESTING TENTATIVE MAP
GRADING PLAN
WOODLE
HOLLISTER, CALIFORNIA

FOR: STONEBRIDGE HOMES

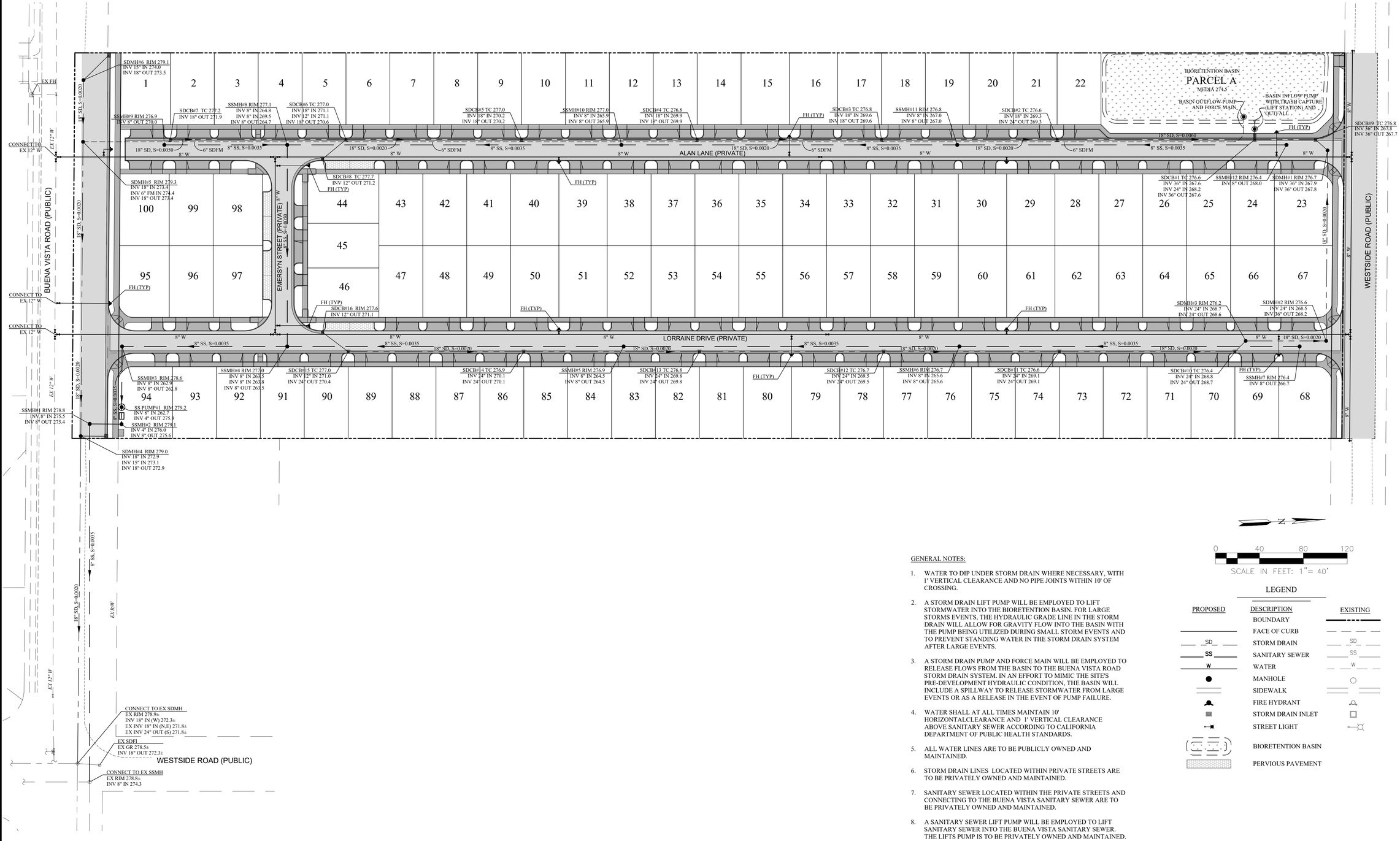
SCALE 1"=40'
DATE MAY 2022

DATE	BY	CK	SHEET REVISIONS
			4TH SUBMITTAL MAY 2022

SHEET
VTM-04
OF 6 SHEETS

JOB NO. 182041

PLOT DATE: May 19, 2022
FILE PATH: W:\Jobs 18\182041 Woodle\Drawings\Prelim\Applications\VTM_NOV 2021\VTM-04 GRADING PLAN.dwg



GENERAL NOTES:

1. WATER TO DIP UNDER STORM DRAIN WHERE NECESSARY, WITH 1' VERTICAL CLEARANCE AND NO PIPE JOINTS WITHIN 10' OF CROSSING.
2. A STORM DRAIN LIFT PUMP WILL BE EMPLOYED TO LIFT STORMWATER INTO THE BIORETENTION BASIN. FOR LARGE STORMS EVENTS, THE HYDRAULIC GRADE LINE IN THE STORM DRAIN WILL ALLOW FOR GRAVITY FLOW INTO THE BASIN WITH THE PUMP BEING UTILIZED DURING SMALL STORM EVENTS AND TO PREVENT STANDING WATER IN THE STORM DRAIN SYSTEM AFTER LARGE EVENTS.
3. A STORM DRAIN PUMP AND FORCE MAIN WILL BE EMPLOYED TO RELEASE FLOWS FROM THE BASIN TO THE BUENA VISTA ROAD STORM DRAIN SYSTEM. IN AN EFFORT TO MIMIC THE SITE'S PRE-DEVELOPMENT HYDRAULIC CONDITION, THE BASIN WILL INCLUDE A SPILLWAY TO RELEASE STORMWATER FROM LARGE EVENTS OR AS A RELEASE IN THE EVENT OF PUMP FAILURE.
4. WATER SHALL AT ALL TIMES MAINTAIN 10' HORIZONTALCLEARANCE AND 1' VERTICAL CLEARANCE ABOVE SANITARY SEWER ACCORDING TO CALIFORNIA DEPARTMENT OF PUBLIC HEALTH STANDARDS.
5. ALL WATER LINES ARE TO BE PUBLICLY OWNED AND MAINTAINED.
6. STORM DRAIN LINES LOCATED WITHIN PRIVATE STREETS ARE TO BE PRIVATELY OWNED AND MAINTAINED.
7. SANITARY SEWER LOCATED WITHIN THE PRIVATE STREETS AND CONNECTING TO THE BUENA VISTA SANITARY SEWER ARE TO BE PRIVATELY OWNED AND MAINTAINED.
8. A SANITARY SEWER LIFT PUMP WILL BE EMPLOYED TO LIFT SANITARY SEWER INTO THE BUENA VISTA SANITARY SEWER. THE LIFTS PUMP IS TO BE PRIVATELY OWNED AND MAINTAINED.

0 40 80 120

SCALE IN FEET: 1"= 40'

LEGEND

PROPOSED	DESCRIPTION	EXISTING
	BOUNDARY	
	FACE OF CURB	
SD	STORM DRAIN	SD
SS	SANITARY SEWER	SS
W	WATER	W
●	MANHOLE	○
	SIDEWALK	
	FIRE HYDRANT	
	STORM DRAIN INLET	
	STREET LIGHT	
	BIORETENTION BASIN	
	PERVIOUS PAVEMENT	

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VESTING TENTATIVE MAP
UTILITY PLAN
WOODLE
HOLLISTER, CALIFORNIA

FOR: STONEBRIDGE HOMES

SCALE	DATE
1"=40'	MAY 2022

DATE	BY	CK

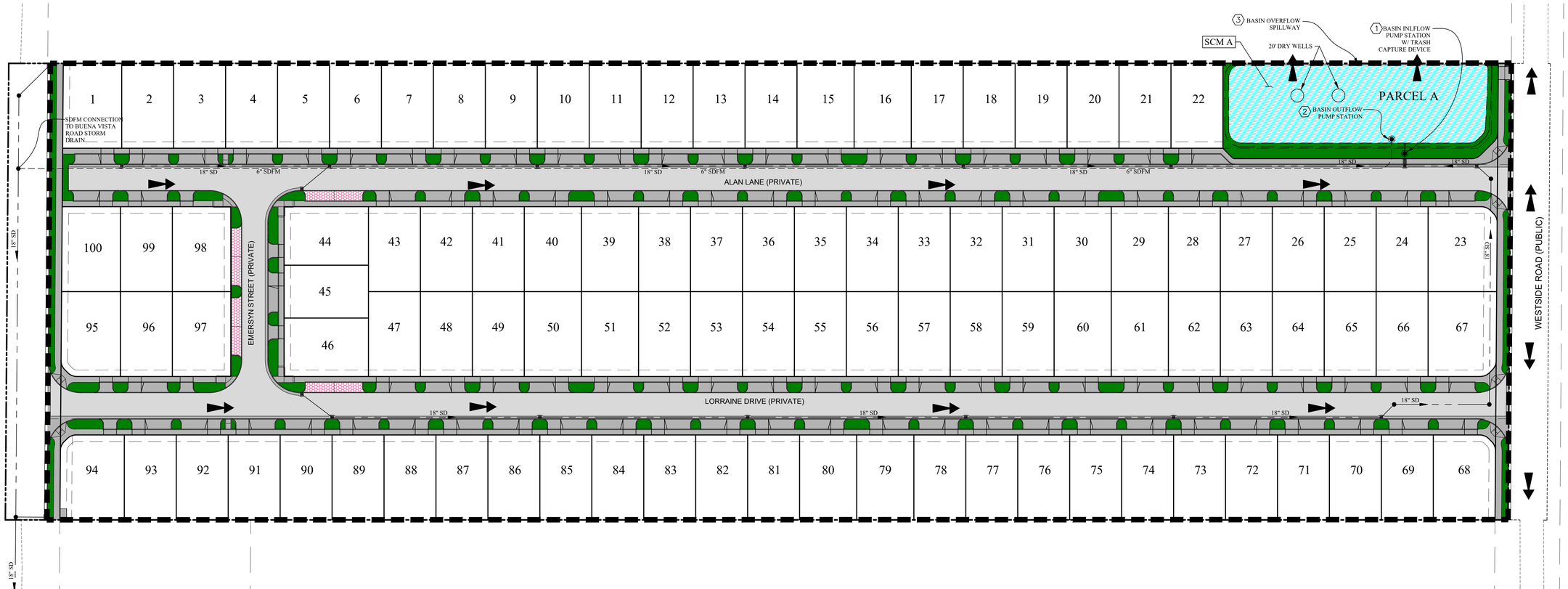
SHEET REVISIONS

4TH SUBMITTAL
MAY 2022

SHEET
VTM-05
OF 6 SHEETS

JOB NO.
182041

PLOT DATE: May 19, 2022
FILE PATH: W:\Jobs 181\182041 Woodle\Drawings\Prelim\Applications\VTM_NOV 2021\VTM-05 UTILITY PLAN.dwg



Project Information

Area =	395,360 ft^2	*Total project area*
Existing Impervious Area =	8,060 ft^2	
	2%	*Existing Percent impervious area*
Ex Imperv Area To Remain =	0 ft^2	*Total existing impervious surface to remain*
Replaced Imperv Area =	8,060 ft^2	*Total existing impervious surface to be replaced as part of project*
New Imperv Area =	247,034 ft^2	*Total new impervious surface to be installed as part of project*
Total Impervious Area =	255,094 ft^2	*Total project impervious area*
	65%	*Percent impervious area*
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

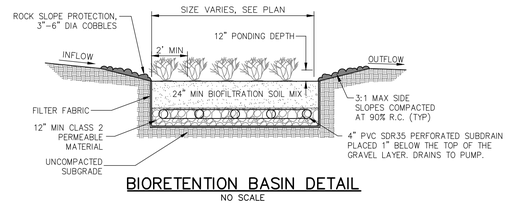
MAP =	15.0 in	*Mean Annual Precipitation*
$P_{85\%}$ =	0.8 in	*85th% 24-hr rainfall depth*
$P_{95\%}$ =	1.2 in	*95th% 24-hr rainfall depth*

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:

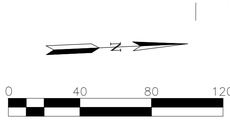
1. THE PROJECT IS LOCATED IN THE CENTRAL COAST REGIONAL WATER QUALITY CONTROL BOARD (CCRWQCB) JURISDICTION. STORM WATER RUNOFF MANAGEMENT SHALL ADHERE TO THE CRITERIA IDENTIFIED IN RESOLUTION R3-2013-0032 "POST-CONSTRUCTION STORMWATER MANAGEMENT REQUIREMENTS FOR DEVELOPMENT PROJECTS IN THE CENTRAL COAST REGION", DATED JULY 2013.
2. THIS STORM WATER RUNOFF MANAGEMENT PLAN IS CONCEPTUAL AND SUBJECT TO REVISION BASED ON FINAL DESIGN.
3. 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.
4. PER SECTION B.4.e 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.e 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.
5. DEPTH TO IMPERMEABLE SOILS QUALIFIES FOR TECHNICAL INFEASIBILITY PER SECTION C.1.e OF THE RESOLUTION. THEREFORE, THE PROJECT QUALIFIES FOR TECHNICAL INFEASIBILITY WITH RESPECT TO THE RUNOFF RETENTION PERFORMANCE REQUIREMENT.
6. 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 OR PROVIDING RUNOFF RETENTION.
7. 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.
8. 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.
9. THE PROJECT COMMITS TO NOT EXCEED PRE-PROEJCT PEAK FLOWS FOR THE 2-YEAR THOUGH 100-YEAR STORM EVENTS. THE RETENTION/DETENTION PONDS AND PERFORATED STORM DRAIN PIPE 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.



BIORETENTION BASIN DETAIL
NO SCALE

BASIN NOTES:

1. 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.
2. 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.
3. 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
	BIORETENTION BASIN
	PERVIOUS PAVEMENT

PROPOSED STORMWATER MANAGEMENT FACILITES

LEGEND	TYPE	RETENTION AREA (ACRE)
	PERVIOUS PAVEMENT	0.02
	BIORETENTION BASIN	0.27
	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%**

Stormwater Treatment Calculations

						Pervious Surface Correction Factor																		
						0.20	0.10	0.60	0.15	0.10														
						Pervious Surface (SF)										Stormwater Control Measure Sizing								
DMA	Area (SF)	Hardscape	Lot Imperviousness	Street	Total	Managed Turf	Landscape/Grass	Pervious Concrete	Turf Block	Pavers	Native Landscape/ Undisturbed	Green Roof	Retention SCM	Total	Equivalent Impervious Surface Area (ft^2)	% Impervious	Runoff Coefficient	85th% Volume, V_{85} (ft^3)	WQ_F (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	

26,655 10% of EISA

Notes:

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

Governing Equations:

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

V_{85} = *85% Rainfall Depth Runoff Retention Volume (ft^3)*
C = *0.858i^3 -0.78i^2 +0.774i +0.04*
P_{85} = 0.80 *24-hr 85th percentile rainfall depth (in)*
A = *drainage area (ft^2)*
i = *% impervious*

$Area = \frac{V_{85} * 12}{D_F + D_{BSM} * R_{BSM} + D_G * R_G}$

Area = *Design SCM area based on 95% runoff retention volume (ft2)*
D = *SCM Layer depth (in)*
R = *SCM Layer porosity (in)*

$WQ_F = \frac{C * i * A}{43200}$

WQ_F = *Water quality flow rate (cfs)*
C = *0.858i^3 -0.78i^2 +0.774i +0.04*
A = *Drainage Management Area (ft^2)*
I = 0.2 *in/hr*

$A_{SCM} = 0.4 * A_I$

A_{SCM} = *Minimum Biofiltration Area (cfs)*
A_I = *Tributary Impervious Area*

Peak Flows: Existing vs. Developed

Return Period	Existing (To Westside Rd) Q_{max} (cfs)	Developed (To City System) Q_{max} (cfs)	Developed (To Westside Rd) Q_{max} (cfs)	Developed (Total) 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

3

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VESTING TENTATIVE MAP
PRELIMINARY STORMWATER CONTROL PLAN
WOODLE
HOLLISTER, CALIFORNIA
FOR: STONEBRIDGE HOMES

SCALE 1"=40'
DATE MAY 2022

DATE	BY	CK
MK		

SHEET REVISIONS
4TH SUBMITTAL
MAY 2022

SHEET
VTM-06
OF 6 SHEETS

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PLOT DATE: May 19, 2022
FILE PATH: W:\Jobs 181\182041 Woodle\Drawings\Prelim\Applications\VTM_NOV 2021\VTM-06 PRELIMINARY STORMWATER CONTROL PLAN.dwg

2019039151

Mitigated Negative Declaration

Woodle Prezone No. 2017-2

March 2019

Prepared by

EMC Planning Group

MITIGATED NEGATIVE DECLARATION

WOODLE PREZONE NO. 2017-2

PREPARED FOR

City of Hollister

375 Fifth Street

Hollister, CA 95023

Tel 831.636.4360

PREPARED BY

EMC Planning Group Inc.

301 Lighthouse Avenue, Suite C

Monterey, CA 93940

Tel 831.649.1799

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Teri Wissler Adam, Senior Principal

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March 2019

This document was produced on recycled paper.

Mitigated Negative Declaration

A notice, pursuant to the California Environmental Quality Act of 1970, as amended (Public Resources Code 21000, et sec.) that the following project will not have a significant effect on the environment.

Lead Agency City of Hollister	**SCH #** TBD	
File Number	**APN(s)**	**Date**
Prezone No. 2017-2	019-120-005	March 2019
Project Name	**Project Type**	
Woodle Prezone No. 2017-2	Prezone	
Owner	**Proponent**	
Alan and Lorraine Woodle	Hugh Bikle	

Project Location

The 9.43-acre project site, consisting of 9.102 acres of the Woodle property and 0.323 acres of Westside Road, is located at 1070 Buena Vista Road in unincorporated San Benito County, within the City of Hollister's sphere of influence, and immediately north of the Hollister city limit.

Project Description

The applicant is requesting prezone of the project site to Medium Density Residential (R3) for annexation into the corporate limits of Hollister. The Medium Density Residential Performance Overlay Zone District (R3 M/PZ) is consistent with the project site's general plan designation of Medium Density Residential (MDR), which allows eight to twelve units per net acre, for a maximum 109 residential units. The proposed project does not include a development plan for the project site. Therefore, the initial study addresses environmental impacts of future development of 109 single-family homes on 9.102 acres of the project site.

Address Where Written Comments May Be Sent

Written comments concerning the Mitigated Negative Declaration should be received by 5:00 p.m. on April 22, 2019. Please address comments or questions to:

City of Hollister, Development Services Department
c/o: Eva Kelly, Assistant Planner
375 Fifth Street
Hollister, CA 95023
(831) 636-4360 ph, (831) 634-4913 fax

eva.kelly@hollister.ca.gov

Public Review Period	Begins: March 22, 2019	Ends: April 22, 2019

Proposed Findings

Based upon substantial evidence in the record that, although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case since mitigation measures have been added to the project to reduce impacts to a less than significant level.

This finding is based on the following considerations

The attached initial study indicates that the proposed project has the potential to result in significant adverse environmental impacts. However, the mitigation measures identified in the attached initial study would reduce the impacts to a less than significant level, and have been agreed to by the applicant.

There is no substantial evidence, in light of the whole record before the lead agency (the City of Hollister), that the project, with mitigation measures incorporated, may have a significant effect on the environment. See the following project-specific mitigation measures:

MITIGATION MEASURES

Air Quality

AQ-1. 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:

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:

a. Use recycled 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;
b. 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;
c. 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;
d. 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;
e. Maintain at least two feet of freeboard and cover all trucks hauling dirt, sand, or loose materials;
f. Install wheel washers at all construction site exit points, and sweep streets if visible soil material is carried onto paved surfaces;
g. Stop grading, and earth moving if winds exceed 15 miles per hour;
h. Pave roads, driveways, and parking areas at the earliest point feasible within the construction schedule;
i. 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); and
j. Limit the area under construction at any one time.

AQ-2. The developer shall prepare a Construction Staging Management Plan to be reviewed and approved by the City, prior to issuance of grading or demolition permits. The plan shall include the following restrictions:

a. Heavy-duty diesel trucks (gross vehicle weight rating over 26,000 pounds), older than 2010 model year and not retrofit for reduced particulate emissions, shall not be staged within 500 feet of nearest sensitive receptors; and
b. Construction equipment and heavy duty diesel trucks shall not idle in excess of five minutes.

AQ-3. The following language shall be included in all construction documents, subject to review and approval by City staff, prior to issuance of grading or demolition permits: "All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications and 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."

Biological Resources

BIO-1. A qualified consulting biologist will conduct preconstruction surveys following the guidance documented in the Interim Guidance on Site Assessment and Field Surveys for Determining Presence or a Negative Finding of the California Tiger Salamander (US Fish & Wildlife Service and California Department of Fish and Game, 10/2003) for California tiger salamander no more than two weeks (14 days) prior to the start of construction activities. The project site will be surveyed for potential upland activity.

If California tiger salamander is found, City staff will coordinate with the USFWS and/or CDFW to determine the appropriate course of action per the requirements of FESA and/or CESA (e.g., obtaining Incidental Take Permits) and implement the permit requirements prior to ground disturbance.

BIO-2. Before construction activities begin, the qualified biologist will conduct a training session for all construction personnel. At a minimum, the training will include a description of California tiger salamander habitat, general measures that are being implemented to conserve the species as they relate to the project, and the boundaries within which the project occurs. Informational handouts with photographs clearly illustrating the species' appearance will be used in the training session. All new construction personnel will undergo this mandatory environmental awareness training.

The qualified biologist will train biological monitors selected from the construction crew by the construction contractor (typically the project foreman). Before the start of work each day, the monitor will check for animals under any equipment such as vehicles and stored pipes within active construction zones. The monitor will also check all excavated steep-walled holes or trenches greater than one foot deep for trapped animals. If a California tiger salamander is observed within an active construction zone, the qualified biologist will be notified immediately and all work within 100 feet of the individual will be halted and all equipment turned off until the individual has left the construction area.

BIO-3. The qualified biologist will conduct construction monitoring during initial clearing and ground disturbance activities. The qualified biologist will have the authority to halt construction work at any time to prevent harm to California tiger salamander when any protection measures have failed. Work will commence only when authorized by the qualified biologist. If work is stopped due to potential harm to California tiger salamander, the qualified biologist will contact the USFWS and/or CDFW by telephone or email on the same day. City staff will coordinate with the USFWS and/or CDFW to determine the appropriate course of action per the requirements of FESA and/or CESA (e.g., obtaining Incidental Take Permits) and implement the permit requirements prior restarting ground disturbance activities.

BIO-4. To avoid/minimize impacts to burrowing owls potentially occurring on or adjacent to the project site, the project proponent shall retain a qualified San Benito County-approved consulting biologist to conduct a two-visit (i.e. morning and evening) presence/absence survey at areas of suitable habitat on and adjacent to the project site no less than 14 days prior to the start of construction or ground disturbance activities. Surveys shall be conducted according to methods described in the Staff Report on Burrowing Owl Mitigation (CDFW 2012). If these pre-construction "take avoidance" surveys performed during the breeding season (February through August) or the non-breeding season (September through January) locate occupied burrows in or near construction areas, consultation with the CDFW shall occur to interpret survey results and develop a project-specific avoidance and minimization approach.

The project proponent shall be responsible for the implementation of this mitigation measure. Implementation of this mitigation measure would reduce the potential impact by requiring pre-construction surveys for burrowing owl, and consultation with the CDFW to protect individual burrowing owls if they are present on or adjacent to the project site.

BIO-5. Prior to construction activities, the project proponent shall retain a qualified biologist to conduct a focused survey for bats and potential roosting sites in trees within 250 feet of the development footprint. These surveys shall be conducted no more than 15 days prior to the start of construction. The surveys can be conducted by visual identification and assumptions can be made on what species is present due to observed visual characteristics along with habitat use, or the bats can be identified to the species level with the use of a bat echolocation detector such as an "Anabat" unit.

If no roosting sites or bats are found, a letter report confirming absence shall be sent to the City of Hollister and no further mitigation is required.

If bats or roosting sites are found, a letter report and supplemental documents shall be provided to the City of Hollister prior to grading permit issuance and the following protection measure shall be implemented:

a. A 50-foot buffer will be established around roosting sites near the work area. Construction proposed adjacent to roosts will not occur within the buffer area until bats have left the area.

BIO-6. To avoid impacts to nesting birds, construction activities that include grading, grubbing, or demolition shall be conducted outside of the bird nesting season (January through September) to the greatest extent feasible. If this type of construction occurs during the bird nesting season, then a qualified biologist shall conduct a pre-construction survey for nesting birds to ensure that no nests would be disturbed during project construction.

If project-related work is scheduled during the nesting season (February 15 to August 30 for small bird species such as passerines; January 15 to September 15 for owls; and February 15 to September 15 for other raptors), a qualified biologist shall conduct nesting bird surveys. Two surveys for active nests of such birds shall occur within 14 days prior to start of construction, with the second survey conducted with 48 hours prior to start of construction. Appropriate minimum survey radius surrounding each work area is typically 250 feet for passerines, 500 feet for smaller raptors, and 1,000 feet for larger raptors. Surveys shall be conducted at the appropriate times of day to observe nesting activities.

If the qualified biologist documents active nests within the project site or in nearby surrounding areas, an appropriate buffer between each nest and active construction shall be established. The buffer shall be clearly marked and maintained until the young have fledged and are foraging independently. Prior to construction, the qualified biologist shall conduct baseline monitoring of each nest to characterize "normal" bird behavior and establish a buffer distance, which allows the birds to exhibit normal behavior. The qualified biologist shall monitor the nesting birds daily during construction activities and increase the buffer if birds show signs of unusual or distressed behavior (e.g. defensive flights and vocalizations, standing up from a brooding position, and/or flying away from the nest). If buffer establishment is not possible, the qualified biologist or construction foreman shall have the authority to cease all construction work in the area until the young have fledged and the nest is no longer active. If pre-construction nesting bird surveys are necessary, based upon the requirements of this mitigation measure, then a survey report shall be prepared prior to commencement of construction activities.

The developer of the project shall be responsible for implementation of this mitigation measure.

Cultural Resources

CR-1. If and when the existing structures on the project site are proposed for demolition, the applicant shall retain a qualified historian to evaluate the historical significance of the structures. If the structures are not considered historically significant according to the California Environmental Quality Act, no further evaluation would be necessary.

If the structures are considered historically significant accord to the California Environmental Quality Act, the structures shall be thoroughly documented, preserved and interpreted, as determined to be appropriate by a qualified historian. If it is not feasible to preserve the structures, and it is determined that the loss of the structures is significant and unavoidable, the city shall prepare an environmental impact report to include an evaluation of the structures and make the appropriate findings associated with demolition of the structures.

CR-2. Due to the possibility that significant buried cultural resources might be found during construction, the following language will be included on all construction documents and on any permits issued for the project site, including, but not limited to, grading and building permits associated with future development of the project site:

"If archaeological resources or paleontological resources are unexpectedly discovered during construction, work shall be halted immediately within 50 meters (160 feet) of the find, and the Planning Department notified, until it can be evaluated by a qualified professional archaeologist. If the find is determined to be significant, an appropriate resource recovery shall be formulated, with the concurrence of the City of Hollister, and implemented, in compliance with municipal code section 17.16.0303."

CR-3. Due to the possibility that human remains may be discovered during future construction activities, the following language shall be included in all construction documents and on any permits issued for the project site, including, but not limited to, grading and building permits associated with future development of the project site:

"If human remains are found during construction, there shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent human remains until the coroner is contacted to determine that no investigation of the cause of death is required.

If the coroner determines the remains to be Native American, then the coroner shall contact the Native American Heritage Commission within 24 hours. The Native American Heritage Commission shall identify the person or persons it believes to be the most likely descendent (MLD) from the deceased Native American. The MLD may then make recommendations to the landowner or the person responsible for the excavation work, for means of treating or disposing of, with appropriate dignity, the human remains and associated grave goods as provided in Public Resources Code Section 5097.98.

The landowner or authorized representative will rebury the Native American human remains and associated grave goods with appropriate dignity on the project site in a location not subject to further disturbance if: a) the Native American Heritage Commission is unable to identify a MLD or the MLD failed to make a recommendation within 48 hours after being notified by the commission; b) the descendent identified fails to make a recommendation; or c) the landowner or his authorized representative rejects the recommendation of the descendent, and the mediation by the Native American Heritage Commission fails to provide measures acceptable to the landowner."

Geology and Soils

GEO-1 Prior to approval of subdivision of the site, the project applicant shall have a site-specific soils report prepared by a state registered civil engineer.

Should the soils report indicates the presence of critically expansive soils or other soils problems which, if not corrected, would lead to structural defects, the project applicant shall have a soils investigation of each lot in the subdivision prepared by a state registered civil engineer consistent with section 16.28.030 of the city's municipal code and in compliance with all applicable state and local code requirements, that includes:

a. Analysis of potential liquefaction hazards using accepted methodologies, confirmed by borings and excavations as required;
b. Site specific engineering requirements for mitigation of any liquefiable soils, using proven methods, generally accepted by registered engineers, such as subsurface soil improvement, deep foundations extending below the liquefiable layers, structural slabs designed to span across areas of non-support, soil cover sufficiently thick over liquefaction soil to bridge liquefaction zones, dynamic compaction, compaction grouting, jet grouting, and other mitigation for liquefaction hazards suggested in the Guidelines for Evaluating and Mitigating Seismic Hazards In California (California Geological Survey 2008);
c. Review of recommended measures to ensure compliance with California Geological Survey guidelines related to protection of public safety from liquefaction; and
d. Determination of the final design parameters for walls, foundations, foundation slabs, utilities, roadways, parking lots, sidewalks, and other surrounding related improvements.

All recommended corrective action which is likely to prevent structural damage to structures shall be incorporated into final construction plans of each structure.

GEO-2. Prior to any approval of subdivision on the project site, the project developer shall have a site-specific geologic report prepared by a state registered civil engineer, in compliance with all applicable state and local code requirements, that includes:

a. Analysis of the expected ground motions at the site from known active faults using accepted methodologies;
b. Analysis of potential fault rupture and landslide hazards using accepted methodologies, confirmed by borings and excavations as required;
c. Site specific engineering requirements for mitigation of any identified risks of fault rupture or landslides, using proven methods, generally accepted by registered engineers, such as mitigation for landslide hazards suggested in the Guidelines for Evaluating and Mitigating Seismic Hazards In California (California Geological Survey 2008) to reduce risks of fault rupture and landslides to an insignificant level;

d. Review of recommended measures to ensure compliance with California Geological Survey guidelines related to protection of public safety from landslide hazards and fault rupture;

e. Structural design requirements as prescribed by the most current version of the California Building Code, to ensure that structures can withstand ground accelerations expected from known active faults; and

f. Determination of the final design parameters for walls, foundations, foundation slabs, utilities, roadways, parking lots, sidewalks, and other surrounding related improvements.

Such report shall specify the remedial measures, if any are necessary, that will make the subdivision safe for development. Project construction plans shall incorporate all report mitigations, and the project structural engineer and geotechnical consultant shall certify that the construction plans for the site incorporate all applicable mitigations from the investigation and meet current California Uniform Building Code requirements. The City Building Official shall review all project plans for the relevant permits to ensure compliance with the applicable geotechnical investigation and other applicable Code requirements.

GEO-3. Prior to issuance of a grading permit, the developer shall prepare and implement an erosion control plan for development of the project site, in compliance with city's general plan policies NRC 2.4(3) and CSF 3.2 and city's municipal code sections 15.24.210 and 16.24.070(B), subject to review and approval by the city. The plan shall include, but not be limited to the following measures:

a. The construction sites shall be designed to prevent migration of soil fines. The contractor must plan the dewatering and excavation activities so that stable and dry excavations are maintained throughout construction.

b. All development should be sited and designed to conform to site topography and minimize grading and other site preparation activities, to the maximum extent possible.

c. All disturbed surfaces (including soils stockpiled temporarily) resulting from grading operations shall be prepared and maintained to control erosion. This control shall consist of measures to provide temporary cover to help control erosion during construction and permanent vegetative cover to stabilize the site after construction has been completed. The seeded areas shall be maintained and irrigated as needed to adequately establish vegetative cover.

d. The following provisions shall apply during the wet season between October 15 and April 15:

    1. All necessary erosion control equipment shall be installed or shall be available for immediate installation when needed due to rainy conditions (i.e. silt fences, hay bales, jute netting, etc.).

    2. Disturbed surfaces not involved in the immediate operations must be protected by mulching and/or other effective means of soil protection. Soils temporarily stockpiled shall be covered with tarp and secured adequately.

    3. Runoff from the site shall be detained or filtered by berms, vegetated filter strips, and/or catch basins to prevent the escape of sediment from the site. These drainage controls must be maintained by the owner and/or contractor as necessary to achieve their purpose through the duration of the construction period. No sediment shall be allowed to enter the San Benito River.

    4. Erosion control measures shall be in place at the end of each day's work.

    5. A mitigation monitor designated by the city shall stop operations during periods of inclement weather if it is determined that erosion problems are not being controlled adequately.

e. Final grades should be provided with positive gradient away from the building in order to provide removal of the surface water from the foundation to adequate discharge points. Sheet flow of building, parking, walkway, and deck runoff to surrounding heavily vegetated areas is preferred. Directly piped storm drainage to San Benito River shall be prohibited. Concentrations of surface water runoff should be handled by providing necessary structures, such as energy dissipation at outlets and catch basins, berms and vegetated filter strips as appropriate.

Greenhouse Gas Emissions

GHG-1. To ensure project GHG emissions are below the threshold of significance of 4.25 MT CO2e per year, a minimum reduction of 0.48 MT CO2e per year shall be achieved through implementing one or more of the following options: incorporating on-site GHG reduction measures into the project, participating in an off-site GHG reduction program, and/or purchasing GHG off-sets.

Potentially feasible on-site GHG reduction measures could include, but may not be limited to:

a. Design buildings to exceed Title 24 energy efficiency standards by at least five percent. The 2019 Building Energy Efficiency Standards are assumed to be the applicable standards;

b. Exceed higher than mandated parking lot and area energy efficient lighting standards;

c. Include the necessary infrastructure in the project design (e.g. physical design, energy, and fueling) to support the deployment of zero emission technologies now and into the future, including electric vehicle charging stations for passenger cars and for zero emission battery electric and hybrid electric passenger vehicles; and/or

d. Incorporate low flow irrigation that exceeds requirements of the state Water Efficient Landscape Ordinance.

If these or additional on-site measures are utilized, the project developer shall prepare a Greenhouse Gas Reduction Plan. The Greenhouse Gas Reduction Plan shall identify the proposed reduction measures, GHG emissions reductions volumes associated with each, and evidence to support the level of reduction calculated for each. The Greenhouse Gas Reduction Plan shall be subject to review and approval of city staff prior to approval of a grading permit.

If the project developer chooses to participate in an off-site GHG reduction project or program to reduce GHG emissions, evidence of such participation shall be provided to the City of Hollister by the agency/interest that is implementing the project or program. Evidence shall describe how the developer is participating, the expected GHG reduction volume that can be assigned to the developer as a result of the developer's participation, and verification that the developer has met participation requirements. The evidence shall be subject to review and approval of city staff prior to issuance of a grading permit.

If the project developer chooses to purchase carbon off-sets to reduce GHG emissions, the project developer shall provide evidence to the City of Hollister that a contract for such purchase has been executed through a credible carbon off-set registry such as the Climate Action Reserve, certified carbon off-set project developer, or a broker. The evidence shall be subject to review and approval of city staff prior to issuance of a grading permit.

Hazards and Hazardous Materials

HAZ-1. Prior to issuance of grading permits, the developer shall prepare a site specific Phase I Environmental Site Assessment. If hazardous site conditions are identified that require preparation of a Phase II Environmental Site Assessment, the project developer shall be responsible for conducting the assessment and for implementing all recommendations and requirements for remediation of residual soil conditions, if present, identified therein. Proof of completed remediation activities shall be provided to the city prior to approval of a grading permit.

Hydrology and Water Quality

HYD-1. The developer shall include a hydrodynamic vortex separator, which will capture trash prior to entering overflow or bio-retention facilities, on the tentative subdivision map, and final map and improvement plans.

HYD-2. Prior to approval of a tentative map, the applicant shall prepare a drainage plan that complies with the City of Hollister Best Management Practices and standards established for compliance with non-point discharge emissions for storm water. The drainage plan shall incorporate Low Impact Development strategies and Best Management Practices to reduce storm water runoff, encourage infiltration, and reduce pollutant transmission.

The drainage plan shall substantially detain storm water runoff on the project site with a combination of methods including onsite detention facilities, reduction of impervious surfaces, vegetated swales, permeable paving, landscaping and other strategies.

Noise

N-1. The developer shall prepare an acoustical analysis when layout of the development is determined. The acoustical analysis shall determine potential impacts to the proposed homes from the surrounding noise environment, potential impacts to neighboring uses due to proposed residential use, and recommendations for reducing potential noise impacts within acceptable levels. The acoustical analysis shall be completed and appropriate mitigation adopted prior to approval of a subdivision map.

N-2. The following measures shall be incorporated into construction documents to reduce construction-related noise:

a. Construction activities shall be limited to the hours of 7:00 a.m. to 6:00 p.m., Monday through Friday, and 8:00 a.m. to 6:00 p.m. on Saturday. Construction activities shall be prohibited on Sundays and federally recognized holidays;

b. Locate construction equipment and equipment staging areas at the furthest distance possible from nearby noise-sensitive land uses;

c. Construction equipment shall be properly maintained and equipped with noise-reduction intake and exhaust mufflers and engine shrouds, in accordance with manufacturers' recommendations. Equipment engine shrouds should be closed during equipment operation;

d. When not in use, all construction equipment shall be turned off and shall not be allowed to idle; and

e. A noise disturbance coordinator shall be designated to handle complaints and the site shall be posted with a phone number and email address so that the nearby residents have a contact person in case of a noise problem.

Transportation and Traffic

T-1. The developer shall pay the applicable San Benito County Regional Transportation Impact Mitigation Fee prior to scheduling a final inspection and issuance of an occupancy permit.

T-2. One of the following mitigation measures would mitigate the project's cumulative impact at the San Felipe Road/San Benito Street and North Street/Santa Ana Road intersection:

a. The City will include the required intersection improvements in the San Benito County Regional Transportation Impact Mitigation Fee (TIMF) program, and the developer shall pay the applicable TIMF fee as a fair-share contribution toward the above improvements prior to the issuance of building permits.

b. The developer will improve the intersection with installation of a separate left-turn lane on both the eastbound and westbound approaches as well as modifications to the existing traffic signal.

Note: A reporting or monitoring program must be adopted for measures to mitigate significant impacts at the time the Negative Declaration is approved, in accord with the requirements of section 21081.6 of the Public Resources Code.

INITIAL STUDY

WOODLE PREZONE NO. 2017-2

PREPARED FOR

City of Hollister

375 Fifth Street

Hollister, CA 95023

Tel 831.636.4360

PREPARED BY

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A. BACKGROUND

Project Title	Woodle Prezone No. 2017-2
Lead Agency Contact Person and Phone Number	City of Hollister Eva Kelly, Assistant Planner (831) 636-4360
Date Prepared	March 15, 2019
Study Prepared by	EMC Planning Group Inc. 301 Lighthouse Avenue, Suite C Monterey, CA 93940 Teri Wissler Adam, Senior Principal Tanya Kalaskar, MS, Assistant Planner Gail Bellenger, MA, Archaeologist/Biologist Janet Walther, MS, Senior Biologist
Project Location	1070 Buena Vista Road Hollister, CA 95023
Project Sponsor Name and Address	Hugh Bikle 1540 Constitution Boulevard Salinas, CA 93905
General Plan Designation	City: Medium Density Residential (MDR) County: Residential Mixed (RM)
Zoning	City (Proposed): Medium Density Residential (R3 M/PZ) County: Agricultural Productive (AP)

Setting

The 9.43-acre project site, consisting of 9.102 acres of the Woodle property and 0.323 acres of Westside Road, is located at 1070 Buena Vista Road in unincorporated San Benito County, within the City of Hollister's sphere of influence, and immediately north of the Hollister city limit. The project site is comprised of one parcel: Assessor's parcel number 019-120-005. The project site consists of a house and a muscle car fabrication shop located on the southern portion of the parcel. The rest of the project site is occupied by livestock and animals (i.e., goats, chickens, llamas, and horses), storage sheds, bricks, pallets, recreational vehicles, semi-tractor trailers, and other equipment. A private dirt road runs through the project site. The project site is located north of Buena Vista Road, Calaveras Elementary School, Calaveras Park, and a residential neighborhood, and south of Westside Road and agricultural land. Orchards are located west and east of the project site.

The project site is located in unincorporated San Benito County and the project site has a *San Benito County 2035 General Plan* land use designation of Residential Mixed (RM). The entire project site is within the City of Hollister's planning area and sphere of influence, as shown on Map 1, Hollister Planning Area of the general plan. The project site has a *City of Hollister General Plan* land use designation of Medium Density Residential (MDR). The general plan identifies the project site as "priority infill area" on Map 5, Infill Development Strategy.

Figure 1, Location Map, presents the regional and vicinity location of the project site. Figure 2, Aerial Photograph, presents an aerial view of the project site and immediate surroundings. Figure 3, Site Photographs, presents photographs taken at the project site in September 2018.

Project Background

In 2015, the City of Hollister received an application for initiation of prezone for the project site for future annexation into the corporate limits within the Medium Density Residential General Plan Designation. The city's municipal code requires city council authorization to initiate prezoning and annexations. The initiation of prezone was approved by the city council on August 17, 2015 per Resolution No. 2015-157.

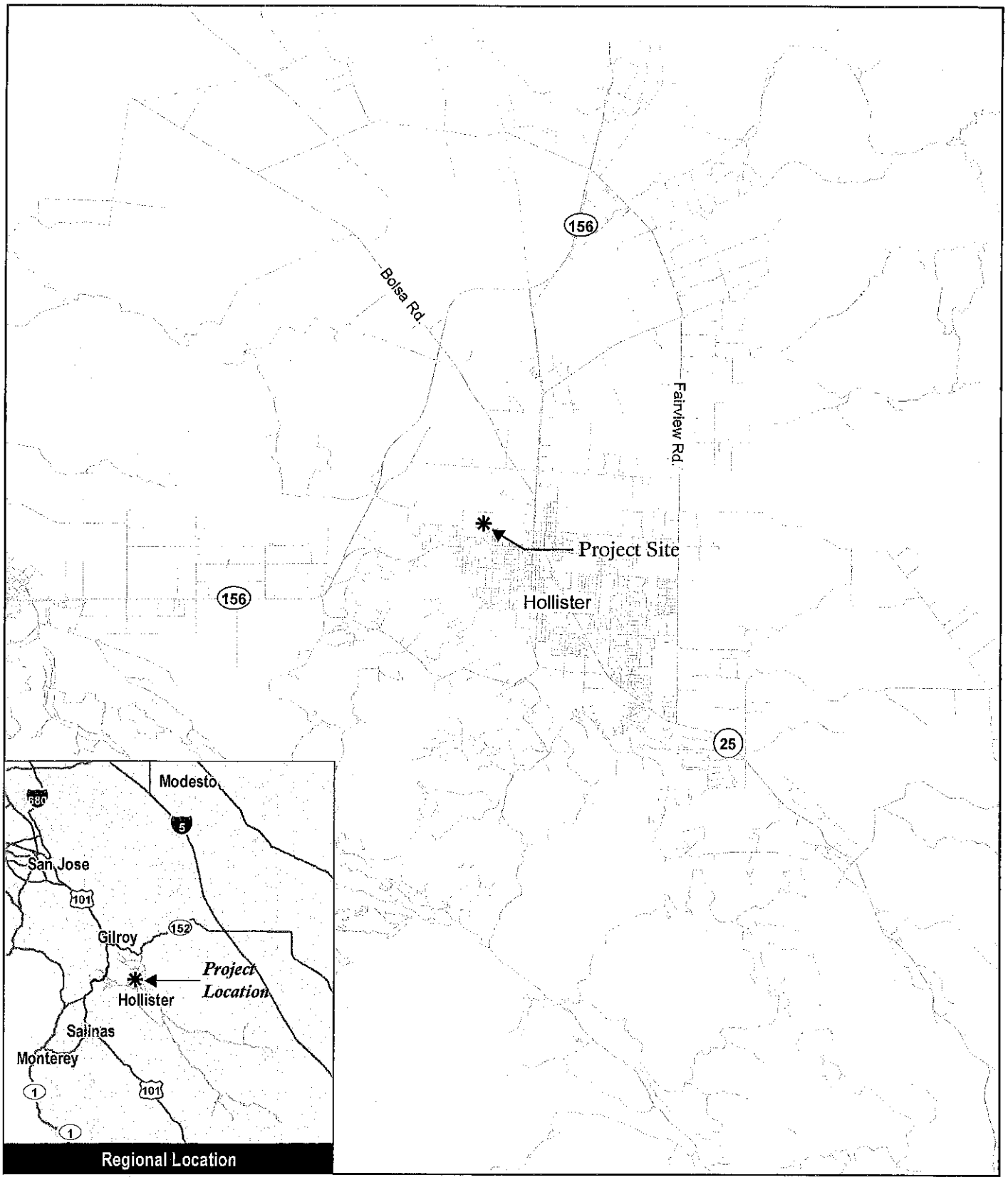
The Local Agency Formation Commission (LAFCO) of San Benito County has adopted policies for review of annexation requests to cities. LAFCO requires applicants to demonstrate that the city is capable of providing services to the territory that is proposed for prezoning and annexation. The applicant provided a plan for providing services to the project site.

Description of Project

The applicant is requesting prezone of the project site to Medium Density Residential (R3) for annexation into the corporate limits of Hollister. The Medium Density Residential Performance Overlay Zone District (R3 M/PZ) is consistent with the project site's general plan designation of Medium Density Residential (MDR), which allows eight to twelve units per net acre, for a maximum 109 residential units. The proposed project does not include a development plan for the project site. Therefore, this initial study will address environmental impacts of future development of 109 single-family homes on 9.102 acres of the project site. The applicant prepared an annexation map for the project as presented in Figure 4, Annexation Map.

The applicant's Plan for Services is included as Appendix A. The applicant also provided a Preliminary Engineer's Report, which is included as Appendix B.

The Preliminary Engineer's Report identifies possible points of location for water and wastewater infrastructure, all within the immediate vicinity of the site on Buena Vista Road.



Source: ESRI 2018

Figure 1

Location Map

Woodle Prezone No. 2017-2 Initial Study

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0 300 feet

Project Site

Source: ESRI 2018

Figure 2

Aerial Photograph

Woodle Prezone No. 2017-2 Initial Study

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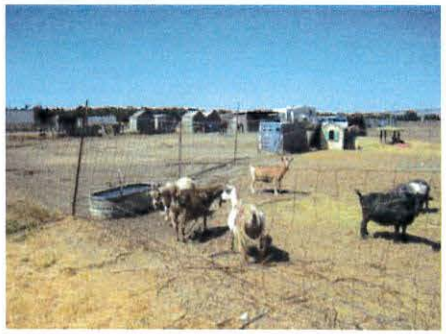
(1) View of the existing home on the site

(2) View of the existing muscle car fabrication shop on the site

(3) View of the Calaveras Park and Calaveras Elementary School

Project Site

Source: ESRI 2018
Photographs: EMC Planning Group, September 2018



(4) View of the livestock on the site

(5) View along the western boundary of the site

(6) View south across the site from the dirt road

Figure 3
Site Photographs

Woodle Prezone No. 2017-2 Initial Study

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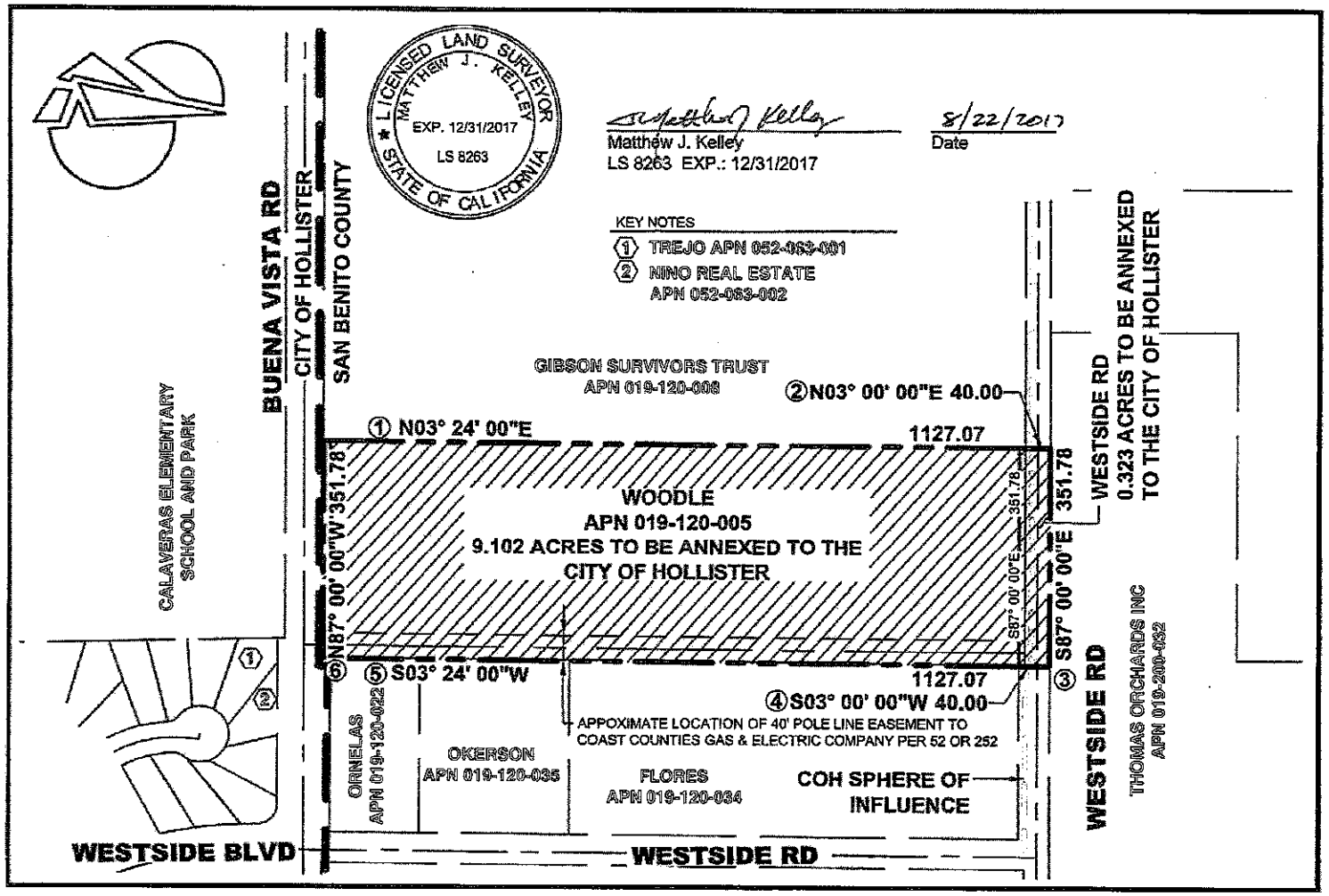

0 200 feet

Source: Kelly Engineering and Surveying 2017

Figure 4
Annexation Map

Woodle Prezone No. 2017-2 Initial Study

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All improvements, both onsite and offsite are addressed in this initial study. Therefore, mitigation measures would apply to all improvements, whether onsite or offsite.

Other Public Agencies Whose Approval is Required

No other public agencies approval is required for the prezoning. Annexation of the project site requires approval by San Benito County LAFCO.

Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code section 21080.3.1? If so, has consultation begun?

No California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code section 21080.3.1.

Note: Conducting consultation early in the CEQA process allows tribal governments, lead agencies, and project proponents to discuss the level of environmental review, identify and address potential adverse impacts to tribal cultural resources, and reduce the potential for delay and conflict in the environmental review process. (See Public Resources Code section 21083.3.2.) Information may also be available from the California Native American Heritage Commission's Sacred Lands File per Public Resources Code section 5097.96 and the California Historical Resources Information System administered by the California Office of Historic Preservation. Please also note that Public Resources Code section 21082.3(c) contains provisions specific to confidentiality.

B. Environmental Factors Potentially Affected

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

- ☐ Aesthetics
- ☐ Agriculture and Forestry Resources
- ☐ Air Quality
- ☐ Biological Resources
- ☐ Cultural Resources
- ☐ Geology/Soils
- ☐ Mandatory Findings of Significance
- ☐ Greenhouse Gas Emissions
- ☐ Hazards & Hazardous Materials
- ☐ Hydrology/Water Quality
- ☐ Land Use/Planning
- ☐ Mineral Resources
- ☐ Noise
- ☐ Population/Housing
- ☐ Public Services
- ☐ Recreation
- ☐ Transportation/Traffic
- ☐ Tribal Cultural Resources
- ☐ Utilities/Service Systems

C. DETERMINATION

On the basis of this initial evaluation:

☐ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

☒ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.

☐ I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

☐ I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect (1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and (2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

☐ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (1) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (2) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

_____ _____

Eva Kelly, Assistant Planner Date

D. Evaluation of Environmental Impacts

Notes

1. A brief explanation is provided for all answers except "No Impact" answers that are adequately supported by the information sources cited in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer is explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
2. All answers take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
3. Once it has been determined that a particular physical impact may occur, then the checklist answers indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
4. "Negative Declaration: Less-Than-Significant Impact with Mitigation Measures Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less-Than-Significant Impact." The mitigation measures are described, along with a brief explanation of how they reduce the effect to a less-than-significant level (mitigation measures from section XVII, "Earlier Analyses," may be cross-referenced).
5. Earlier analyses are used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier document or negative declaration. [Section 15063(c)(3)(D)] In this case, a brief discussion would identify the following:
    a. "Earlier Analysis Used" identifies and states where such document is available for review.
    b. "Impact Adequately Addressed" identifies which effects from the checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and states whether such effects were addressed by mitigation measures based on the earlier analysis.
    c. "Mitigation Measures"—For effects that are "Less-Than-Significant Impact with Mitigation Measures Incorporated," mitigation measures are described which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.

6. Checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances, etc.) are incorporated. Each reference to a previously prepared or outside document, where appropriate, includes a reference to the page or pages where the statement is substantiated.
7. "Supporting Information Sources"—A source list is attached, and other sources used or individuals contacted are cited in the discussion.
8. This is the format recommended in the CEQA Guidelines as amended 2016.
9. The explanation of each issue identifies:
    a. The significance criteria or threshold, if any, used to evaluate each question; and
    b. The mitigation measure identified, if any to reduce the impact to less than significant.

1. AESTHETICS

Would the project:

		Potentially Significant Impact	Less-than-Significant Impact with Mitigation Measures Incorporated	Less-Than-Significant Impact	No Impact
a.	Have a substantial adverse effect on a scenic vista? (1,2,3,4,6)	☐	☐	☒	☐
b.	Substantially damage scenic resources, including but not limited to trees, rock outcroppings, and historic buildings within a state scenic highway? (3,4)	☐	☐	☐	☒
c.	Substantially degrade the existing visual character or quality of the site and its surroundings? (1,4,5,6)	☐	☐	☒	☐
d.	Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area? (1,6,7)	☐	☐	☒	☐

Comments:

a. A scenic vista is typically considered a location from which the public can experience unique and exemplary high quality views of an area. The project area and surrounding land do not contain any *City of Hollister General Plan* and *San Benito County General Plan* designated scenic vistas. The visual character of the city is defined by mountains in the background and agricultural fields in the foreground. These features are considered local scenic resources. The public views of agricultural fields and distant mountain ranges as viewed from Buena Vista Road are obscured by intervening homes and vegetation. Development of the project site with single-family homes could block views of the agricultural fields and distant mountain ranges to people driving along Buena Vista Road. The city's general plan includes the following land use and community design policies: LU1.3, 1.5, 1.9, 6.1, 7.1, 7.2, 8.3, 8.4, 9.1, 10.4, 11.1, and 11.2, and housing policies H2.1, 2.2, and 2.3 to reduce adverse impacts on scenic vistas and visual natural resources. Conformance with the development review and design review processes, as outlined in the city's general plan policies, would reduce the proposed project's impact on scenic vistas to less than significant.

b. The project site is not located in the vicinity of a state scenic highway. The project site is in the vicinity of State Route 25 and State Route 156, which are eligible state scenic highways but not officially designated (county general plan, page 8-13). Therefore, the proposed project would not damage scenic resources within a state scenic highway.

c. The project site consists of a house and a muscle car fabrication shop located on the southern portion of the parcel. The rest of the project site is occupied by livestock and animals (i.e., goats, chickens, llamas, and horses), storage sheds, bricks, pallets, recreational vehicles, semi-tractor trailers, and other equipment. The defining visual feature of the project site is the house and surrounding landscape. Land uses adjacent to the project site include Calaveras Elementary School, Calaveras Park, and a residential neighborhood to the south, agricultural land to the north, and orchards to the west and east.

The project site is identified as "priority infill area" on Map 5, Infill Development Strategy of the *City of Hollister General Plan*. The project site has a *City of Hollister General Plan* land use designation of Medium Density Residential. The conversion of the project site and surrounding orchards and agricultural land to residential uses has been anticipated in the city's general plan (city general plan, map 2 land use plan). Development of the project site with single-family homes would change the existing visual character of the site but the proposed project would blend into the existing and planned residential and public uses. Additionally, the proposed project would be subject to the development review and design review processes, as outlined in the city's general plan policies. Therefore, this impact would be less than significant.

d. Development of the project site with single-family homes would increase light and glare by introducing new sources of light from the residential structures, individual lots, and neighborhood street lights. This lighting has the potential to result in light and glare impacts to the nearby existing residences, and could also detract from views of the night sky. Section 17.16.090 of the City of Hollister's municipal code regulates outdoor lighting facilities within the city and outlines types of lighting that are acceptable and/or unacceptable. The proposed project is subject to conformance with the city's municipal code. Further, the proposed project would comply with the development review and design review processes, as outlined in the city's general plan policies. Therefore, light and glare impacts associated with the proposed project would be less than significant.

2. AGRICULTURE AND FOREST RESOURCES

In determining whether impacts on agricultural resources are significant environmental effects and in assessing impacts on agriculture and farmland, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:

	Potentially Significant Impact	Less-than-Significant Impact with Mitigation Measures Incorporated	Less-Than-Significant Impact	No Impact
a. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to nonagricultural use? (8)	☐	☐	☐	☒
b. Conflict with existing zoning for agricultural use, or a Williamson Act contract? (1,6,9,10)	☐	☐	☐	☒
c. Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))? (9)	☐	☐	☐	☒
d. Result in the loss of forest land or conversion of forest land to non-forest use? (4,9)	☐	☐	☐	☒
e. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to nonagricultural use or conversion of forest land to non-forest use? (1,4,5,6)	☐	☐	☐	☒

Comments:

a. The project site is identified as "Grazing Land" on the California Department of Conservation's Important Farmland Finder. Therefore, the proposed project would have no impact on important farmlands.

b. The project site is not under a Williamson Act contract. The project site has a county zoning of Agricultural Productive (AP). However, the project site is within the City of Hollister's sphere of influence and is designated as Medium Density Residential (MDR) in the city's general plan. The proposed project includes prezoning the project site Medium Density Residential (R3 M/PZ) for annexation into the corporate limits of the city. Pending prezone, development of the site with single-family homes would be consistent with applicable land use regulations. Therefore, the proposed project would not conflict with zoning for agricultural use or a Williamson Act contract.

c, d. The project site is not zoned for forestland or timberland uses. There are no forest resources on or adjacent to the project site. Therefore, there will be no impact on forestland.

e. Existing uses on the project site include a house, muscle car fabrication shop, livestock and animals (i.e., goats, chickens, llamas, and horses), storage sheds, bricks, pallets, recreational vehicles, semi-tractor trailers, and other equipment. Land uses adjacent to the project site include Calaveras Elementary School, Calaveras Park, and a residential neighborhood to the south, agricultural land to the north, and orchards to the west and east. The conversion of the project site and surrounding orchards and agricultural land to residential uses has been anticipated in the city's general plan (city general plan, map 2 land use plan). The proposed project has no characteristics that would adversely affect existing agricultural production in the project site vicinity.

3. AIR QUALITY

Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:

	Potentially Significant Impact	Less-than-Significant Impact with Mitigation Measures Incorporated	Less-Than-Significant Impact	No Impact
a. Conflict with or obstruct implementation of the applicable air quality plan? (11,12,13,14,15)	☐	☐	☐	☒
b. Violate any air quality standard or contribute substantially to an existing or projected air quality violation? (6,11,16,33)	☐	☒	☐	☐
c. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is nonattainment under an applicable federal or state ambient air quality standard (including releasing emissions, which exceed quantitative thresholds for ozone precursors)? (6,11,16,33)	☐	☒	☐	☐
d. Expose sensitive receptors to substantial pollutant concentrations? (4,6,11)	☐	☒	☐	☐
e. Create objectionable odors affecting a substantial number of people? (6)	☐	☐	☒	☐

Comments:

a. The City of Hollister, including the project site, is located in the North Central Coast Air Basin, which is under the jurisdiction of the Monterey Bay Air Resources District (hereinafter "air district"). Regional air districts must prepare air quality plans specifying how state air quality standards will be met. The air district's most recent adopted plan is *2012-2015 Air Quality Management Plan for the Monterey Bay Region* (hereinafter "air quality management plan"). The air district specifies air quality management plan consistency for population-related projects only. Population-related emissions have been estimated in the air quality management plan using population forecasts adopted by the Association of Monterey Bay Area Governments (AMBAG). Population-related projects that are consistent with these forecasts are consistent with the air quality management plan. AMBAG recently updated its regional population forecast in June 2018, but the air district has not yet updated the

air quality management plan. The air district recommends using the 2018 AMBAG regional population forecast to determine a project's consistency with the air quality management plan.

The air district consistency determination spreadsheet was used to assess the proposed project's population in comparison to the AMBAG's 2018 population forecasts (using housing units as a proxy for population). The results of the evaluation are included as Appendix C. With the proposed project, the city's cumulative housing stock would be 1,207 units below AMBAG projections for the year 2025. Since the project is within the population projections, the proposed project would not conflict with or obstruct implementation of the air quality management plan.

b. An air quality standard defines the maximum amount of a pollutant averaged over a specified period of time that can be present in outdoor air without significant harmful effects on people or the environment. The project site is located in the North Central Coast Air Basin (hereinafter "air basin"), which is currently in non-attainment status with state standards for ozone and suspended particulate matter particulate matter (PM_{10}). Under federal criteria, the air basin is at attainment (8-hour standard) for ozone and particulates. The air district is responsible for monitoring air quality in the air basin. The air district has developed criteria pollutant emissions thresholds, which are used to determine whether or not the proposed project would violate an air quality standard or contribute to an existing violation during operations and/or construction. Based on the air district's CEQA Air Quality Guidelines (hereinafter "air district CEQA Guidelines"), a project would have a significant air quality impact if it would:

- Emit 137 pounds per day or more of direct and indirect volatile organic compounds (VOC);
- Emit 137 pounds per day or more of direct and indirect nitrogen oxides (NO_x);
- Directly emit 550 pounds per day or more of carbon monoxide (CO);
- Emit 82 pounds per day or more of suspended particulate matter (PM_{10}) on-site and from vehicle travel on unpaved roads off-site; or
- Directly emit 150 pounds per day or more of sulfur oxides (SO_x).

Operational Impacts. The proposed project would result in new sources of mobile and area source emissions. Per air district CEQA Guidelines, Table 5-4 Indirect Sources with Potentially Significant Impacts on Ozone, the screening threshold for single-family homes is 810 dwelling units. Therefore, operation of the proposed 109 single-family homes would not likely result in significant impacts to local or regional air quality either individually or cumulatively. However, emissions modeling was undertaken to evaluate greenhouse gas emissions and the criteria air pollutant emission results from this modeling were reviewed against the air district thresholds. The model was adjusted to account for required compliance with the State thresholds for Model Water Efficient Landscape Ordinance (MWELO) and compliance with the air district's rule to limit the use of VOC-emitting solvents, paints and other coatings. The results are summarized in Table 1, Operational Criteria Pollutant Emissions (Pounds per Day). Detailed emissions modeling results are presented in Appendix D.

Table 1 Operational Criteria Pollutant Emissions (Pounds per Day)[1]

Emissions	Reactive Organic Gases (ROG)	Nitrogen Oxides (NO_x)	Sulfur Oxides (SO_x)	Suspended Particulate Matter (PM_{10})	Carbon Monoxide (CO)
Summer (Unmitigated)	91.13	15.92	0.33	23.48	153.26
Winter (Unmitigated)	90.95	16.65	0.32	23.48	154.44
Summer (Regulatory Mitigations)[2]	90.81	15.92	0.33	23.48	153.26
Winter (Regulatory Mitigations)[2]	90.64	16.65	0.32	23.48	154.44
Air District Thresholds	*137*	*137*	*150*	*82*	*550*

SOURCE: EMC Planning Group 2018
NOTES:
1. Results may vary due to rounding.
2. Results assume compliance with the State thresholds for MWELO and compliance with the air district's rule to limit the use of VOC-emitting solvents, paints and other coatings.

As summarized in Table 1, the proposed project would not result in operational emissions that exceed the air district thresholds for VOC, NO_x, SO_x, PM_{10}, or CO.

Construction Impacts. Emissions produced during grading and construction activities are considered short-term as they occur only during the construction phase of the project. Construction emissions include mobile source exhaust emissions, emissions generated during the application of asphalt paving material and architectural coatings, as well as emissions of fugitive dust associated with earthmoving equipment. Worst case construction phase emissions typically occur during initial site preparation, including grading and excavation, due to the increased amount of surface disturbance that can generate dust and due to construction equipment emissions with the use of heavier equipment used at this phase.

Air district CEQA Guidelines Table 5-2, Construction Activity with Potentially Significant Impacts, identifies the level of construction activity that could result in significant temporary fugitive dust impacts if not mitigated. Construction activities with grading and excavation that disturb more than 2.2 acres per day and construction activities with minimal earthmoving that disturb more than 8.1 acres per day are assumed to be above the 82 pounds of particulate matter per day threshold of significance. Construction activities on the 9.102 acres of the project site are likely to result in soil disturbance that exceeds the air district's thresholds of 2.2 acres per day and 8.1 acres per day, resulting in a significant impact on air quality. Implementation of the following mitigation measure would reduce this impact to less than significant.

Mitigation Measure

AQ-1 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:

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:

a. Use recycled 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;

b. 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;

c. 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;

d. 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;

e. Maintain at least two feet of freeboard and cover all trucks hauling dirt, sand, or loose materials;

f. Install wheel washers at all construction site exit points, and sweep streets if visible soil material is carried onto paved surfaces;

g. Stop grading, and earth moving if winds exceed 15 miles per hour;

h. Pave roads, driveways, and parking areas at the earliest point feasible within the construction schedule;

i. 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); and

j. Limit the area under construction at any one time.

c. The air district is responsible for monitoring air quality in the North Central Coast Air Basin, which is designated, under state criteria, as a nonattainment area for ozone and inhalable particulate matter (PM_{10}). Under federal criteria, the air basin is at attainment (8-hour standard) for ozone and at attainment for particulates. New emissions would be generated by the proposed project during the operational and constructional phases.

Emissions generated during operation of the proposed 109 single-family homes would not exceed the air district's thresholds for operational criteria pollutants (see "b" above), and would not be cumulatively considerable.

Emissions generated during construction activities are short-term because they would be limited to the periods of site development and construction. Construction emissions could exceed thresholds for particulate matter, and therefore, could be cumulatively considerable. Implementation of Mitigation Measure AQ-1 (see "b" above) would reduce construction emissions to less than significant.

Therefore, the cumulatively considerable impact of the proposed project would be less-than-significant with mitigation.

d. According to the air district CEQA Guidelines, a sensitive receptor is generally defined as any residence including private homes, condominiums, apartments, and living quarters; education resources such as preschools and kindergarten through grade twelve (k-12) schools; daycare centers; and health care facilities such as

hospitals or retirement and nursing homes. The nearest sensitive receptors are homes, located approximately 105 feet southeast of the project site and the Calaveras Elementary School, located approximately 110 feet southwest of the project site.

Operation of the proposed project is not expected to cause any localized emissions that could expose sensitive receptors to unhealthy air pollutant levels, because no significant operational sources of pollutants are proposed onsite. Construction activities would result in localized emissions of dust and diesel exhaust that could result in temporary impacts to adjacent land uses that include sensitive receptors. The short-term air quality effects related to dust emissions during project construction would be avoided with implementation of the Mitigation Measure AQ-1 under checklist item "b" above. However, the diesel construction equipment required for the proposed project could expose these sensitive receptors to toxic air contaminants from heavy equipment diesel exhaust. Implementation of the following mitigation measures would reduce this impact to a less-than-significant level.

Mitigation Measures

AQ-2 The developer shall prepare a Construction Staging Management Plan to be reviewed and approved by the City, prior to issuance of grading or demolition permits. The plan shall include the following restrictions:

a. Heavy-duty diesel trucks (gross vehicle weight rating over 26,000 pounds), older than 2010 model year and not retrofit for reduced particulate emissions, shall not be staged within 500 feet of nearest sensitive receptors; and

b. Construction equipment and heavy duty diesel trucks shall not idle in excess of five minutes.

AQ-3 The following language shall be included in all construction documents, subject to review and approval by City staff, prior to issuance of grading or demolition permits: "All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications and 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."

e. The proposed residential development is not anticipated to produce any objectionable odors during its operation. Construction activities associated with the proposed project, such as paving and painting, may temporarily generate objectionable odors. Since odor-generating construction activities would be localized, sporadic, and short-term in nature, this impact would be less than significant.

4. BIOLOGICAL RESOURCES

Would the project:

	Potentially Significant Impact	Less-than-Significant Impact with Mitigation Measures Incorporated	Less-Than-Significant Impact	No Impact
a. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, regulations, or by the California Department of Fish and Wildlife or US Fish and Wildlife Service? (1,3,18,19,20,21,23,24,25)	☐	☒	☐	☐
b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or US Fish and Wildlife Service? (1,3,22)	☐	☐	☐	☒
c. Have a substantial adverse effect on federally protected wetlands, as defined by section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.), through direct removal, filing, hydrological interruption, or other means? (22)	☐	☐	☐	☒
d. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites? (17,18,19,21,23,24)	☐	☐	☒	☐
e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? (1,3)	☐	☐	☒	☐
f. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan? (1,3)	☐	☐	☐	☒

Comments:

A biological reconnaissance survey was conducted by EMC Planning Group biologist Gail Bellenger on September 10, 2018 to document existing habitats and evaluate the potential for special-status species to occur on the project site. Prior to conducting the survey, Ms. Bellenger reviewed site maps, aerial photographs, database accounts, and relevant scientific literature describing natural resources in the project vicinity.

Biological resources were documented in field notes, including species observed, dominant plant communities, and significant wildlife habitat characteristics. The project site is situated on the Hollister U.S. Geological Survey (USGS) quadrangle map, with an approximate elevation of 279 feet, and is adjacent to commercial, agricultural, and residential development, with the San Benito River approximately 0.87 miles to the southwest, and a retention pond approximately 0.94 miles to the northeast.

A review was conducted of the National Wetlands Inventory (USFWS 2018) and the Geographic Information System (GIS) data for wetlands and water features maintained by San Benito County (San Benito County 2018) to identify the closest jurisdictional aquatic features adjacent to the project site.

The project site is disturbed, and currently used for livestock and animals such as goats, chickens, llamas, and horses, and for storage of semi-tractor trailers, recreational vehicles, bricks, pallets, pick-up trucks, and other equipment. Non-native grassland is the dominant plant community present.

On-site plants include, cheeseweed (*Malva parviflora*), curly dock (*Rumex crispus*), field bindweed (*Convolvulus arvensis*), puncture vine (*Tribulus cistoides*), lambs quarters (*Chenopodium album*), bristly ox tongue (*Helminthotheca echioides*), and ripgut brome (*Bromus diandrus*).

Common wildlife species likely to occur on the project site include raccoon (*Procyon lotor*), striped skunk (*Mephitis mephitis*), Virginia opossum (*Didelphis virginiana*), and California ground squirrel (*Otospermophilus beecheyi*). Species of small rodents including mice (*Mus musculus, Reithrodontomys megalotis,* and *Peromyscus maniculatus*) and California vole (*Microtus californicus*) are also likely to occur. Approximately 10 California ground squirrel or vole burrows were observed in the non-native grassland areas along the center and western fencelines. Several birds were observed flying near or over the site including American crow (*Corvus brachyrhynchos*), European starling (*Sturnus vulgaris*), and pigeons (*Columba livia*).

a. **Special-Status Species.** A search of the California Department of Fish and Wildlife (CDFW) California Natural Diversity Database (CNDDB) was conducted for the Chittendan, San Juan Bautista, San Felipe, Three Sisters, Hollister, Tres Pinos, Mt. Harlan, and Paicines USGS quadrangles to generate a list of potentially occurring special-status species in the project vicinity (CDFW 2018). Records of occurrence for special-status plants were reviewed for those eight USGS quadrangles in the California Native Plant Society (CNPS) Inventory of Rare and Endangered Plants (CNPS 2018). A U.S Fish and Wildlife Service (USFWS) Endangered Species Program threatened and endangered species list was also generated for San Benito County (USFWS 2018).

Special-status species in this report are those listed as Endangered, Threatened, or Rare, or as Candidates for listing by the USFWS and/or CDFW, Species of Special Concern or Fully Protected species by the CDFW, or as Rare Plant Rank 1B or 2B by the CNPS.

Given the existing level of disturbance on the project site, special-status plants are not expected to occur on the site due to lack of suitable habitat.

Special-Status Wildlife Species

Special-status wildlife species with low potential to occur on site include: California tiger salamander (*Ambystoma californiense*), California red-legged frog (*Rana draytonii*), burrowing owl (*Athene cunicularia*), San Joaquin kit fox (*Vulpes macrotis mutica*), and western pond turtle (*Emys mamorata*). These species have been recorded within three miles from the project site. Figure 5, Special-Status Species in Project Vicinity, presents CNDDB results, as well as water features, in relation to the project site. Other special-status wildlife species recorded as occurring in the vicinity of the project site include: the state-listed threatened bank swallow (*Riparia riparia*), state-listed species of special concern American badger *Taxidea taxus*), state-listed species of special concern western red bat (*Lasiurus blossevillii*), state-listed species of special concern western mastiff bat (*Eumops perotis californicus*), and federally-listed endangered and state-listed threatened San Joaquin kit fox (*Volpes macrotis mutica*). These species are not likely to occur on the project site due to lack of suitable habitat.

California Tiger Salamander. California tiger salamander (*Ambystoma californiense*) is a federally and state-listed Threatened species. The project site is not located within federally designated critical habitat for this species. The California tiger salamander is dependent on small shallow bodies of water for breeding. It can be found in grasslands, most frequently within 400 feet of breeding pools or ponds where California ground squirrels are prevalent and active. California tiger salamanders will occupy burrows of ground squirrels during summer and fall months, emerging

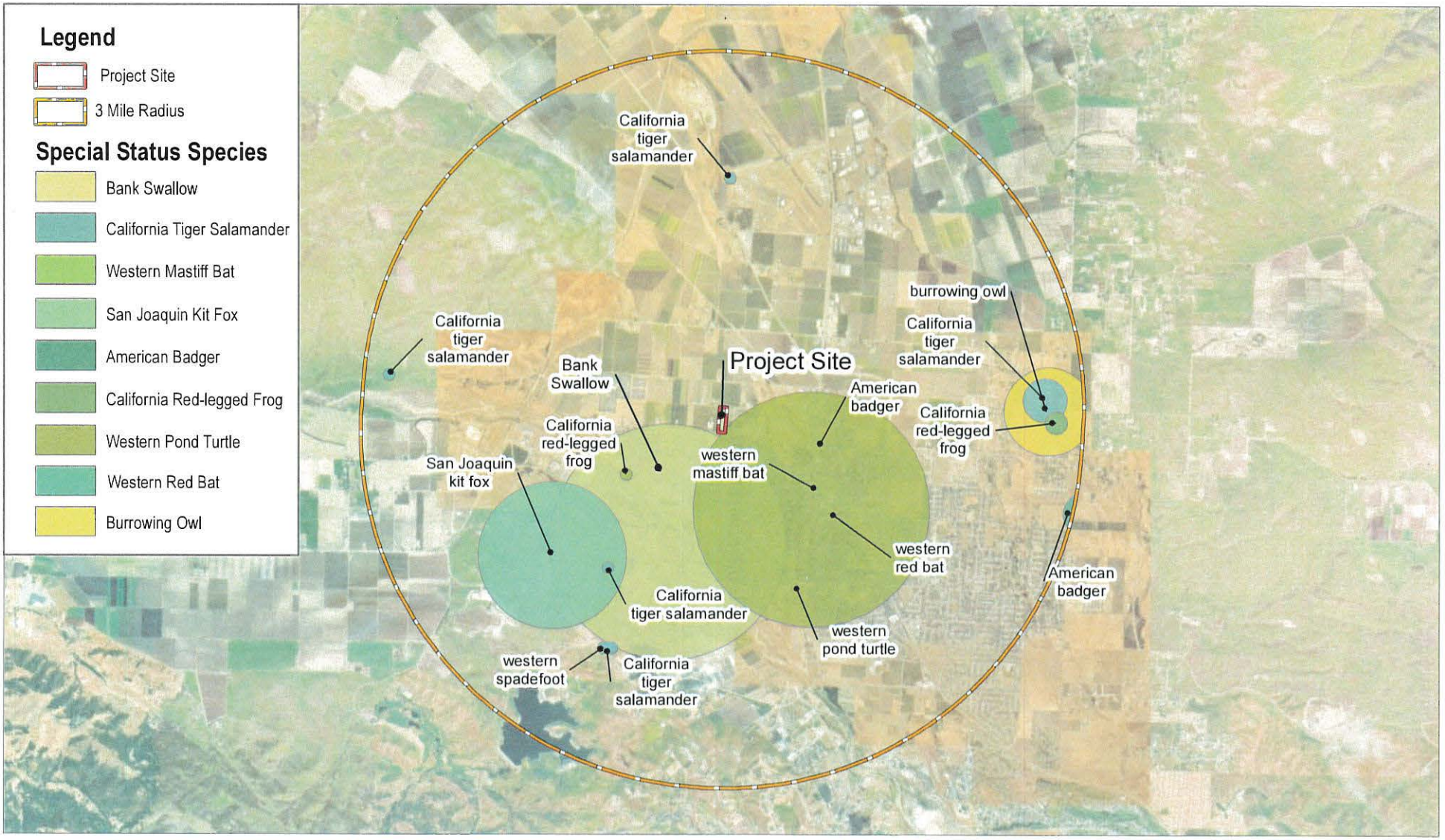
to move toward breeding sites when the rainy season commences. They typically disperse to burrows and other hiding places in oak woodlands and grasslands within a quarter mile or less by early summer. CDFW records indicate that there are known occurrences of California tiger salamander within two miles of the site. The San Benito River is approximately 0.87 miles to the southwest and a retention pond is approximately 0.97 miles to the northeast of the project site. There were approximately 10 California ground squirrel or vole burrows observed in non-native grassland on the site, and many barriers between the river, retention pond and the property, but there is low potential for California tiger salamander to utilize the site for upland refuge habitat. If California tiger salamander is present on the project site, construction activities could result in the loss or disturbance of individual animals. This would be a significant adverse environmental impact. Implementation of mitigation measures BIO-1 through BIO-3 would reduce this potential impact to a less-than-significant level.

Mitigation Measures

BIO-1 A qualified consulting biologist will conduct preconstruction surveys following the guidance documented in the Interim Guidance on Site Assessment and Field Surveys for Determining Presence or a Negative Finding of the California Tiger Salamander (US Fish & Wildlife Service and California Department of Fish and Game, 10/2003) for California tiger salamander no more than two weeks (14 days) prior to the start of construction activities. The project site will be surveyed for potential upland activity.

If California tiger salamander is found, City staff will coordinate with the USFWS and/or CDFW to determine the appropriate course of action per the requirements of FESA and/or CESA (e.g., obtaining Incidental Take Permits) and implement the permit requirements prior to ground disturbance.

BIO-2 Before construction activities begin, the qualified biologist will conduct a training session for all construction personnel. At a minimum, the training will include a description of California tiger salamander habitat, general measures that are being implemented to conserve the species as they relate to the project, and the boundaries within which the project occurs. Informational handouts with photographs clearly illustrating the species' appearance will be used in the training session. All new construction personnel will undergo this mandatory environmental awareness training.



Source: ESRI 2018, CNDDB 2018

Figure 5

Special-Status Species in Project Vicinity

Woodle Prezone No. 2017-2 Initial Study

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The qualified biologist will train biological monitors selected from the construction crew by the construction contractor (typically the project foreman). Before the start of work each day, the monitor will check for animals under any equipment such as vehicles and stored pipes within active construction zones. The monitor will also check all excavated steep-walled holes or trenches greater than one foot deep for trapped animals. If a California tiger salamander is observed within an active construction zone, the qualified biologist will be notified immediately and all work within 100 feet of the individual will be halted and all equipment turned off until the individual has left the construction area.

BIO-3 The qualified biologist will conduct construction monitoring during initial clearing and ground disturbance activities. The qualified biologist will have the authority to halt construction work at any time to prevent harm to California tiger salamander when any protection measures have failed. Work will commence only when authorized by the qualified biologist. If work is stopped due to potential harm to California tiger salamander, the qualified biologist will contact the USFWS and/or CDFW by telephone or email on the same day. City staff will coordinate with the USFWS and/or CDFW to determine the appropriate course of action per the requirements of FESA and/or CESA (e.g., obtaining Incidental Take Permits) and implement the permit requirements prior restarting ground disturbance activities.

California Red-legged Frog. California red-legged frog (*Rana draytonii*) is a federally threatened species and state species of special concern. The project site is not located within federally designated critical habitat for this species. California red-legged frog may disperse from their aquatic breeding habitats to upland habitats during the dry season. They prefer upland habitats that include downed logs, woody vegetation, boulders, moist leaf litter, small mammal burrows, or other refugia during the dry season that provide moisture to prevent desiccation and protection from predators. However, if there is sufficient water at their breeding location, they may remain in aquatic habitats year-round instead of moving to adjacent uplands (FWS 2011).

Dispersal and migration of California red-legged frog can be highly variable depending on site conditions and individual frogs. During wet seasons, frogs can move long distances between habitats, traversing upland areas or ephemeral drainages. Dispersal distances are typically less than 0.5 km (0.3 mile), with a few individuals moving 2.0-3.6 kilometers (1.2-2.2 miles) (Bulger et al. 2003). CDFW records indicate that there are known occurrences of California red-legged frog less than a mile southwest of the site.

Even with the San Benito River approximately 0.87 miles to the southwest and a retention pond approximately 0.97 miles to the northeast, and areas of small mammal burrows evident on the project site, there is low potential for upland habitat for California red-legged frog due to a lack of water or moist soil conditions. California red-legged frog can travel up to a mile during rain events from creeks, ponds, or other waters, and aestivate in animal burrows during the dry summer months, providing moist conditions are present. It is unlikely that California red-legged frog would be found on the project site.

Burrowing Owl. Burrowing owl (*Athene cunicularia*) is a California Species of Special Concern. Burrowing owls live and breed in burrows in the ground, especially in abandoned California ground squirrel burrows. Optimal habitat conditions include large open, dry and nearly level grasslands or prairies with short to moderate vegetation height and cover, areas of bare ground, and populations of burrowing mammals. This species is known to occur within three miles east of the site. The project site's non-native grassland provides marginally suitable foraging habitat for burrowing owl, and a few scattered small mammal burrows on the site could be utilized for nesting habitat, but burrowing owl has low potential to occur on the site. If burrowing owl is present on or adjacent to the project site, construction activities could result in the loss or disturbance of individual animals. This would be a significant adverse environmental impact. Implementation of the following mitigation measure would reduce the potentially significant impacts to burrowing owl to less than significant.

Mitigation Measure

BIO-4 To avoid/minimize impacts to burrowing owls potentially occurring on or adjacent to the project site, the project proponent shall retain a qualified San Benito County-approved consulting biologist to conduct a two-visit (i.e. morning and evening) presence/absence survey at areas of suitable habitat on and adjacent to the project site no less than 14 days prior to the start of construction or ground disturbance activities. Surveys shall be conducted according to methods described in the Staff Report on Burrowing Owl Mitigation (CDFW 2012). If these pre-construction "take avoidance" surveys performed during the breeding season (February through August) or the non-breeding season (September through January) locate occupied burrows in or near construction areas, consultation with the CDFW shall occur to interpret survey results and develop a project-specific avoidance and minimization approach.

The project proponent shall be responsible for the implementation of this mitigation measure. Implementation of this mitigation measure would reduce the potential impact by requiring pre-construction surveys for burrowing owl, and consultation with the CDFW to protect individual burrowing owls if they are present on or adjacent to the project site.

San Joaquin Kit Fox. The San Joaquin kit fox is a federally-listed endangered species and a state-listed threatened species. The present range of the San Joaquin kit fox extends from the southern end of the San Joaquin Valley, north to Tulare County, and along the interior Coast Range valleys and foothills to central Contra Costa County. San Joaquin kit foxes typically inhabit annual grasslands or grassy open spaces with scattered shrubby vegetation, but can also be found in some agricultural habitats and urban areas. This species needs loose-textured sandy soils for burrowing, and they also need areas that provide a suitable prey base, including black-tailed hare, desert cottontails, and California ground squirrels, as well as birds, reptiles, and carrion.

The reconnaissance-level survey conducted at the project site did not observe San Joaquin kit fox and found no indication of the presence of this species on the project site. The nearest observation of this species was documented approximately 1.2 miles southwest of the project site in 1992. Although the project site supports a prey base, the site would likely not support habitat for the kit fox due to disking and mowing which diminish habitat suitability for the kit fox, fencing around the site, and human presence.

Western Pond Turtle. Western pond turtles vary in length from 3.5 to over eight inches in length. They will aestivate during summer droughts by burying themselves in soft mud, and will on occasion walk across land up to a hundred yards from the water in search of food or another water source. Due to the lack of nearby water at the property site, it is unlikely that western pond turtle would be found.

Bats. On-site and nearby trees could provide roosting habitat for western red bat (*Lasiurus blossevillii*) and western mastiff bat (*Eumops perotis californicus*), both state-listed species of special concern. Both species have been identified in proximity of the project site. Western red bats and western mastiff bats will roost in trees alone or in small colonies. Construction activities at the project site could result in the disturbance of adjacent roost and natal sites occupied by special-status bats, if present. Implementation of the following mitigation measure would reduce this potentially significant impact to a less-than-significant level.

Mitigation Measure

BIO-5 Prior to construction activities, the project proponent shall retain a qualified biologist to conduct a focused survey for bats and potential roosting sites in trees within 250 feet of the development footprint. These surveys shall be conducted no more than 15 days prior to the start of construction. The surveys can be conducted by visual identification and assumptions can be made on what species is present due to observed visual characteristics along with habitat use, or the bats can be identified to the species level with the use of a bat echolocation detector such as an "Anabat" unit.

If no roosting sites or bats are found, a letter report confirming absence shall be sent to the City of Hollister and no further mitigation is required.

If bats or roosting sites are found, a letter report and supplemental documents shall be provided to the City of Hollister prior to grading permit issuance and the following protection measure shall be implemented:

a. A 50-foot buffer will be established around roosting sites near the work area. Construction proposed adjacent to roosts will not occur within the buffer area until bats have left the area.

Nesting Birds. The project site and the surrounding properties contain a variety of trees and shrubs, resulting in the potential for impacts to protected nesting birds. Construction activities, including ground disturbance, can impact nesting birds protected under the federal Migratory Bird Treaty Act and California Fish and Game Code, should nesting birds be present during construction. If protected bird species are nesting adjacent to the project site during the bird nesting season (February1 through August 31), then noise-generating construction activities could result in the loss of fertile eggs, nestlings, or otherwise lead to the abandonment of nests. Implementation of the following mitigation measure would reduce potentially significant impacts to nesting birds to less than significant.

Mitigation Measure

BIO-6 To avoid impacts to nesting birds, construction activities that include grading, grubbing, or demolition shall be conducted outside of the bird nesting season (January through September) to the greatest extent feasible. If this type of construction occurs during the bird nesting

season, then a qualified biologist shall conduct a pre-construction survey for nesting birds to ensure that no nests would be disturbed during project construction.

If project-related work is scheduled during the nesting season (February 15 to August 30 for small bird species such as passerines; January 15 to September 15 for owls; and February 15 to September 15 for other raptors), a qualified biologist shall conduct nesting bird surveys. Two surveys for active nests of such birds shall occur within 14 days prior to start of construction, with the second survey conducted with 48 hours prior to start of construction. Appropriate minimum survey radius surrounding each work area is typically 250 feet for passerines, 500 feet for smaller raptors, and 1,000 feet for larger raptors. Surveys shall be conducted at the appropriate times of day to observe nesting activities.

If the qualified biologist documents active nests within the project site or in nearby surrounding areas, an appropriate buffer between each nest and active construction shall be established. The buffer shall be clearly marked and maintained until the young have fledged and are foraging independently. Prior to construction, the qualified biologist shall conduct baseline monitoring of each nest to characterize "normal" bird behavior and establish a buffer distance, which allows the birds to exhibit normal behavior. The qualified biologist shall monitor the nesting birds daily during construction activities and increase the buffer if birds show signs of unusual or distressed behavior (e.g. defensive flights and vocalizations, standing up from a brooding position, and/or flying away from the nest). If buffer establishment is not possible, the qualified biologist or construction foreman shall have the authority to cease all construction work in the area until the young have fledged and the nest is no longer active. If pre-construction nesting bird surveys are necessary, based upon the requirements of this mitigation measure, then a survey report shall be prepared prior to commencement of construction activities.

The developer of the project shall be responsible for implementation of this mitigation measure.

Implementation of Mitigation Measure BIO-6 would ensure impacts to nesting birds are avoided by requiring a pre-construction survey for active bird nests (should construction be scheduled during the nesting season) and implementation of avoidance measures should any active nests be found.

b. **Riparian Habitat or Sensitive Natural Communities.** The project site does not contain riparian habitat or sensitive natural communities.

c. **Wetlands and Waterways.** There are no wetlands or waterways on the project site, therefore, no impacts are anticipated.

d. **Wildlife Movement.** Wildlife movement corridors provide connectivity between habitat areas, enhancing species richness and diversity, and usually also provide cover, water, food, and breeding sites. The project site is not likely to facilitate major wildlife movement due to current active disturbance and fencing. There are approximately 10 small animal burrows on-site that could potentially provide habitat or facilitate movement corridors for commonly occurring, urban-adapted mammals such as California ground squirrel and Botta's pocket gopher (*Thomomys bottae*). With the fencing and marginal habitat, the proposed project would have a less-than-significant impact on wildlife movement.

e. **Local Biological Resource Policies/Ordinances.** Measures to protect sensitive biological resources within the City are identified in the *City of Hollister General Plan* as follows:

The *City of Hollister General Plan* has goals in place for dealing with natural resources and conservation. Goal NRC1 is to "Assure enhanced habitat for native plants and animals, and special protection for threatened or endangered species."

The project site is composed of heavily disturbed soils, with non-native grasses, and ruderal (weedy) plants. There is no designated critical habitat, or habitat conservation plan on the project site. With these considerations, the proposed project would not conflict with local regulations related to biological resources.

f. **Conservation Plans.** There is no critical habitat, habitat conservation plans, natural community conservation plans, or other approved local, regional, or state habitat conservation plans applicable to the proposed project site.

DEVELOPMENT SERVICES DEPARTMENT

City of Hollister
Planning Division

PLANNING COMMISSION STAFF REPORT

MEETING DATE: June 23, 2022

APPLICATION NO.: Prezone 2021-2

APPLICANT: Ted Intravia

OWNER: Ted Intravia/Ron Culler

REQUEST: The applicant is requesting to prezone for future annexation 3 parcels, totaling approximately 3.10 acres, into the Low Density Residential Performance Overlay (R3-L/PZ) Zoning District.

LOCATION: South of Hillcrest Road, west of Los Altos Drive, east of Trinity Drive
APN 020-460-035, 020-460-036, 020-120-064

STAFF PLANNER: Eva Kelly, Interim Planning Manager (831) 636-4360

PROJECT DESCRIPTION: The applicant is requesting approval to prezone 3.10 acres of land (3 parcels) into the Low Density Residential Performance Overlay (R3-L/PZ) Zoning District. The properties are located south of Hillcrest Road, west of Los Altos Drive, and east of Trinity Drive, further identified as San Benito County Assessor Parcel Numbers 020-460-035, 020-460-036, and 020-120-064. The properties are located within the City of Hollister Sphere of Influence and General Plan Planning Area, and are contiguous to the City Limits on the western boundary of APNs 020-460-036 and 020-120-064. The current General Plan Designation of the project site is Low Density Residential.

The City Council authorized the initiation of the application for prezoning of the properties at the regular meeting of June 21, 2021 (Resolution 2021-124).

DISCUSSION:

Local Agency Formation Commission (LAFCO):
Pending prezoning approval, the City Council will be asked to approve a resolution requesting the Local Agency Formation commission (LAFCO) to initiate proceedings for annexation of the property. The Sphere of Influence approved by LAFCO establishes a boundary where it is anticipated that City Services will be available. A prezone application must include a plan for providing services that describes how public services will be provided to the property being considered for prezoning and annexation. The Plan for Services is provided as an attachment of this report.

Annexation Process:
Table 1 below lists a brief overview of the process for prezoning and annexation.

Table 1: Prezoning and Annexation Overview

Step	Type of Action
1	Application filed for prezoning and annexation
2	City Council approves or disapproves initiation of annexation
3	Environmental review is completed if necessary
4	Planning Commission recommendation to City Council for prezoning
5	City Council holds public hearing for first reading of ordinance to prezone property
6	City Council conducts second reading and approves ordinance which takes effect after 30 days
7	City Council approves a resolution requesting the Local Agency Formation Commission of San Benito County to initiate proceedings to annex the pre-zoned property
8	LAFCO approves annexation
9	Certificate of Completion is filed with the County Clerk and the annexation takes effect
10	Annexation and required fees are filed with State Board of Equalization

Property Tax Exchange: The Revenue and Taxation Code authorizes counties and cities to enter into master property tax agreements for the exchange of property tax revenues in the event of annexation of territory into a city. The City Council of the City of Hollister approved a property tax exchange agreement on December 16, 2019. The intent of the agreement is to assure that the future

development of the residential property will be fiscally neutral to the City and County, and to assure that there is sufficient revenue to provide long term levels of public services.

Project Boundary:
The current application is for the prezone for annexation of three parcels totaling approximately 3.10 acres. At the June 21, 2021 City Council meeting, the council considered the initiation of prezone for the proposed project. Staff's recommendation to the City Council during the hearing was to include the subject parcels as well as all of the properties within the boundary area between the existing city limits to the south and Hillcrest Road, and within a line drawn north from the existing city limits at Cobblestone Court to Hillcrest Road. See that attached *Staff's Recommended Boundary Map*. However, the City Council did adopt Resolution 2021-124 which authorized the Initiation of Prezone 2021-2 as proposed for the three parcels owned by the applicant.

Staff would still recommend the inclusion of additional parcels to create a more logical city limit boundary line in the area and so as to not create future unincorporated islands and peninsulas surrounding the city limits.

Environmental Analysis:
The project as proposed is Categorically Exempt from CEQA pursuant to Section 15332 *In-Fill Development Projects* Class 32, which consists of project characterized as in-fill development meeting the following conditions:

a. The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.
b. The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.
c. The project site has no value as habitat for endangered, rare, or threatened species.
d. Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.
e. The site can be adequately served by all required utilities and public services.

Analysis: The project is proposed for prezoning to the Low Density Residential Performance Overlay Zoning District, which is consistent with the General Plan designation of Low Density Residential. The project area is identified as a "Priority Infill Area"

in the City of Hollister 2005-2023 General Plan. The prezoning of the site would not approve any development plans for the property. Any future development project proposal would be required to comply with all applicable general plan policies and regulations and obtain all necessary approvals.

Findings for Approval: Pursuant to Section 17.24.250 of the Hollister Municipal Code, the following findings must be made for the approval of a prezone application:

1. The amendment is internally consistent with all other provisions of the General Plan.

   The proposed prezoning (R1-L/PZ) of the project site is consistent with the current general plan designation of Low Density Residential. The site is located within the City of Hollister Sphere of Influence, and was anticipated for future annexation in to the City of Hollister City Limits.

2. The proposed amendment would not be detrimental to the public interest, health, safety, convenience, or welfare.

   This finding cannot be made. *While the project site is contiguous to the city limits along the western boundary of two of the parcels, APNs 020-460-036 and 020-120-064, the annexation boundary as proposed would create a peninsula of unincorporated land within the boundary of the City Limits to the south of the project site. The creation of unincorporated islands and peninsulas is discouraged by LAFCO, which is the ultimate authority on boundary changes and annexation of territory.*
   In addition, the access to APNs 020-460-035 and 020-460-036 is located at Los Altos Drive on the eastern boundary of the project site (APN 020-120-064 has one existing residential unit which accesses Hillcrest Road to the north). Los Altos Drive, with the exception of the right-of-way directly along the narrow project frontage which would be annexed with the property if approved, is within the jurisdiction of San Benito County surrounding the project site. Any future development, as well as the existing single family residence on APN 020-460-035 would have no contiguous access to City roads, though the development would be within the limits of the City of Hollister and developed to City standards. Los Altos Drive to the south of the project site is currently barricaded at the current City Limit near Cobblestone Court, which also limits access for emergency

and other city services to this project site. The impacts of any development of this site would have to consider impacts to San Benito County roadways in addition to City facilities.
There is an existing city sewer service line located in Los Altos Drive that serves several of the unincorporated properties in the vicinity of the project site, and within the recommended modified annexation boundary. Annexation of all of the properties rather than creating a county peninsula in this area would also serve the public interest in that any county properties which are currently utilizing city services would become incorporated into the city limits, and any properties in the vicinity which are currently on a septic system would be more easily able to connect to the City's sewer services. This is in line with the San Benito County Region's mutual goals of protecting the county water supply, and discouraging the use of septic systems.

3. The affected site is physically suitable (including absence of physical constraints, access, and compatibility with adjoining land uses, and provision of utilities) for proposed or anticipated uses or development.

   The proposed project site is generally flat and is proposed for low density residential development. There are existing services available nearby to any future development, and the site is surrounded by low density residential development on all sides. It is important to note that access to this property is available, but requires use of San Benito County roads, it is not contiguous to the City's right-of-way as proposed.

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 motion:

1. Adopt a resolution recommending that the City Council take the following actions:
   a. Deny the application for Prezone 2021-2 as proposed, based on the findings contained in the draft resolution;
   b. Direct the applicant to modify the application proposal to include the unincorporated area bound by the City Limit on the west just east of Trinity Drive; bound by the City Limit on the south near El Camino de Vida and Cobblestone Court; bound on the east by a line drawn from the City Limit at the northeast corner of 1640 Cobblestone Court north to Hillcrest Road; and bound on the north by Hillcrest Road.

SITE INFORMATION:	A small portion of the eastern corner of APN 020-460-035 is located within FEMA Flood Zone AE. Floodplain areas identified in Zone AE must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increases in flood heights. The project is not located in a special study seismic zone.
SITE DESCRIPTION:	The proposed project is located south of Hillcrest Road, west of Los Altos Drive, east of Trinity Drive, and north of El Dorado Drive; further identified as San Benito County Assessor Parcel Numbers 020-460-035, 020-460-036, and 020-120-064.
ZONING:	Low Density Residential Performance Overlay (R1-L/PZ) Zoning District (Proposed)
GENERAL PLAN:	Low Density Residential
LAND USE:	APN 020-120-064: One Existing Residence APN 020-460-036: Vacant APN 020-460-035: One Existing Residence
SURROUNDING USES:	(North) Residential (San Benito County) (South) Residential (San Benito County) (East) Residential/Vacant (San Benito County) (West) Residential (R1-L/PZ, City of Hollister)
CEQA:	The project is Categorically Exempt from CEQA, pursuant to Section 15332 *In-Fill Development Projects*, Class 32.

NOTICE

<u>Appeal Notice</u>: 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.

PLANNING COMMISSION RESOLUTION NO. 2022-

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HOLLISTER RECOMMENDING THAT THE CITY COUNCIL OF THE CITY OF HOLLISTER DENY THE APPLICATION FOR PREZONE 2021-2 AS PROPOSED AND DIRECT THAT THE PREZONE BE MODIFIED TO INCLUDE ADDITIONAL PARCELS SO AS TO NOT CREATE A COUNTY PENNINSULA WITHIN THE PROPOSED CITY LIMIT BOUNDARY
(TED INRAVIA)
APN 020-460-035, 020-460-036, & 020-120-064

WHEREAS, under the provisions of Section 17.24.250 of Title 17 *Zoning* of the City of Hollister Municipal Code, the City Council authorized the initiation of the application for prezoning 2021-2 on June 19, 2021; and,

WHEREAS, the City Planning Division received the prezoning and annexation request on February 16, 2022, and forwarded the request to the Development Review Committee to assess the proposal for compliance with all relevant regulations; and,

WHEREAS, under the provisions of Section 17.24.250(C) of Title 17 *Zoning*, the Planning Commission is charged with receiving, investigating, and recommending to the City Council the approval, modification, or disapproval of prezoning applications based upon the required findings for approval of a prezoning in Section 17.24.250(E); and,

WHEREAS, the Planning Commission held a duly noticed public hearing on June 23, 2022 to consider the applicant's request, 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 make a recommendation to the City Council in accordance with Section 17.24.250.

NOW, THEREFORE IT IS RESOLVED, that the Planning Commission of the City of Hollister does hereby recommend, in accordance with Section 17.24.250, that the City Council take the following actions:

1. Deny the application for Prezone 2021-2 as proposed for the annexation of APNs 020-460-035, 020-460-036, & 020-120-064; and

2. Direct the applicant to modify the application proposal to include the unincorporated area bound by the City Limit on the west just east of Trinity Drive; bound by the City Limit on the south near El Camino de Vida and Cobblestone Court; bound on the east by a line drawn from the City Limit at the northeast corner of 1640 Cobblestone Court north to Hillcrest Road; and bound on the north by Hillcrest Road; and

BE IT FURTHER RESOLVED, that in support of the above recommendation to the City Council, the Planning Commission makes the following findings for Prezone 2021-2 as proposed:

CEQA FINDINGS:

1. **Finding:** The approval of the project is in compliance with the California Environmental Quality Act.

   Evidence: *The project is Categorically Exempt from CEQA pursuant to Section 15332* In-Fill Development Projects *Class 32, as it is proposed for prezoning to the Low Density Residential Performance Overlay Zoning District, which is consistent with the General Plan designation of Low Density Residential. The project area is identified as a "Priority Infill Area" within the City of Hollister 2005-2023 General Plan, is on a site of less than 5 acres substantially surrounded by urban uses. The project site has no value as habitat for endangered, rare, or threatened species; approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality; and the site can be adequately served by all required utilities and public services.*

PREZONE FOR ANNEXATION FINDINGS:

1. **Finding:** The amendment is internally consistent with all other provisions of the General Plan.

   Evidence: *The proposed prezoning (R1-L/PZ) of the project site is consistent with the current general plan designation of Low Density Residential. The site is located within the City of Hollister Sphere of Influence, and was anticipated for future annexation in to the City of Hollister City Limits.*

2. **Finding:** The proposed amendment would not be detrimental to the public interest, health, safety, convenience, or welfare.

   This finding cannot be made. *While the project site is contiguous to the city limits along the western boundary of two of the parcels, APNs 020-460-036 and 020-120-064, the annexation boundary as proposed would create a peninsula of unincorporated land within the boundary of the City Limits to the south of the project site. The creation of unincorporated islands and peninsulas is discouraged by LAFCO, which is the ultimate authority on boundary changes and annexation of territory.*

   In addition, the access to APNs 020-460-035 and 020-460-036 is located at Los Altos Drive on the eastern boundary of the project site (APN 020-120-064 has one existing residential unit which accesses Hillcrest Road to the north). Los Altos Drive, with the exception of the right-of-way directly along the narrow project frontage which would be annexed with the property if approved, is within the jurisdiction of San Benito

County surrounding the project site. Any future development, as well as the existing single family residence on APN 020-460-035 would have no contiguous access to City roads, though the development would be within the limits of the City of Hollister and developed to City standards. Los Altos Drive to the south of the project site is currently barricaded at the current City Limit near Cobblestone Court, which also limits access for emergency and other city services to this project site. The impacts of any development of this site would have to consider impacts to San Benito County roadways in addition to City facilities.

There is an existing city sewer service line located in Los Altos Drive that serves several of the unincorporated properties in the vicinity of the project site, and within the recommended modified annexation boundary. Annexation of all of the properties rather than creating a county peninsula in this area would also serve the public interest in that any county properties which are currently utilizing city services would become incorporated into the city limits, and any properties in the vicinity which are currently on a septic system would be more easily able to connect to the City's sewer services. This is in line with the San Benito County Region's mutual goals of protecting the county water supply, and discouraging the use of septic systems.

3. **Finding:** The affected site is physically suitable (including absence of physical constraints, access, and compatibility with adjoining land uses, and provision of utilities) for proposed or anticipated uses or development.

   Evidence: *The proposed project site is generally flat and is proposed for low density residential development. There are existing services available nearby to any future development, and the site is surrounded by low density residential development on all sides. It is important to note that access to this property is available, but requires use of San Benito County roads, it is not contiguous to the City's right-of-way as proposed.*

PASSED AND ADOPTED, at a regular meeting of the City of Hollister Planning Commission held on this 23rd day of June 2022, by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

_____
Chairperson of the Planning Commission
of the City of Hollister

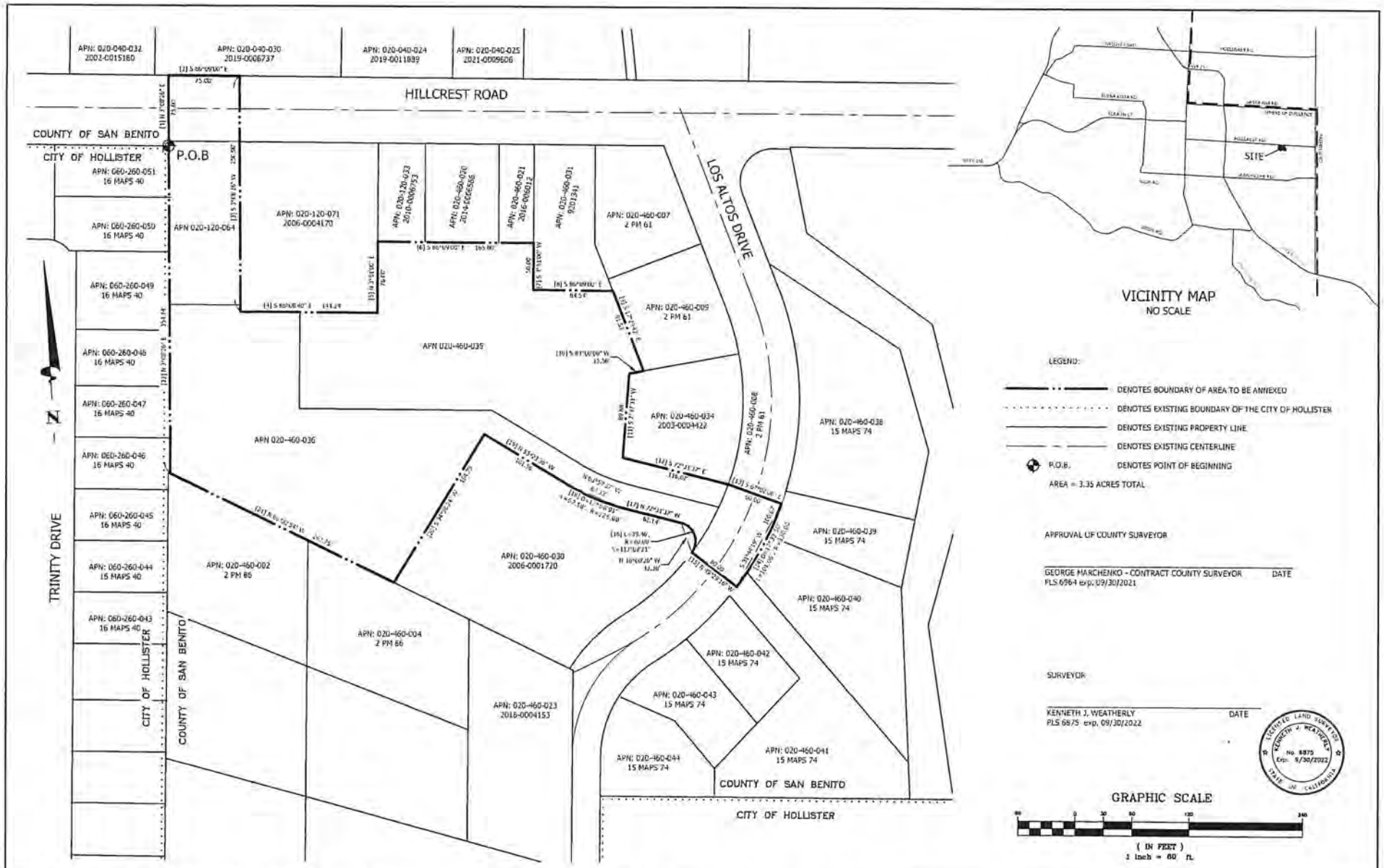
ATTEST:

_____

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.



SAN BENITO ENGINEERING
& SURVEYING, INC.
502 Monterey Street Hollister, California 95023
(831) 637-2763 E-MAIL sbes@garlic.com

COUNTY OF SAN BENITO
PORTION OF LOT 36
OF THE RANCHO SAN JUSTO
STATE OF CALIFORNIA

ANNEXATION MAP
INTRAVIA ANNEXATION TO
THE CITY OF HOLLISTER
HORIZONTAL SCALE 1" = 60'

INTRAVIA ANNEXATION TO THE CITY OF HOLLISTER

BEING A PORTION of Homestead Lot 36 of the San Justo Rancho as is shown in Book 1 of Maps, page 64, San Benito County Records, bounded by a line more particularly described as follows

BEGINNING AT A POINT in the southerly line of Hillcrest Road at the northeasterly corner of Lot 49 as is shown on the map of the Hillcrest Meadows Subdivision, Amended Tract No. 331, recorded in Book 16 of Maps, page 40, San Benito County Records, said point being at an angle point in the jurisdictional boundary of the City of Hollister; thence leaving the said southerly line of Hillcrest Road

[1] North 03°08'26" East, 75.00 feet to a point in the northerly line of said Hillcrest Road; thence along said northerly line

[2] South 86°09'00" East, 75.00 feet; thence leaving said northerly line and running parallel to course [1]

[3] South 03°08'26" West, 250.90 feet to an angle point in the north line of Parcel 2 as is shown on P.M. No. 590-81 recorded in Book 6 of Parcel Maps, page 16, San Benito County Records; thence running along the northerly lines of Parcels 2 and Parcel 1 shown on the same said P.M. No. 590-81 the following courses:

[4] South 86°08'40" East, 144.24 feet; thence

[5] North 03°51'00" East, 76.00 feet; thence

[6] South 86°09'00" East, 165.00 feet; thence

[7] South 03°51'00" West, 50.00 feet; thence

[8] South 86°09'00" East, 84.54 feet; thence along the easterly line of said Parcel 1

[9] South 17°29'42" East, 91.53 feet; thence leaving said easterly line

[10] South 83°00'00" West, 15.56 feet; thence

[11] South 07°47'31" West, 89.88 feet; thence

[12] South 72°31'37" East, 116.07 feet to a point in the westerly line of Los Altos Drive; thence

[13] South 67°02'06" East, 60.00 feet to point in the easterly line of said Los Altos Drive; thence

[14] along a non-tangent curve to the right having a radius of 330.00 feet, a central angle of 17°32'50", the long chord of which bears South 31°44'19" West for a distance of 100.67 feet, with a radial line in of North 67°02'06" West and a radial line out of South 49°29'16" East, and an arc length of 101.06 feet to a point; thence leaving said easterly line

[15] North 49°29'16" West, 60.00 feet to a point in the said westerly line of Los Altos Drive at the southeasterly corner of Parcel 2 of the said P.M. No. 590-81; thence along the southerly line thereof

[16] along a non-tangent curve to the left having a radius of 20.00 feet, a central angle of 113°02'21", the long chord of which bears North 16°00'26" West for a distance of 33.36 feet, with a radial line in of North 49°29'16" West and a radial line out of North 17°28'23" East, and an arc length of 39.46 feet to a point; thence

[17] North 72°31'37" West, 62.14 feet; thence

[18] along a tangent curve to the right with a radius of 226.00 feet, a central angle of 17°08'01", the chord of which bears North 63°57'37" West for a distance of 67.33 feet, and having an arc length of 67.58 feet; thence

[19] North 55°23'36" West, 101.56 feet; thence

[20] South 34°36'24" West, 184.73 feet; thence

[21] North 60°32'54" West, 262.75 feet to the southwesterly corner of said Parcel 2, said point being in the easterly line of the said Hillcrest Meadows Subdivision, Amended Tract No. 331 and in the said jurisdictional boundary line of the City of Hollister; thence along said jurisdictional boundary line and the said easterly line of Hillcrest Meadows Subdivision, Amended Tract No. 331

[22] North 03°08'26" East, 354.74 feet to the **POINT OF BEGINNING**.

ONTAINING: 3.34 acres of land, more or less.

_____

Kenneth J Weatherly date
PLS 6875

PLAN FOR SERVICES

Property Owner Name:	Ted Intravia
Applicant Name:	Ted Intravia
Assessor Parcel Numbers:	020-460-035; 020-460-036; 020-120-064

This Plan for Services accompanies the application of pre-zoning for property by the City of Hollister for purposes of annexation. The property to be annexed comprises 3.35 acres. The annexation site is located south of Hillcrest Road between Clearview Drive and Los Altos Drive – see attached map. The owner is requesting a pre-zoning of Medium Density Residential (R-3), which is consistent with the City of Hollister General Plan.

Pursuant to Section 56653 of the Cortese/Knox Act, the City of Hollister must file a plan for providing services for the affected area of the annexation as part of the submission of the Resolution of Application. Section 56653 requires that the plan for providing services include the following information:

1. *An enumeration and description of the services to be extended to the affected (annexed) property.*
2. *The level and range of those services.*
3. *An indication of when those services can feasibly be extended to the affected property.*
4. *An indication of any improvements or upgrading of structures, roads, sewer or water facilities, or other conditions the local agency would impose or require within the affected territory if the change or organization (annexation) is completed.*
5. *Information with respect to how those services will be financed.*

In addition, San Benito County LAFCO policy also requires a clear quantifiable mechanism to provide adequate services.

Below is an analysis of the services that will be required for the annexation of the affective property pursuant to the requirements set forth by Section 56653 of the Act.

***

The Los Altos Annexation consists of 3.35 acres located south of Hillcrest Road between Clearview Drive and Los Altos Drive. The applicant is requesting pre-zoning and annexation under the City's Planning and Development Policies contained in their General Plan.

The following is a list of services that would be provided to the Los Altos Annexation. They will be provided by the City of Hollister unless otherwise noted:

- General Government
- Police Service
- Fire Service
- Water Service
- Sewer Service
- Storm Drainage
- Road Construction
- Street and Utility Maintenance
- Parks and Recreation

General Government

General Government Services include the City Council, City Administration (City Manager, City Attorney), City Finance (Payment of Utility Bills), Building, Planning, Engineering and Animal Control. These services are currently being provided to the City populous at large. Annexation of the affected area in its current condition will not cause any increase in City General Government services. Development of the site, if annexed, will cause a minor increase in General Government Service for the City Council, City Administration, City Finance and Animal Control. These will be financed through an incremental increase in General Fund Revenues, such as property and sales taxes. The City is also requiring that all projects requesting annexation enter into an agreement to be fiscally neutral (project will provide all revenues necessary to provide public service). The incremental increase in services for Building, Planning and Engineering will be financed through permit fees.

Police Service

Police service to the affected area will be provided by the Hollister Police Department upon annexation. The Police Department provides this service throughout the city based on staffing levels set by the City Council. The proposed annexation is contiguous to the current City limits (current service area). The annexation will extend the boundary of police service currently in effect.

Upon annexation and development, the project will include roadways that would affect traffic enforcement/collision investigation responsibilities, and an incremental increase in staffing levels and capital equipment due to the increase in population. The increase in police service will be financed by the imposition of a Mello-Roos Community Facilities public safety tax. The increase in capital equipment will be financed through the imposition of police impact fees collected at the time of building permit issuance or prior to occupancy of the site. The annexation of the area will not create the need for any police related structures or improvements.

Fire Service

Fire service to the affected area will be provided by the Hollister Fire Department upon annexation. The Fire Department provides this service throughout the city and adjoining County areas, via a mutual aide agreement, based on staffing levels set by the City Council. The Fire Department houses its personnel at its stations located at the northwest corner of Fifth Street & Sally Street and Union Road & Valley View Road. The proposed annexation is contiguous to the current City limits (current service area), and will extend the boundary of fire service currently in effect. The area is within the five-minute first response of the city Fire Station 2 (Union Road & Valley View Road). Upon annexation and development, the project will require an incremental increase in staffing levels and capital equipment due to the increase in population. The increase in fire service will be financed by the imposition of a Mello-Roos Community Facilities public safety tax. The increase in capital equipment will be financed through the imposition of fire impact fees collected at the time of building permit issuance or prior to occupancy of the site. The annexation of the area will not create the need for any fire related structures or improvements.

Water Service

The property is currently in the Sunnyslope County Water District (SSCWD) service area. The annexation would have no effect on the provision of the service by SSCWD. All plans for water service will need to be approved by SSCWD's Engineering Department. The proposed project has not yet determined the amount of dwelling units that will be built. Using the City's general plan standards for 10 Medium Density Residential Units per acre, the property will consist of approximately 31 MDRU's. The Hollister Urban Area Water and Wastewater Master Plan determined a usage value of 312 gallons per day per dwelling unit (gpd/DU) for new housing units based off these values. Using these numbers, demand would be 9,672 gallons of water per day. Existing water mains are located in the city streets Hillcrest Road and Los Altos Drive near the project site. Water will be supplied to the affected area from the existing 8" water main located in Los Altos Drive and the existing water main located in Hillcrest Road. A developer will be required to fund the installation of the water lines to all City of Hollister standards.

Sewer Service

One residential structure currently occupies the site, and is served by existing septic tank. Development of the site after annexation will require City of Hollister sewer service. The City of Hollister currently provides sewer service to and with the Hollister Domestic Wastewater Treatment Plant (DWTP), which serves within the city limits and portions of unincorporated San Benito County. The project proposed for the area requested for annexation will comprise a total of 31 MDRU. Using the 31 MDRU and the City Q Average Coefficient of 160 gpd/SFDU, the development would generate an anticipated flow of 4,960 gallons per day of wastewater.

Sewage or wastewater flows are transported to the treatment plant via a series of transmission lines. The proposed property is near an 8" sanitary sewer transmission line that is located in Los Altos Drive.

The sanitary sewer line in Los Altos Drive flows under gravity to city treatment facility. Per the City of Hollister Sanitary Sewer Collection System Master Plan adopted in August, 2010, this entire property is included in the study area. The collection system for this area was found adequate under anticipated future flows. To offset the use of the capacity for the transmission lines, any development will be assessed an impact fee at the time of building permit issuance. A sewer treatment impact fee will also be assessed to provide funding for additional capacity at the sewer plant.

Storm Drainage

The City of Hollister maintains a series of transmission lines that convey storm flows within the city and some adjoining areas of unincorporated San Benito County to the San Benito River, the Santa Ana Creek or a terminal basin within the City's system. This property is within the San Benito River drainage area. In accordance with the Low Impact Development requirements of the City of Hollister Grading and Best Management Practices Control Ordinance (Ord. #1053) more water will be retained on site than in traditional development methods, but some will still be sent to the city storm system. The developer will be required to fund the installation of all storm drainage improvements needed for the affected area to the City Standards.

Road Construction

The City of Hollister requires that there be adequate roadways to serve the transportation needs of the City residents. The City, private developers or a combination of both, funds roadways. The project site front is on Los Altos Drive & Hillcrest Road. Upon development, it will not require widening of the property frontage to City of Hollister standards. The development may require, on an incremental basis, the need for expanded roadway facilities in the City and the County. To offset these incremental costs, any development will be assessed a traffic impact fee at the time of final occupancy for a building permit.

Street and Utility Maintenance

Annexation of the property in its current state will not require an increase in the funding for the street or utility maintenance. Development of the site will require maintenance of city streets, landscaping and utility facilities that will serve the site, as well as streets and utility systems within the development. The area street maintenance is funded by the City of Hollister state-collected taxes. City utility systems are currently funded by City user fees, however as a part of any development agreement, the property will be required to annex to a new lighting and landscaping district for the maintenance of lighting, landscaping and utility services that will serve the site.

Parks and Recreation

No parks or recreation units currently occupy the affected area. Development of projects generally requires an increase in park facilities to serve the new residents. The City of Hollister requires residential projects either dedicate land and/or pay park-in-lieu impact fees for the incremental need to expand park facilities. At the time of review of the development application, the projects financial contribution for park lands or facilities will be determined.

The city of Hollister generally funds a number of recreation programs to serve the needs of city residents. These programs are funded at a level of 75 percent by user's fees. The remaining costs are funded by the City of Hollister General Fund. The City will enter into an annexation agreement with the owner of the property to ensure that development of the site is fiscally neutral, which would include the City portion of the funding required for recreational programs.

RESOLUTION NO. 2021-124

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HOLLISTER APPROVING THE INITIATION OF PREZONE 2021-2 TO INITIATE THE PREZONING AND EXPANSION OF THE SPHERE OF INFLUENCE TO INCLUDE THREE PARCELS TOTALING 3.10 ACRES LOCATED IN THE UNINCORPORATED AREA OF THE COUNTY OF SAN BENITO, SOUTH OF HILLCREST ROAD AND WEST OF LOS ALTOS DRIVE, FURTHER IDENTIFIED AS SAN BENITO COUNTY ASSESSOR PARCEL NUMBERS 020-460-035, 020-460-036, & 020-120-064

WHEREAS, under provisions of Section 17.24.250 of the Zoning Ordinance, the Director of the City of Hollister Development Services Department shall first submit a complete application for prezoning to the City Council for the Council to direct whether the prezoning will or will not proceed; and

WHEREAS, the Sphere of Influence is an important benchmark because it defines the primary area within which urban development is to be encouraged and where the city will be expanding providing new or extended services; and

WHEREAS, The City of Hollister Development Services Department received the Initiation of Prezone application and request to expand the Sphere of Influence to include San Benito County Assessor Parcel Numbers 020-046-035, 020-460-036, & 020-120-064, and forwarded the request to the City of Hollister Development Review Committee to assess the proposal for compliance will all relevant regulations; and

WHEREAS, the City Council at its meeting of June 21, 2021 considered the applicant's request, reviewed the staff report, and received written and oral testimony for and against the proposal; and

WHEREAS, the City Council deliberated and determined to grant the applicant's request and approve the application for Initiation of Prezone 2021-2 and the expansion of the Sphere of Influence in accordance with Section 17.24.250 of the Zoning Ordinance, and based on the facts as presented, and the code requirements as plainly stated; and

CITY OF HOLLISTER
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ON FILE IN THE
OFFICE OF THE CITY CLERK

WHEREAS, public hearings shall be set before the Planning Commission and City Council for the prezoning of the property in compliance with Section 17.24.120 *Public Hearings* of the Zoning Ordinance; and

WHEREAS, at the June 21, 2021, meeting, City Council made the amendment stating that if any other parcels in the vicinity would want to annex into the City they would have to perform the CEQA requirement for the entire peninsula.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Hollister does hereby approve of the Initiation of Prezone 2021-2 and the expansion of the Sphere of Influence.

PASSED AND ADOPTED, by the City Council of the City of Hollister at a Regular Meeting held this 21st day of June, 2021, by the following vote:

AYES: Council Members Perez, Resendiz, Burns, and Mayor Velazquez.
NOES: None.
ABSTAINED: None.
ABSENT: None.

Ignacio Velazquez, Mayor

ATTEST:

Christine Black, MMC, City Clerk

APPROVED AS TO FORM:

Epperson Law Group PC

Jason S. Epperson, City Attorney

CITY OF HOLLISTER
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ON FILE IN THE
OFFICE OF THE CITY CLERK

I, CHRISTINE BLACK, MMC, City Clerk of the City of Hollister, do hereby certify that the attached Resolution No. 2021-124 is an original Resolution, or true and correct copy of a City Resolution, duly adopted by the Council of the City of Hollister at a Regular Meeting of said Council held on the 21st day of June, 2021, at which meeting a quorum was present.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the Official Seal of the City of Hollister this 21st day of June, 2021.

for Christine Black, MMC
City Clerk of the City of Hollister

(Seal)

CITY OF HOLLISTER
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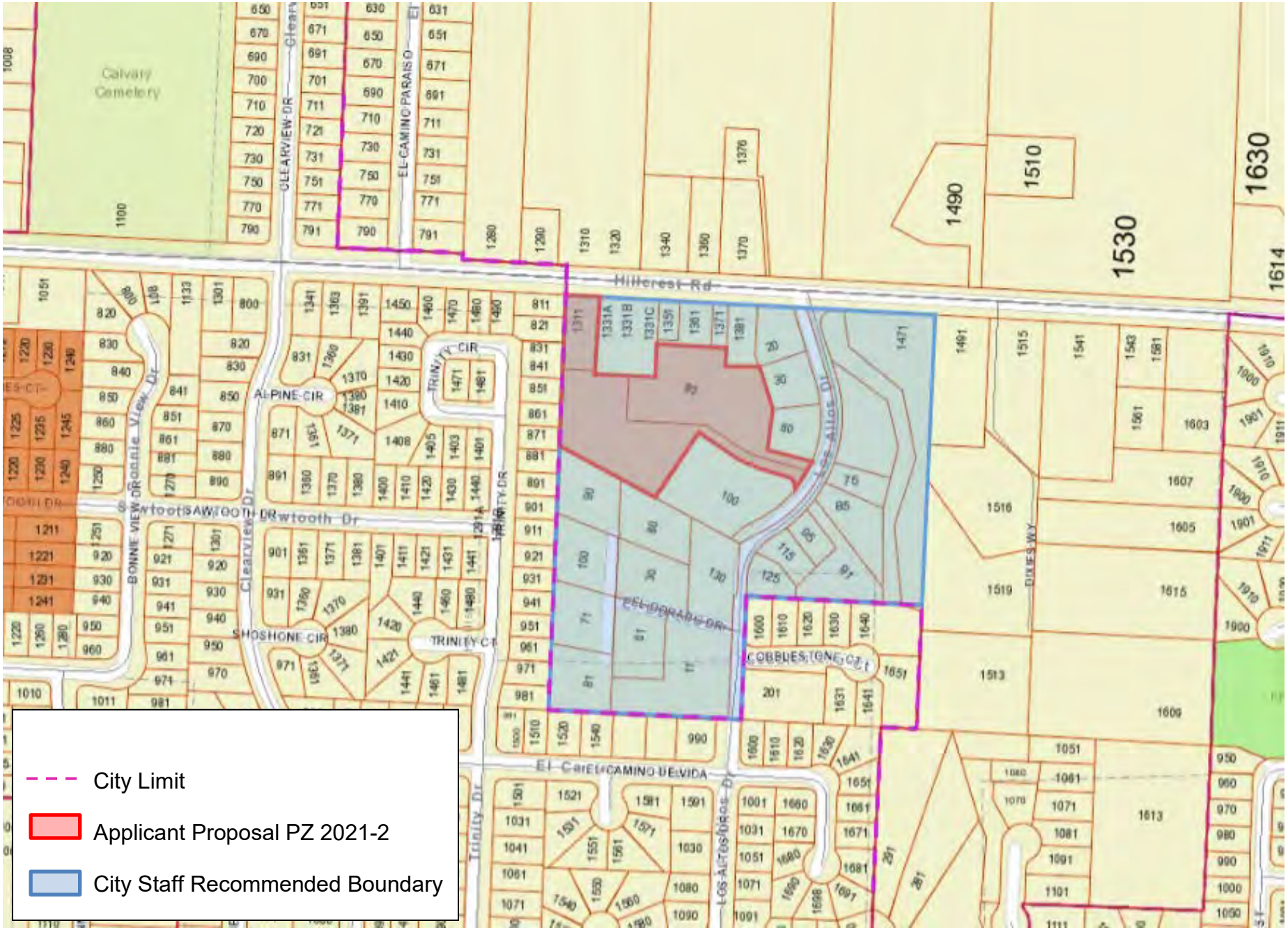
ON FILE IN THE
OFFICE OF THE CITY CLERK


Calvary Cemetery
Hillcrest Rd
CLEARVIEW DR
EL CAMINO PARAISO
ALPINE CIR
TRINITY CIR
TRINITY DR
SAWTOOTH DR
BONNIE VIEW DR
SHOSHONE CIR
TRINITY CT
EL DORADO DR
COBBLESTONE CT
EL CAMINO DELVIDA
LOS ALTOS DR
DIXIES WY
1490
1510
1530
1630
1614
City Limit
Applicant Proposal PZ 2021-2
City Staff Recommended Boundary

FLOOD ZONE MAP

Legend

Project Boundary

Flood Zone AE

DEVELOPMENT SERVICES DEPARTMENT

City of Hollister
Planning Division

PLANNING COMMISSION STAFF REPORT

MEETING DATE: June 23, 2022

APPLICATION NO.: Minor Subdivision 2018-3 Amendment

APPLICANT: Alan Brookshire

OWNER: Alan Brookshire

REQUEST: The applicant is requesting approval to remove the requirement to underground a utility pole located in the unnamed alley behind the project, which was required as part of Condition of Approval 11 of Planning Commission Resolution 2018-36.

LOCATION: 221 Hawkins Street
APN 056-091-002

STAFF PLANNER: Eva Kelly, Interim Planning Manager (831) 636-4360

PROJECT DESCRIPTION: On September 27, 2018, the City of Hollister Planning Commission adopted PC Resolution 2018-36 and PC Resolution 2018-37, which approved Minor Subdivision (MS) 2018-3 and Site & Architectural Review (S&A) 2018-7, respectively. Minor Subdivision 2018-3 proposed the subdivision of an existing 4,410 SF parcel located at 221 Hawkins Street (APN 056-091-002) in the Downtown Mixed-Use (DMU) Zoning District, into three parcels for residential development. Site & Architectural Review 2018-7 proposed to develop three residential units, two single family attached (duet) units on two of the new lots, and one single family detached unit on the third lot created by MS 2018-3. As a condition of approval for the project, the applicant was required to submit an application for a Conditional Use Permit to allow for the reduction of open space requirements for the project. Conditional Use Permit (CUP) 2018-

10 was subsequently adopted by the Planning Commission via PC Resolution 2018-51 on December 20, 2018.

The projects were set to expire as follows:
MS 2018-3 – September 27, 2020
S&A 2018-7 – September 27, 2020
CUP 2018-10 – December 20, 2020

On September 24, 2020, former Development Services Director, Bryan Swanson, issued a letter providing for a two-year extension to Minor Subdivision 2018-3, which extended the application approval until September 28, 2022. It has been determined that the S&A and CUP approvals have since expired, as they were not a part of the extension request and approval.

The applicant has requested an amendment to Condition 11 of MS 2018-3, which reads as follows:

"11. Road Improvements:
a. The subdivider 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 following rights-of-way into full conformance with all applicable City standards.
    i. **Alley Improvements**: As shown on the tentative map, the alley to the south of the property shall have full improvements including but not limited to AV pavement overlay or other pavement restoration method as approved by the City Engineer, curb, gutter, lighting and undergrounding of any existing overhead utilities as determined by the City Engineer. These improvements shall run the entire length of the alley between San Benito Street and East Street, and across the entire right-of-way width. The curbs shall be painted red along both the north and south sides of the alley for the entire length."

The applicant is requesting to amend this condition to remove the requirement to underground the overhead utility pole that is located south of the property within the right-of-way of the unnamed alley.

Currently, the alley is not utilized as a through-access right-of-way because it has been fenced off and is used for private parking for the property located at 927 San Benito Street. The eastern third of the alley is utilized for one-way exiting access from the parking lot of the existing commercial property directly east of the subject property (203 Hawkins St.). As part of the original project approval, the City conditioned the alley to be reopened prior to recordation of the final map (CoA 68, PC Resolution 2018-36) to allow for one-way access through the alley from San Benito Street to East Street, which would allow access to the third unit proposed by the project.

There is an existing overhead utility pole located within the alley right-of-way, which serves surrounding properties. As part of Condition of Approval 11, cited above, the applicant was required to provide full improvements to the alley right-of-way, including the undergrounding of this utility pole. The right-of-way is 12' 0" wide, which is the minimum required width of a one-way traffic lane pursuant to Cal. Code Regs. tit. 14 § 1273[1]. The current location of the utility pole limits the actual width for passage of a vehicle through the alley to approximately 9.5'.

The applicant's request to remove the condition to underground the utility pole, as indicated in their application, is because:

> "This power pole does not serve the property, but does serve several neighboring properties through their back yards. It would not only be expensive to underground this pole, it would require work in private properties in developed yards."

Eliminating the requirement for undergrounding, which would clear the full width of the right-of-way if implemented as originally approved, would reduce the accessible width of the alley below the minimum width required by the California Code of Regulations.

Staff has requested that the applicant provide a statement from PG&E that acknowledges that the utility pole is located within the right-of-way of the alley which would be opened for through traffic as part of this project approval, and that takes liability for the location of the pole if it were to remain above ground. To this date, no statement from PG&E regarding the proposed project amendment has been received by staff.

[1] https://casetext.com/regulation/california-code-of-regulations/title-14-natural-resources/division-15-department-of-forestry-and-fire-protection/chapter-7-fire-protection/subchapter-2-sravhfhsv-fire-safe-regulations/article-2-emergency-access-and-egress/section-127301-width

DISCUSSION:

General Plan Consistency:
The City of Hollister 2005-2023 General Plan designates the project site as Downtown Commercial and Mixed use. This designation provides for a range of uses, and encourages multi-use structures such as commercial ground floor buildings with upper floors used for residential or office spaces.

The current project proposes to subdivide the 4,410 SF property into three smaller properties for future development. The previous approvals, S&A 2018-7 and CUP 2018-10, proposed residential development on the three newly created parcels. At this time, those approvals are considered expired. The development of the project site will require submittal of new application(s) for appropriate entitlements, and will be subject to the City of Hollister General Plan, Municipal Code, and other standards and policies in place during the time of review and approval of such a project.

Health and Safety Policy HS1.1 ***Location of Future Development.***
Permit development only in those areas where potential danger to the health, safety, and welfare of the residents of the community can be adequately mitigated, including development which would be subject to severe flood damage or geological hazard due to its location and/or design. Development also should be prohibited where emergency services, including fire protection, cannot be provided.

The proposed amendment would be inconsistent with General Plan Policy HS1.1 as the location of the utility pole within the re-opened alley would create a potential hazard for vehicular traffic in the public right-of-way. The accessible travel width would be limited to approximately 9.5', which does not include any additional clearance required by PG&E for separation of vehicular traffic from the utility pole. The California Code of Regulations provides for a minimum of one twelve (12) foot traffic lane for one-way roads, which is satisfied as the conditions were previously approved, but which would not be satisfied if the pole were to remain above ground through an amendment to the conditions of approval.

CEQA Analysis: The original approval of Minor Subdivision 2018-3, which included a condition to underground the utility pole, was deemed to be categorically exempt under Section 15315 *Minor Land Divisions* Class 15 of the CEQA Guidelines. Class 15 consists of the division of property in urbanized areas zoned for residential, commercial, or industrial use into four or fewer parcels when the division is in conformance with the General Plan and zoning, no

variances or exceptions are required, all services and access to the proposed parcels to local standards are available, the parcel was not involved in a division of a larger parcel within the previous 2 years, and the parcel does not have an average slope greater than 20 percent.

As indicated above, approval of the amendment to remove the requirement for undergrounding would result in the project being deemed to be *inconsistent* with the City of Hollister's General Plan Policy HS1.1. This would result in the project no longer qualifying for a categorical exemption under CEQA because it would no longer be in conformance with the General Plan. Approval of the proposed amendment would require additional CEQA analysis before the subdivision would be implemented.

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

1. Adopt a Resolution DENYING the amendment to PC Resolution 2018-36 to remove the requirement to underground the utility pole located in the unnamed alley that was required as part of the original conditions of approval of Minor Subdivision 2018-3, based on the findings 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 at 221 Hawkins Street, south of Hawkins Street, east of San Benito Street, and west of East Street, further identified as San Benito County Assessor Parcel Number 056-061-002.

ZONING: Downtown Mixed Use (DMU) Zoning District

GENERAL PLAN: Downtown Commercial & Mixed Use

LAND USE: Vacant

SURROUNDING USES:

(North)	Downtown Mixed Use
(South)	Home Office/Old Town Medium Density Residential
(East)	Downtown Mixed Use
(West)	Downtown Mixed Use

CEQA:	The original project approval is categorically exempt from CEQA pursuant to Section 15315 *Minor Land Divisions*, Class 15 of the CEQA Guidelines. Approval of the amendment as proposed would require further analysis of the project under CEQA, as it would no longer be in conformance with the City of Hollister General Plan.

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.

PLANNING COMMISSION RESOLUTION NO. 2022-

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HOLLISTER DENYING THE REQUEST TO AMEND CONDITION OF APPROVAL 11 OF PC RESOLUTION 2018-36 APPROVING MINOR SUBDIVISION 2018-3 TO REMOVE THE REQUIREMENT TO UNDERGROUND A UTILITY POLE LOCATED IN THE UNNAMED ALLEY TO THE SOUTH OF THE PROJECT SITE (ALAN BROOKSHIRE) APN 056-091-002

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, the Planning Commission at a duly noticed public hearing on September 27, 2018 adopted Resolution 2018-36 approving an application for Minor Subdivision 2018-3 to subdivide one existing lots into three individual lots located at 221 Hawkins Street, further identified as San Benito County Assessor Parcel Number 056-091-002; and,

WHEREAS, in addition to Minor Subdivision 2018-3, the Planning Commission adopted PC Resolution 2018-37 (September 27, 2018) approving Site & Architectural Review 2018-7 and PC Resolution 2018-51 (December 20, 2018) approving Conditional Use Permit 2018-10 which provided for the development of the three parcels created by Minor Subdivision 2018-3 for residential uses; and,

WHEREAS, on September 24, 2020, the City of Hollister Development Services Director issued a letter providing for a two-year extension to Minor Subdivision 2018-3, which extended the entitlement approval until September 28, 2022; and,

WHEREAS, on September 27, 2020 the application for Site & Architectural Review 2018-7 expired, and on December 20, 2020 the application for Conditional Use Permit 2018-10 expired, as neither were included in the September 24, 2020 extension letter; and,

WHEREAS, the applicant has submitted a request to amend Condition of Approval 11 of PC Resolution 2018-36 to remove the requirement to underground a utility pole located in the unnamed alley to the south of the project site; 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 June 23, 2022 to consider the applicant's request, 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 DENY the applicant's request in accordance with Section 16.36 of Title 16 *Subdivisions* of the Hollister Municipal Code, and based on the facts as presented, and the code requirements as plainly stated.

NOW, THEREFORE IT IS RESOLVED, that the Planning Commission of the City of Hollister does hereby DENY the Amendment to PC Resolution 2018-36 which approved Minor Subdivision 2018-3 based on the following findings:

CEQA FINDINGS:

1. **Finding:** The approval for the Minor Subdivision is in compliance with the California Environmental Quality Act.

   This finding cannot be made. *The original approval of Minor Subdivision 2018-3, which included a condition to underground the utility pole, was deemed to be categorically exempt under Section 15315* Minor Land Divisions *Class 15 of the CEQA Guidelines. Class 15 consists of the division of property in urbanized areas zoned for residential, commercial, or industrial use into four or fewer parcels when the division is in conformance with the General Plan and zoning, no variances or exceptions are required, all services and access to the proposed parcels to local standards are available, the parcel was not involved in a division of a larger parcel within the previous 2 years, and the parcel does not have an average slope greater than 20 percent.*

   However, the approval of the requested amendment to remove the requirement to underground the utility pole would bring the project out of conformance with City of Hollister General Plan Policy HS1.1 which reads as follows:

   Health and Safety Policy HS1.1 ***Location of Future Development.*** Permit development only in those areas where potential danger to the health, safety, and welfare of the residents of the community can be adequately mitigated, including development which would be subject to severe flood damage or geological hazard due to its location and/or design. Development also should be prohibited where emergency services, including fire protection, cannot be provided.

   The proposed amendment would be <u>inconsistent</u> with General Plan Policy HS1.1 as the location of the utility pole within the re-opened alley would create a potential hazard for vehicular traffic in the public right-of-way. The accessible travel width would be limited to approximately 9.5', which does not include any additional clearance required by PG&E for separation of vehicular traffic from the utility pole. The California Code of Regulations provides for a minimum of one twelve (12) foot traffic lane for one-way roads, which is

satisfied as the conditions were previously approved, but which would not be satisfied if the pole were to remain above ground through an amendment to the conditions of approval.

Approval of the proposed amendment would result in the project no longer qualifying for a categorical exemption under CEQA because it would not conform to the City of Hollister General Plan. Approval of the amendment would require additional CEQA analysis before the subdivision could be implemented.

SUBDIVISION FINDINGS:

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

   This finding cannot be made. *Removal of the condition to underground the utility pole would reduce the vehicular access width in the alley to the south of the project to approximately 9.5 feet, which is less than the minimum width of 12 feet that is required for a one-way traffic lane by Cal. Code Regs. tit. 14 § 1273. With the utility pole remaining in place, there would be a potential danger to the safety and welfare of the public who utility the alley for through traffic and for any future users of the project site. This is inconsistent with General Plan Policy HS1.1, which states that the City should "Permit development only in those areas where potential danger to the health, safety, and welfare of the residents of the community can be adequately mitigated…" The proposed amendment is* ***inconsistent*** *with this policy.*

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

   Evidence: *The project proposes to subdivide a 4,410 square foot parcel into three lots for future development. The project is located in the Downtown Mixed Use (DMU) Zoning District. There are no minimum lot size requirements in the DMU Zoning District, and the proposed lots meet the requirements of Title 17* Subdivisions *of the Hollister Municipal Code. Any proposed future development of the lots must comply with the City of Hollister Zoning Ordinance and General Plan.*

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

   This finding cannot be made. *As indicated above, the original project approval was considered categorically exempt from CEQA pursuant to Section 15315* Minor Land Divisions *Class 15 of the CEQA Guidelines. Removal of the condition to underground the utility pole will bring the project out of conformance with the General Plan, and thus disqualify the project from a categorical exemption. Further analysis pursuant to CEQA would be required to make this finding.*

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

This finding cannot be made. *With the utility pole remaining in the 12' right-of-way of the alley, the vehicular clearance is reduced to approximately 9.5'. This is inconsistent with the minimum required width for a one-way traffic travel lane required by the California Code of Regulations – 12 feet. The location of the utility pole poses a safety risk for residents who may utilize the alley for vehicular traffic, as it forms an obstacle in the travel lane.*

PASSED AND ADOPTED at a regular meeting of the City of Hollister Planning Commission held on this 23rd day of June 2022, by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

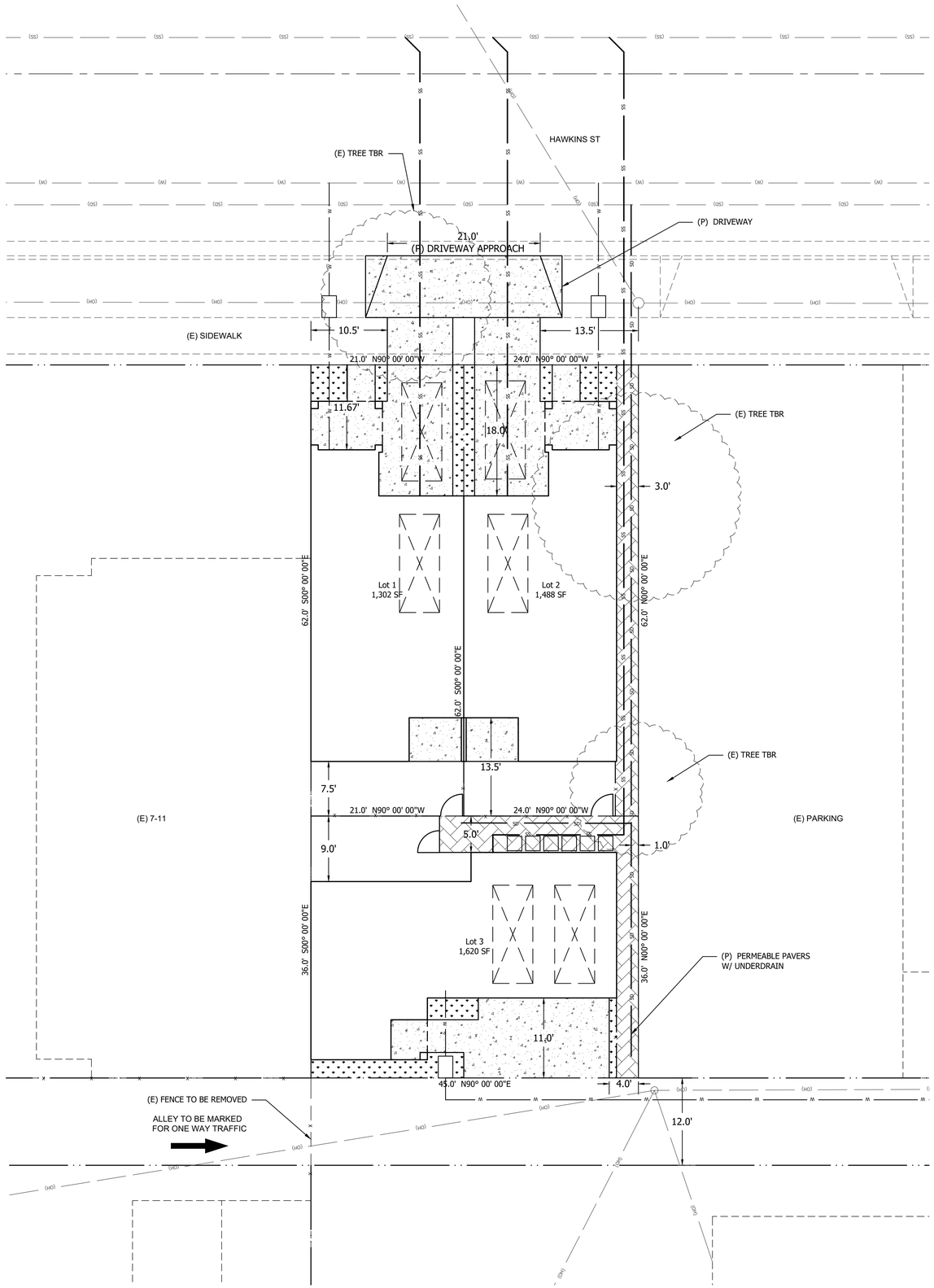
_____
Chairperson of the Planning Commission
of the City of Hollister

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.



APPLICANT: & OWNER
ALAN BROOKSHIRE
1530 VALLEJO DR
HOLLISTER, CA 95023
831-261-4786

ENGINEER:
SAN BENITO ENGINEERING & SURVEYING
502 MONTEREY ST
HOLLISTER, CA 95023
831-637-2763

ASSESSORS PARCEL NO. 056-091-002-0
EXISTING PARCEL AREA = 4,410 SF (0.10 ACRES)

PROJECT NAME - BROOKSHIRE SUBDIVISION

GENERAL PLAN: MEDIUM DENSITY RESIDENTIAL
ZONING: DOWNTOWN MIXED USE

EXISTING LAND USE: VACANT
PROPOSED LAND USE: SINGLE FAMILY HOMES

PROPOSED # OF LOTS: 3
DENSITY: 29.6 UNITS/ACRE

WATER SOURCE: CITY OF HOLLISTER
SEWER: CITY OF HOLLISTER
GAS AND ELECTRIC: PACIFIC GAS & ELECTRIC (PROPOSED HOOKUPS UNDERGROUND)
TELEPHONE: ATT (PROPOSED HOOKUPS UNDERGROUND)
IMPROVEMENTS: CITY OF HOLLISTER STANDARDS

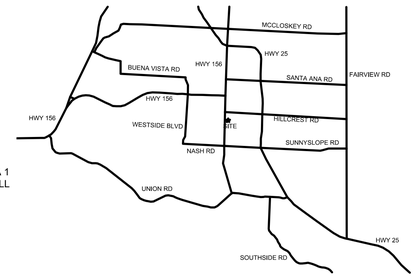
THIS PROJECT IS NOT WITHIN THE FLOOD PLANE ACCORDING TO THE FLOOD INSURANCE MAPS DATED APRIL 16, 2009.

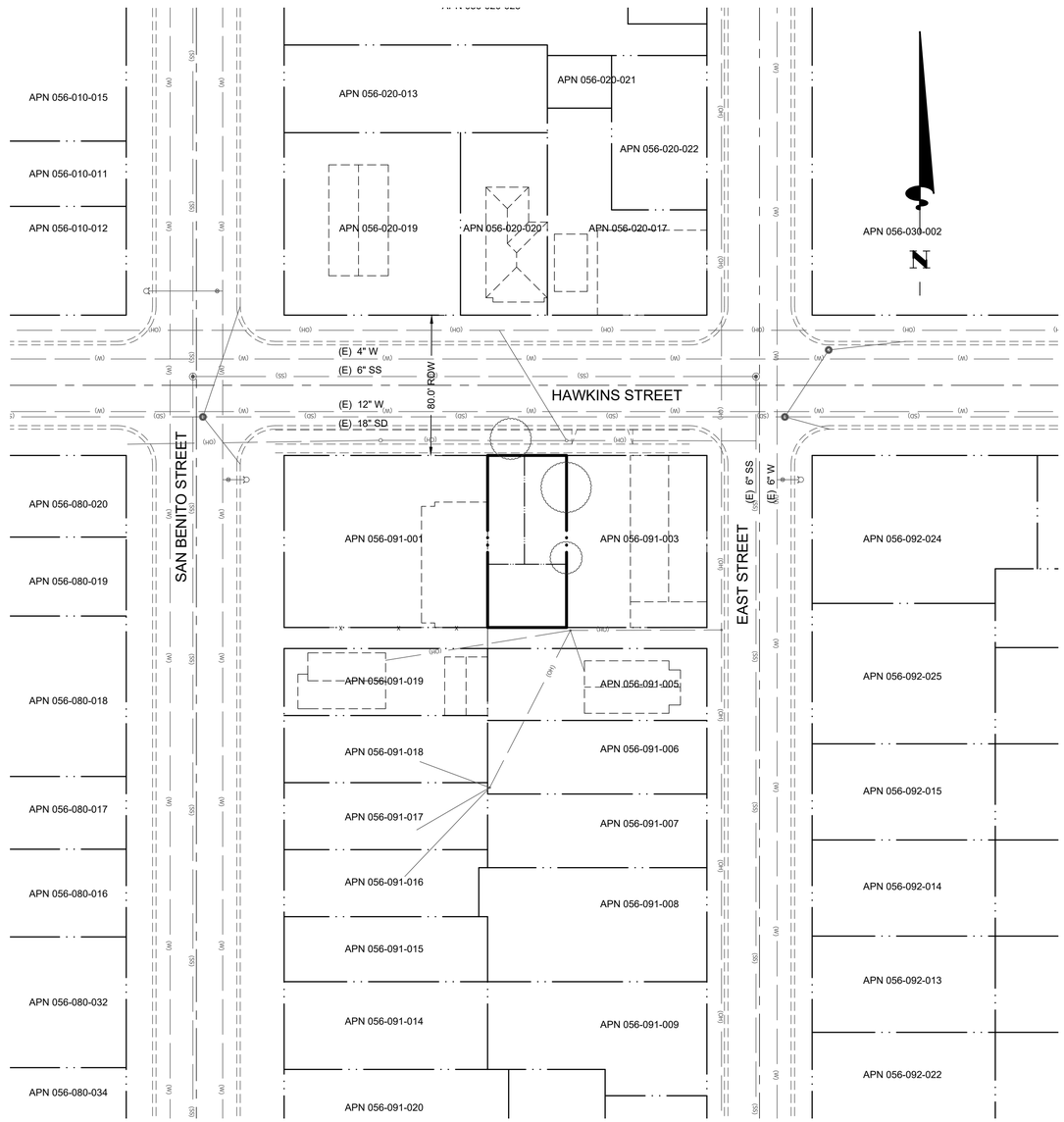
THIS PROPERTY IN NOT WITHIN ANY SEISMIC SPECIAL STUDY ZONE

PROPOSED CONCRETE

PROPOSED PAVERS

PROPOSED PARKING
UNITS 1 & 2 WILL HAVE A 1 CAR GARAGE. UNIT 3 WILL HAVE A 2 CAR GARAGE





SAN BENITO ENGINEERING & SURVEYING, INC.
502 Monterey Street Hollister, California 95023
(831) 637-2763 FAX (831) 637-6835 email: sbes@garlic.com

PRELIMINARY NOT FOR CONSTRUCTION
REGISTERED PROFESSIONAL ENGINEER
LANCE W. CRAIG

NO.	REVISIONS	DATE

CITY OF HOLLISTER
221 HAWKINS
APN 056-091-002-0
SAN BENITO COUNTY, CALIFORNIA

TENTATIVE MAP
SITE & UTILITY PLAN
BROOKSHIRE SUBDIVISION

SCALE: 1-1/2" = 1'-0"
DATE: 03 June 2021
JOB #: 118022
DWG: 118022TEN.dwg

SHEET: C1
OF 5 SHEETS

* FILE NAME: X:\AutoCAD Projects\2018\118022\dwg\118022TEN.dwg * Plotted on: Thursday, 03 June 2021 at 2:06pm by: SBE1 *

PLANNING COMMISSION RESOLUTION NO. PC 2018-36

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HOLLISTER APPROVING MINOR SUBDIVISION 2018-3 TO SUBDIVIDE ONE EXISTING LOT INTO THREE (3) INDIVIDUAL LOTS LOCATED AT 221 HAWKINS STREET (ALAN BROOKSHIRE) (APN: 056-091-002)

WHEREAS, Alan Brookshire ("the applicant") has submitted an application, Minor Subdivision 2018-3, to subdivide one existing lot into three lots consisting of Lot 1 (1,302 SF), Lot 2 (1,488 SF), and Lot 3 (1,620 SF) located at 221 Hawkins Street ("the project"). The project site is zoned DMU Downtown Mixed Use Zoning District, and it is further identified as Assessor's Parcel (056-091-002); 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 Development Review Committee considerations were presented to the Planning Commission as part of the City staff report; and,

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 Minor Subdivision applications; and,

WHEREAS, the Planning Commission held a duly noticed public hearing on September 27, 2018 to consider the applicant's request, 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 determined that the project qualifies as categorically exempt as an existing facilities project pursuant to Section 15315, Minor Land Division, Class 15. The project consists of the division of property in an urbanized area that is zoned for Downtown Mixed Use. The division of property would result in three parcels and is in conformance with the General Plan and zoning. The site requires no variances or exceptions, and can be adequately served by all required utilities and public services. The parcel has not been involved in a division of a larger parcel within the previous two years, and does not have an average slope greater than 20 percent; and,

NOW, THEREFORE IT IS RESOLVED, that the proposed application for Minor Subdivision 2018-3 is hereby approved with the following findings and conditions:

CEQA Findings:

Finding: The approval for the Minor Subdivision is in compliance with the California Environmental Quality Act.

Evidence: *The project Categorically Exempt from CEQA pursuant to Section 15315, Minor Land Division, Class 15. The project consists of the division of property in an urbanized area that is zoned for residential land uses. The division of property would result in three parcels and is in conformance with the General Plan and zoning. The site requires no variances or exceptions, and can be adequately served by all required utilities and public services. The parcel has not been involved in a division of a larger parcel within the previous two years, and does not have an average slope greater than 20 percent.*

Subdivision Findings:

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

   Evidence: *The project site consists of one parcel identified as APN 056-091-002 located in the Downtown Mixed Use Zoning District. The project site is designated Downtown Commercial and Mixed Use by the Land Use Element of the Hollister General Plan. The subdivision density of 29.6 dwelling units per acre is consistent with the density allowed by the land use designation.*

2. The project meets the criteria of the City of Hollister Zoning Ordinance and Subdivision Ordinance.

   Evidence: *The project subdivision plan, as submitted, along with the proposed conditions of approval, demonstrates that the application complies with chapter 17.08 of the City of Hollister Zoning Ordinance (Commercial and Mixed Use Zoning Districts) and all provisions of the Subdivision Ordinance.*

3. The design of the subdivision proposed by the tentative parcel map will not cause substantial environmental damage or result in any significant environmental effects.

   Evidence: *The project Categorically Exempt from CEQA pursuant to Section 15315, Minor Land Division, Class 15. The project consists of the division of property in an urbanized area that is zoned for residential land uses. The division of property would result in three parcels and is in conformance with the General Plan and zoning. The site requires no variances or exceptions, and can be adequately served by all required utilities and public services. The parcel has not been involved in a division of a larger parcel within the previous two years, and does not have an average slope greater than 20 percent.*

4. 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.*

PASSED AND ADOPTED at a regular meeting of the City of Hollister Planning Commission held on this 27th day of September 2018, by the following vote:

AYES:	**Huboi, Muenzer, Torres, Valdivia**
NOES:	**None**
ABSTAINED:	**Lenoir**
ABSENT:	**None**

Chairperson of the Planning Commission
of the City of Hollister

ATTEST:

Bryan T. Swanson, 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.

CONDITIONS OF APPROVAL

1. This application approval is for the Minor Subdivision Tentative Map submitted by Alan Brookshire. The application approval expires on September 27, 2020 unless the City grants an extension or an extension is granted under a provision of the Subdivision Map Act. For an efficient plan review period, the applicant shall submit a final map package for review to the City Engineer no later than March 27, 2018. This should allow sufficient review time to process the final map for recordation, prior to the expiration date of September 27, 2020. The final map must substantially comply with the approved tentative Map. Failure to obtain an

extension by the application either per an automatic extension of the Subdivision Map Act or by the City of Hollister shall result in the expiration of the tentative map. The Final Map shall be recorded prior to the expiration of the tentative map. Prior to the expiration of the tentative map, the applicant shall enter into a Subdivision Improvement Agreement with the City of Hollister and record the Final Map.

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, judgement, 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 Specification 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. The final map shall be required to indicate all public and private rights-of-way for streets.

6. The final map shall be required to indicate all public and private easements necessary to serve the new parcel configurations. These easements shall include the following: utility, water, sewer, telephone, storm drainage, fiber optic conduit, cable, T.V., tree planting and maintenance.

7. The subdivider 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.

8. Prior to filing of the final map for this project, the developer or applicant shall provide to the city proof that adequate water services exist to serve the project. Proof shall consist of documentation from the applicable water purveyor for domestic and fire suppression use. Further, the applicant or developer shall hold the City harmless in the event that services are not available prior to the filing of the final map or for the withholding of any building permit or withholding of any other public services or utilities as they relate to water availability.

9. 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.

10. The subdivider 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 subdivider shall subsequently provide the City Engineer with each utility's easement needs as part of the initial submittal.

11. Road improvements:

    a. The subdivider 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 following rights-of-way into full conformance with all applicable City standards.

        i. **Alley Improvements**: As shown on the tentative map, the alley to the south of the property shall have full improvements including but not limited to AC pavement overlay or other pavement restoration method as approved by the City Engineer, curb, gutter, lighting, and undergrounding of any existing overhead utilities as determined by the City Engineer. These improvements shall run the entire length of the alley between San Benito Street and East Street, and across the entire right-of-way width. The curbs shall be painted red along both the north and south sides of the alley for the entire length.

12. Temporary Maintenance and Operation of Utilities: The subdivider shall pay for all maintenance and operation of all utilities and improvements from the time of installation until acceptance of the subdivision improvements.

13. Noise During Construction: Construction activities on the project site must employ noise suppression devices and techniques and shall be limited to the hours of 7:00am to 6:00pm Monday through Friday, and 8:00am to 6:00pm on Saturdays. No construction activities shall take place on Sundays. No construction, landscape maintenance, or grounds maintenance activities shall occur on federal holidays. Construction equipment and activities shall use noise suppression devices and techniques.

14. Site Clearance: If applicable, 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.

15. Temporary Barricades: All streets temporarily ending at property lines shall be barricaded in accordance with City Standards.

16. Prior to any site improvements or construction, the applicant shall submit a building permit application and receive a building permit from the City Building Division. All improvements

shall strictly adhere to the approved site plan, unless prior approval is granted by the City for changes.

17. 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.

18. Stormwater Management: Development projects with stormwater discharge to the Waters of the U.S. through the City's MS4 drainage system are subject to the requirements of the California Regional Water Quality Control Board Central Coast Region, Resolution No. R3-2013-0032, entitle "Post-Construction Storm Water Management Requirements for Development Projects in the Central Coast Region," dated July 12, 2013 (PCRs), as applicable. The City Engineer may review and approve an alternative to the PCRs to address stormwater management for those development projects that the City deems to be eligible.

19. Construction Stormwater BMP Control Plan (CSCP): Prior to any site development or grading, the applicant shall submit for review and approval by the Engineering Department a CSCP for construction stormwater runoff BMP control measures. The applicant shall coordinate and meet with the City Engineering Department to receive written instructions related to the preparation and requirements of the CSCP that the applicant shall provide and submit as part of the plan, for City review and approval.

20. 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 address all required post-construction stormwater runoff BMP control measures, as applicable. The applicant shall coordinate and meet with the City Engineering Department to discuss the requirements of the SWCP that the applicant shall provide and submit 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.

21. Drainage Report: 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 areas tributary to the site, provision of all information pertinent to the capability of the proposed drainage facilities to handle the expected post-construction stormwater 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.

22. 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. Development projects with stormwater discharge to the Waters of the U.S. through the City's MS4 drainage system are subject to the requirements of the California Regional Water Quality Control Board Central Coast Region, Resolution No. R3-2013-0032, entitled "Post-Construction Storm Water Management Requirements for Development Projects in the Central Coast Region," dated July 12, 2013 (PCRs), as applicable. The applicant is advised that the development shall comply with the California Central Coast Regional Quality Control Board's Stormwater Post-Construction Requirements Resolution R3-2013-0032, as applicable. The applicant is also advised that the Engineer of Record shall inspect and provide certification to the City of Hollister that all stormwater post-construction improvements are installed properly and comply with the approved design plans.

23. Storm Water and Grading Permit: Prior to any 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.

24. Solid Waste: Demolition: Prior to recordation of the final map, the subdivider shall prepare a solid waste diversion plan for demolition of existing structures and construction of the residences. The subdivider shall submit documentation that 50% of the construction or demolition waste was diverted in compliance with Chapter 15.04.045 of the City of Hollister Municipal Code.

25. Storm Water and Grading Permit: Prior to approval of any stormwater permit, grading permit, or improvement plans, the subdivider shall submit a Notice of Intent to comply with the State Resources Control Board Water Quality Order 99-08-DWQ, a site map, a fee payable to the State Water Resources Control Board and Storm Water Pollution Prevention Plan (SWPPP). The SWPPP must contain at a minimum all items listed in Section A of the General Permit including descriptions of measures taken to prevent or eliminate unauthorized non-storm water discharges, and both temporary (e.g. fiber rolls, silt fences, etc.) and permanent (e.g. vegetated swales, riparian buffers, etc.) best management practices (BMPs) that will be implemented to prevent pollutants from discharging with storm water into waters of the United States.

26. Initial Final map/Improvement Plan Submittal: The initial submission for the final map shall be in complete form and accompanied by the traverse sheets, map checking fee, and all other items required by the City Engineer.

    a. The subdivider shall submit improvement plans for the onsite and offsite public improvements identified on the approved tentative map and underground utility systems and piping, as well as related work necessary for fire protection as part of the initial submission. The plans shall be in complete form and in accordance with the standards established by the City Engineer regarding format and design information required. Said

plans shall be approved by the City Engineer and in the case of the fire suppression systems, by the City Engineer and Fire Chief prior to grading or final map approval.

b. The exact location, number, size, and other pertinent information for all utilities including fire hydrants, street lights, sanitary sewers, and storm drains will be checked and approved at the time the final improvement plans are submitted for review.
c. The improvement plans shall include the design of infrastructure including all appurtenant structures and special conditions related to the infrastructure that will provide a complete system to service the development and applicable mitigation measures identified in the adopted environmental document. These improvements shall include by not be limited to the following:
d. The street design for a minimum distance of 100 feet past the project limits to insure design continuity.
e. Storm drainage improvements including erosion control during construction and post construction.
f. Water improvements.
g. Sewer improvements.
h. Street lighting.
i. Public Utility.
j. Any proposed onsite amenities such as parks, trails, paths, transit facilities, and common areas.

27. Construction of Improvements: All improvements required shall be constructed in accordance with the City of Hollister Design Standards, Standard Plans, and Standard Specification in effect at the time the improvement plans are approved. 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 applicable fees required for same shall be paid.

28. Water Line Improvements: The water system improvements shall be subject to the review and approval of the City of Hollister. All water system improvements shall be installed in accordance with the City of Hollister standards in effect at the time of improvement plan approval. Any offsite waterlines necessary to be installed under proposed pavements shall be installed at the time of the roadway improvements.

29. Utilities: The subdivider shall underground all utilities, including all existing overhead utilities along the project frontage and alley as determined by the City Engineer. Utility boxes and similar equipment shall be sited in non-obtrusive locations. All public utilities including gas, electric, cable, telephone, and fiber optic conduits shall be installed to serve the lots in the subdivision. The exact location, number, size, and other pertinent information for all utilities including water lines, fire hydrants, street lights, sanitary sewers, and storm drains will be checked and approved at the time the final improvement plans are submitted for review.

30. Public Utilities and Tree Planting Easement: The subdivider shall dedicate a six foot public utilities easement and a ten foot tree planting/maintenance easement along all street frontages if deemed necessary by the City of Hollister Engineering Department.

31. Sidewalk and Utilities Easement: The subdivider shall dedicate a 10 foot public utilities easement and sidewalk easement along all street frontages or as approved by the City Engineer.

32. Easements: The subdivider shall dedicate right-of-way and easements for the dedicated as well as public utility easements, sidewalk, tree planting, and maintenance easements.

33. Non-vehicular access strip: The subdivider shall dedicate a one-foot non-vehicular access strip along all streets terminating at the project boundary and at any property phase line.

34. The applicant shall be required to dedicate and right-of-way and easements necessary along Hawkins Street and the unnamed alley to the south of the property to provide for ultimate improvement of the roadway.

35. Improvements Prior to Occupancy: In order to assure adequate access for emergency response vehicles and water 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 completion of such improvements.

36. Water Efficient Landscape: Prior to building permit issuance, the applicant shall receive approval for water efficient landscape plans for the front yards of the lots, park areas, lots dedicated as an open space easement for storm water retention/infiltration and any park strips and landscaping along the sound wall pursuant to Chapter 15.22, Water Efficient Landscape of the Hollister Municipal Code.

37. The applicant shall use drought and fire resistant plant materials and water conserving irrigation devices. All landscaping and irrigation shall be installed prior to final of the building permit.

38. Waste Diversion: Prior to issuance of a building permit, the project sponsor shall submit a solid waste disposal plan for the new construction that established criteria and procedures to divert at least 50% of all construction debris from the landfill. The plan shall include measures to divert at least 50% of the solid waste from the John Smith Landfill which shall be subject to the review and approval of the City of Hollister. To ensure compliance with the recycling plan, a refundable deposit shall be paid to the City of Hollister equivalent to $50/ton of estimated construction and demolition debris for the phase of the project, to be deposited into an interest-bearing escrow account. The construction waste shall be calculated at 11.3 pounds per square foot of demolished floor area. The City shall return the deposit with any interest generated during the deposit after submittal of verifiable documentation of the required diversions.

39. 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. 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) 636-437.
    c. The front yard landscaping has been installed in compliance with condition 36, Water Efficient Landscape.
    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 developments impact fees shall be based on those in effect at the time MS 2018-3 was tentatively approved (September 27, 2018) and as adjusted by inflation, or further study. On the date of the final inspection or the date the certificate of occupancy is issued for each residence, whichever occurs first, the subdivider must pay all development impact fees due to the City and County. Development impact fees that apply to the project are listed below:

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

    For a complete list of all applicable impact fees please contact the City Engineer with the City of Hollister Engineering Department at (831) 636-4340.

    f. Fee credits may apply to some impact fees as determined by the City of Hollister.

40. School Fee. Unless otherwise required by law, all school impact fees shall be paid at the time of building permit issuance.

41. Subdivider fees. The subdivider shall pay all fees including all fees required by reimbursable agreements, drainage agreements, improvement plan checking fees and inspection fees as well as any applicable fees pursuant to the Public Works Master Plan.

42. All building plans submitted shall conform to all local and State energy and seismic requirements and all applicable Building and Fire Codes.

43. Prior to issuance of a building permit or recordation of the parcel map, the applicant shall not be in violation of the City of Hollister Municipal Code involving the project site. More specifically, Chapter 1.16 Section 1.16.100 Refusal to issue permits, licenses or other entitlements states "No department, commission or public employee of the city which is vested with the duty or authority to issue or approve permits, licenses or other entitlements shall issue or approve such permits, licenses or other entitlements where there is an outstanding violation involving the property upon which there is a pending application for such permit, license or other entitlement."

44. 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 final building approval.

45. Fire hydrant shall be Clow 865 units only with either Clow CW50 or equivalent Long beach breakaway spool/risers and shut off valves.

46. The applicant shall place a three valve cluster connection with installation of each new fire hydrant and lateral. The City Engineer may waive this requirement if an existing shut-off valve exists within the proximity of the new hydrant.

47. Prior to issuance of a building permit, the applicant shall submit a fire sprinkler system plan and obtain approval for this plan from the Fire Department. They fire system plan must be updated and retro-fitted for the new occupancy, its interior walls, and all wall separations.

48. Prior to occupancy, an operating fire alarm system shall be installed. The fire alarm system shall be inspected and approved by the Fire Department.

49. Prior to occupancy, the applicant shall provide evening lighting, which is unobtrusive for neighboring parcels, on the project site. All light sources should be fully shielded from off-site view. All lights to be downcast except where it can be proved to not adversely affect other parcels. The applicant shall coordinate with the Engineering and Police Departments to provide any necessary lighting on or within the vicinity of the project site.

50. Community Facilities District No. 5: Prior to the approval of any Memorandum of Agreement for Early Strat Homes, or 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 subdivision

project to the Community Facilities District No. 5. The entire subdivision 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 esq.) 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 subdivider shall cooperate with the City to accomplish the inclusion of the subdivision in the community facilities district, either through annexation to an existing district or through the formation of a new district. Such cooperation shall include, bu 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 subdivision in such a district.

51. Community Facilities District No. 4: Prior to the approval of any Memorandum of Agreement for Early Start Homes, or 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 subdivision project to the Community Facilities District No. 4. The entire subdivision 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. Esq.) 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 subdivider shall cooperate with the City to accomplish the inclusion of the subdivision 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 subdivision in such a district.

52. When the City of Hollister deems necessary, the applicant shall be required to install an RPP (Reduced Pressure Principal) backflow prevention device at their sites. The RPP shall conform to all AWWA (American Water Works Association) standards and shall be appropriately sized for the specific application on the site. 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. The Utility Division shall receive a copy of the initial RPP inspection report. Any and all RPP defect shall be immediately repaired or replaced prior to the Utility Division reestablishing water service to the sites. The owners/operators shall have the RPP inspected/tested each year thereafter, with all reports forwarded to the Utility Division. 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.

53. The RPP shall; be installed according to AWWA standards, in regards to concrete padding and surrounding landscape/RPP height requirements. 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. 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.

54. The Engineering Department shall inspect all building laterals, the project's main sanitation collection system, and the interceptor installation prior to burial. The owner/developer shall contact our office at (831) 636-4340 at least 24 hours prior to all necessary inspections.

55. 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.

56. All sanitary sewer and water service lines shall meet City standards.

Special Conditions

57. **Fire Hydrants**: Prior to final map submittal, please coordinate with the City Engineer (831) 6336-4340 and Fire Chief Bob Martin Del Campo (831) 636-4325 for the placement of fire hydrants.

58. **Sewer and Water Line Grid**: Prior to final map approval, the map shall identify water line and sewer line girds throughout the project sire. The map shall be reviewed and approved by the City of Hollister Engineering Department.

59. **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 ot 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.

60. **Grading and Subdivision Improvement Work**: After approval of the Tentative Map, the developer/applicant may choose to start grading and infrastructure improvements prior to the Final Map being recorded and a Subdivision Improvement Agreement being approved by the City Council, at developer's/applicant's own risk. The City shall have sole discretion on whether to approve any and all grading and subdivision improvement work to be performed prior to approval and recording of the Final Map. Applicant shall provide approved surety in the amount of 100% of the Engineer's Estimate for Labor and Material, pay all applicable fees, and provide insurance certificates. The City will issue an appropriate permit prior to the work being started. Acceptance of improvements by the City of Hollister shall not be completed until a Final Map or parcel Map is approved by the City of Hollister and has been recorded with the County of San Benito and the improvements are complete. The developer/applicant herein agrees that any and all construction shall be at developer's/applicant's own risk if the design of the map requires modifications to conform to the approved tentative map, state law, and local ordinances.

61. **Early Start Homes**: The developer shall execute a memorandum of agreement with the City of Hollister prior to submitting the first building permit application for early start homes such as model homes or production homes. Prior to executing the memorandum of agreement, please schedule a meeting with the City of Hollister Engineering Division to review any plans for early start homes. The engineering division will review the plans with the City of Hollister Development Review Committee (DRC) which consists of various departments of the City of Hollister for review and comment. For details please contact the City Engineer at (831) 636-4340.

62. **Notification Prior to Construction**: Prior to initiating any site improvements on the site, notification shall be sent to property owners at minimum within 300 feet of the project site notifying the property owners of the commencement of the construction activity. Notification shall be sent at minimum 15 days prior to the initiation of the construction activity and shall indicate the days and hours of operation per the noise ordinance in condition 13 of this resolution.

63. **Safe Path of Travel**: The site shall not be fenced off at the property line adjacent to a walkway or right-of-way during construction or at any time. Any proposed fence during construction or at any time shall be placed at minimum 5 feet away from the public right-of-way to allow a safe path for pedestrians within the property. In addition, improvement plans submitted to the City of Hollister shall provide the location of any proposed fence and shall define a safe path of travel location on the plans.

64. **Air Conditioning Units**: Each residential unit shall have a centralized air conditioning unit for each home. An air conditioning unit can allow for the residents to close their windows to mitigate potential noise during hot days.

65. **Common Walls in Two Single Family Attached Units**: The common walls within the two single family attached residential units shall be designed and constructed in a manner in which sound/noise could not carry over from one residential unit to the next. The design of the common walls shall be reviewed and approved by the City of Hollister Building Official prior to issuance of a building permit.

66. **Common Walkway Gates**: The gates at the north and south end of the shared, private walkway on the eastern edge of the parcel shall be made of tubular metal that is resistant to vandalism with keypad entry. The design and construction shall be reviewed and approved by the City of Hollister Development Services Department and Fire Department prior to installation.

67. Prior to issuance of a building permit, the applicant shall survey the alley to determine the property lines surrounding the public right-of-way. The results of the survey shall be provided to the City Engineer.

68. **Alley Access**: Prior to recordation of the final map, the City of Hollister shall notify the property owner of 927 San Benito Street to remove their fences that are within the public

right-of-way. Upon removal of the fences that block the alley access and prior to issuance of a building permit, the applicant shall install a new, six (6) foot privacy fence along the northern property line of the neighboring property at 927 San Benito St. that steps down towards San Benito Street that shall be reviewed and approved by the City of Hollister Planning and Engineering Department. No construction may begin until the fence is removed and replaced at 927 San Benito St.

69. **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.

70. **Conditional Use Permit**: Prior to building permit issuance, the applicant shall be required to submit an application for a Conditional Use Permit to be reviewed and approved by Planning Commission to obtain approval of an allowance to not meet the requirements for private and common open space in a multifamily development pursuant to Chapter 17.04.040 *Multifamily general development standards.* The conditions of any approved Conditional Use Permit shall also apply to this resolution.

71. **Notice of Exemption**: Within five days of project approval, the applicant shall supply a check payable to the "San Benito County Clerk" to the Development Services Department for filing of the Notice of Exemption required by CEQA. This fee is the administrative filing fee with the County Recorder's Office.

72. **All other Resolutions**: All conditions in the resolution approving Site and Architectural Review No. 2018-7 shall apply to this resolution.

CITY OF HOLLISTER
375 FIFTH • HOLLISTER, CA 95023-3876

September 24, 2020

Anne E. Hall
Principal
San Benito Engineering & Surveying, Inc.
502 Monterey Street
Hollister, California 95023

RE: MS 2018-3

Greetings,

Mr. Alan Brookshire received tentative map approval for a minor subdivision which is set to expire on September 28, 2020. Typically expired maps are required to be placed on a Planning Commission agenda. In this case, an encumbrance on the project lies on the property owner to successful open the alley, which is located on the south side of the 7-11 property and leads into the subject property. The public alley currently contains encroachments in the form of fencing and built structures, from the residential property on the south side of the alley.

The applicant, in his good faith, has been working with the City Attorney's Office on understanding how to successfully open the alley. Researching the issue in addition to the detrimental effects of the current COVID-19 pandemic has placed an unnecessary burden on the property owner to rectify the issue of the alley with the City. In this case, and in consultation with the City Attorney, a two (2) year extension to MS 2018-3 will be granted to September 28, 2022. The City Attorney has advised that using section 17.24.060 of the Municipal Code as a reason for the extension to be granted.

The City desires the property to be developed and has an extremely unique burden placed on the property owner. Understanding this, the administrative extension may only be granted once for this project. If the project does not begin the development process within the two (2) year period, the proposed development map must appear before the Planning Commission for review and comment.

It shall also be noted that this is a unique circumstance and my determination to extend this map may not be used for other tentative maps that expire at the two (2) year period. Thank you for working with the City on opening the alley in addition to providing much needed housing to Hollister.

Sincerely,

Bryan T. Swanson

Bryan Swanson

DEVELOPMENT SERVICES DEPARTMENT

City of Hollister
Planning Division

PLANNING COMMISSION STAFF REPORT

MEETING DATE: June 23, 2022

APPLICATION NO.: Site & Architectural Review 2021-5 (Felipe 9 Expansion)

APPLICANT: Felipe Nine, LLC

OWNER: Felipe Nine, LLC

REQUEST: The applicant is requesting site & architectural review approval for the construction of a 337,710 SF greenhouse building for cannabis cultivation, distribution, and manufacturing.

LOCATION: 773 San Felipe Road
APN 056-100-035, 051-100-036, & 051-100-046

STAFF PLANNER: Eva Kelly, Interim Planning Manager (831) 636-4360

PROJECT DESCRIPTION:

The applicant is requesting approval for the construction of a 337,710 SF greenhouse building for cannabis cultivation, distribution, and manufacturing on a proposed 12.22-acre parcel located at 773 San Felipe Road in the North Gateway (NG) Zoning District. This project is also known as the Felipe 9 Expansion project.

The project applicants currently hold entitlements for Minor Subdivision 2018-1 (PC Resolution 2019-42) and Site & Architectural Review 2018-2 (PC Resolution 2019-43), which were adopted by the City of Hollister Planning Commission on September 27, 2019. Both entitlements were extended by the Planning Commission on October 28, 2021 (PC Resolution 2021-36) and are set to expire on September 27, 2022. Approval of the proposed project is intended to replace these previous approvals.

The Felipe 9 Expansion is proposed to be preceded by a lot line adjustment and merger affecting four existing parcels - APN 051-100-046, 051-100-036, and 051-100-035 as well as Parcel D of 4-PM-40 (Kirkpatrick Ct.). As a condition of approval, the project applicant would be required to record the lot line adjustment to create the adjusted 12.22-acre site identified in the project plan, prior to issuance of any permits for construction on the site.

DISCUSSION:

Access: The project site will have its main access through a shared driveway with the property, also addressed 773 San Felipe Road, which had direct frontage to San Felipe. There will be secondary site access through Kirkpatrick Drive as adjusted by the required lot line adjustment.

Stormwater Facilities: On June 17, 2019, the City of Hollister City Council adopted Ordinance 1177, which repealed and replaced Section 17.16.140 *Stormwater management*. Section 17.16.140 (A)(4), reads as follows:

"4. Whenever feasible, every effort to design, construct, and install underground stormwater infiltration basin for all new and redevelopment projects instead of utilizing open retention or detention ponds for stormwater management shall be made. If it is infeasible for a development to meet this requirement the development's design engineer shall submit a letter explaining the reason it is infeasible for the city engineer's review and approval consideration."

The project as proposed does not meet this requirement. The proposal includes above-ground basins for stormwater management at the site. City staff has informed the applicant of this throughout the review of this project proposal, including in notices dated May 6, 2021, June 28, 2021, and October 14, 2021. The applicant has failed to respond to the comments provided. They have not provided plans which demonstrate compliance with Section 17.16.140, nor have they provided a letter which demonstrates the infeasibility of the project.

On March 11, 2021, the City of Hollister received a letter (dated January 15, 2021) from the applicant stating that it was infeasible to underground the stormwater facilities on the site; however, upon review, it was the determination of the City Engineer that the letter did not provide any evidence to that fact. City staff again requested either a revised set of plans showing preliminary underground

stormwater facilities, or a revised letter with the evidence to support the claim, for the City Engineer's review. The City has not received either of these items.

On Thursday June 2, 2022, the City received a request to agendize this item for Planning Commission consideration. Staff confirmed with the applicant that their request was to have staff place the item on the Planning Commission agenda, despite the outstanding comments and the lack of compliance with the City of Hollister Municipal Code. We received a formal request from the applicant in response, and this item was placed on the agenda.

Revised Plan Received: On Thursday June 16, 2022, City staff received a single page revision from the applicant which demonstrates that the stormwater facilities are proposed to be placed underground as is required by the Municipal Code. Staff will need time to review this revised proposal for compliance with the City's codes, standards, and policies. However, staff is happy to work with the applicant to prepare a proposal which can be recommended for approval.

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

1. Continue the item to a date certain of August 25, 2022 to allow staff to review the applicant's proposed revision for undergrounding the stormwater facilities pursuant to the City of Hollister Municipal Code.

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 at 773 San Felipe Road, south of McCloskey Road and east of San Felipe Road, further identified as San Benito County Assessor Parcel Numbers 051-100-035, 051-100-036, and 051-100-046.

ZONING: North Gateway (NG) Zoning District

GENERAL PLAN: North Gateway Commercial

LAND USE:	Vacant	
SURROUNDING USES:	(North)	Industrial/Commerical
	(South)	Vacant/Residential/Industrial
	(East)	Agricultural
	(West)	Agricultural/Cannabis Dispensary (Future)
CEQA:	Mitigated Negative Declaration – Addendum to the Felipe 9 Cannabis Cultivation Park, Hollister CA Initial Study/Mitigated Negative Declaration for Minor Subdivision No. 2018-1 – Felipe 9 (SCH 2019049081).	

NOTICE

<u>Appeal Notice</u>: 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.

PLANNING COMMISSION RESOLUTION NO. 2022-

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HOLLISTER DENYING SITE & ARCHITECTURAL REVIEW 2021-5 FOR THE CONSTRUCTION OF A 337,710 SF GREENHOUSE BUILDING FOR CANNABIS CULTIVATION, DISTRIBUTION, AND MANUFACTURING LOCATED AT 773 SAN FELIPE ROAD IN THE NORTH GATEWAY ZONING DISTRICT (FELIPE NINE, LLC) APN 056-100-035, 051-100-036, & 051-100-046

WHEREAS, under the provisions of Section 17.24.190 of Title 17 *Zoning* of the City of Hollister Municipal Code, the Planning Commission is charged with receiving, investigating, and taking action on Site & Architectural Review applications; and,

WHEREAS, the applicant has submitted an application for Site & Architectural Review approval for the construction of a 337,710 SF greenhouse for cannabis cultivation, distribution, and manufacturing in the North Gateway Zoning District, located at 773 San Felipe Road and further identified as San Benito County Assessor Parcel Numbers 056-100-035, 051-100-036, & 051-100-046; 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 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 June 23, 2022 to consider the applicant's request, 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 DENY the applicant's request in accordance with Section 17.24.190 of Title 17 *Subdivisions* of the Hollister Municipal Code, and based on the facts as presented, and the code requirements as plainly stated.

NOW, THEREFORE IT IS RESOLVED, that the Planning Commission of the City of Hollister does hereby DENY Site & Architectural Review 2021-5 based on the following findings:

SITE & ARCHITECTURAL REVIEW FINDINGS:

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

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

These findings cannot be made. *The project proposes above-ground stormwater detention basins. This is not in conformance with the requirements of Section 17.16.140* Stormwater management *of the Hollister Municipal Code, which states as follows:*

(A)(4) "Whenever feasible, every effort to design, construct, and install underground stormwater infiltration basin for all new and redevelopment projects instead of utilizing open retention or detention ponds for stormwater management shall be made. If it is infeasible for a development to meet this requirement the development's design engineer shall submit a letter explaining the reason it is infeasible for the city engineer's review and approval consideration."

The project applicant was first informed of the project's non-conformance with this code section on May 6, 2021. City staff has requested plans that demonstrate compliance with Section 17.16.140(A)(4) throughout the review process of this project, including in formal comment letters dated June 28, 2021 and October 14, 2021. The applicant has failed to respond to the comments provided. They have not provided plans which demonstrate compliance with Section 17.16.140, nor have they provided a letter which demonstrates the infeasibility of the project.

On March 11, 2021, the City of Hollister received a letter from the applicant stating that it was infeasible to underground the stormwater facilities on the site; however, upon review, it was the determination of the City Engineer that the letter did not provide any evidence to that fact. City staff again requested either a revised set of plans showing preliminary underground stormwater facilities, or a revised letter with the evidence to support the claim, for the City Engineer's review. The City has not received either of these items.

On Thursday June 2, 2022, the City received a request to agendize this item for Planning Commission consideration. Staff confirmed with the applicant that their request was to have staff place the item on the Planning Commission agenda, despite the outstanding comments and the lack of compliance with the City of Hollister Municipal Code. Staff received a formal request from the applicant in response, and this item was placed on the agenda.

The Planning Commission finds that the project does not comply with Section 17.16.140 of the Hollister Municipal Code. As the Zoning Ordinance is intended to carry out the policies of the City of Hollister General Plan, the Planning Commission finds that the project does not comply with the City of Hollister General Plan.

PASSED AND ADOPTED at a regular meeting of the City of Hollister Planning Commission held on this 23rd day of June 2022, by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

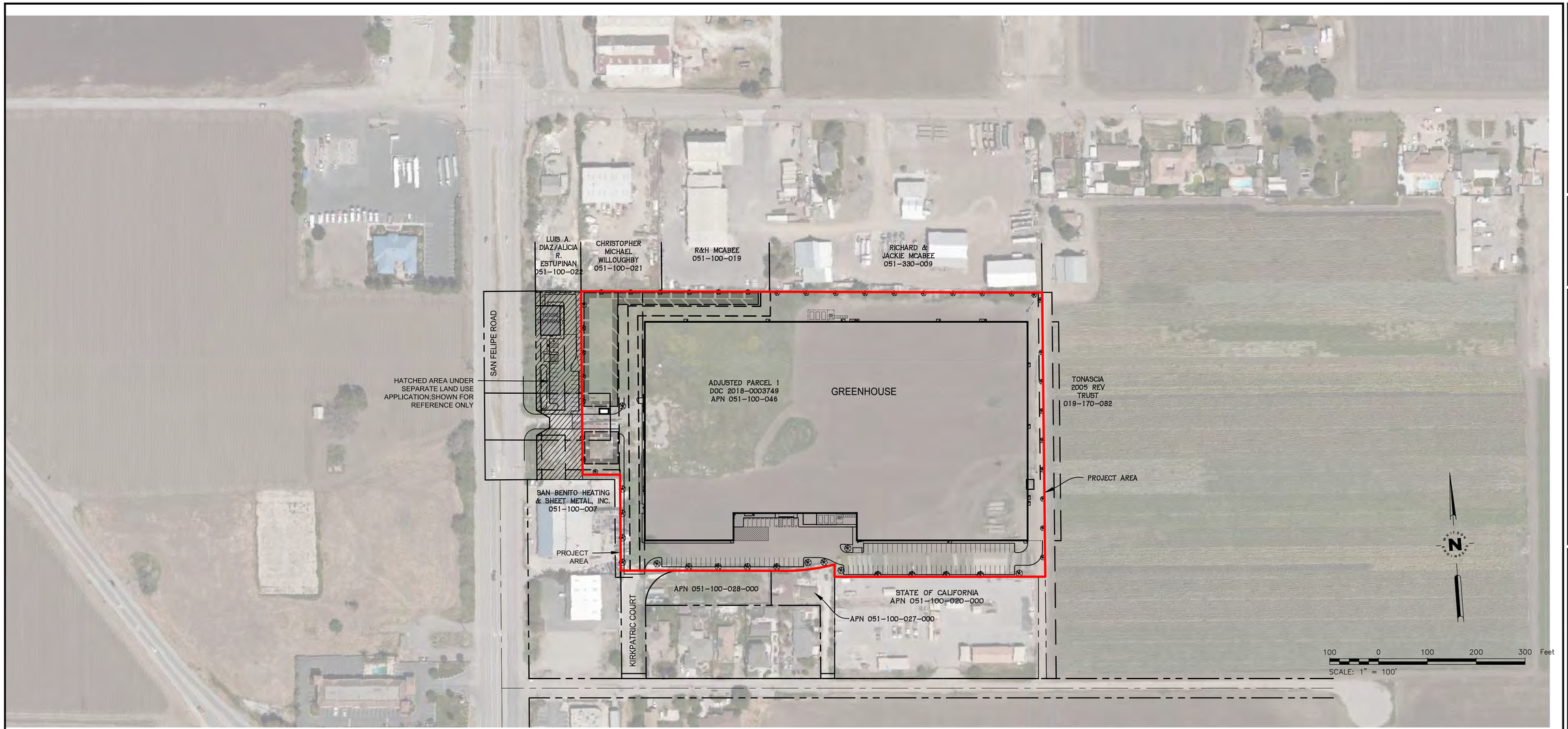
_____
Chairperson of the Planning Commission
of the City of Hollister

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.



PROJECT TEAM

OWNER
FELIPE NINE, LLC
10 HARRIS COURT, SUITE B-1
MONTEREY, CA 93940

P (831) 649-0220
PATRICK OROSCO
POROSCO@ORSOCOGROUP.COM

CIVIL ENGINEER
WHITSON ENGINEERS
6 HARRIS COURT
MONTEREY, CA 93940

P (831) 649-5225
ANDREW HUNTER, RCE 67730

APPLICANT
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PO BOX 1356
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F (831) 250-7193
GEARY T. COATS
COATSCONSULTING@GMAIL.COM

LANDSCAPE ARCHITECT
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19017 KAREN DRIVE
SALINAS, CA 93907

GEOTECHNICAL ENGINEER
SALEM ENGINEERING, INC.
4729 W. JACQUELYN AVENUE
FRESNO, CA 93722

P (559) 271-9700

ELECTICAL ENGINEER
MIRACLES UNLIMITED
PO BOX 1808
APTOS, CA 95001

P (831) 818-5339

DEVELOPMENT NOTES

PROJECT NAME
FELIPE NINE

DESCRIPTION OF USE
THE CONSOLIDATED NEW PARCEL WILL CONTAIN ONE (1) NEW INDOOR CANNABIS CULTIVATION, DISTRIBUTION, AND MANUFACTURING FACILITY.
-NEW BUILDING A WILL BE AN INDOOR CULTIVATION STRUCTURE (U/F1 OCCUPANCY) WTIH A 337,710 SF FOOTPRINT
-NEW SECURITY OFFICE +/-500 SF (ACCESSORY STRUCTURE) AT THE PRIMARY ENTRY SALLY PORT AREA
-TOTAL: 338,210 SF

PROPERTY DATA

ASSESSOR'S PARCEL NO.:	051-100-035, -036, -046
EXISTING PARCEL SIZE:	12.40 AC
GENERAL PLAN DESIGNATION:	NORTH GATEWAY COMMERCIAL
EXISTING ZONING:	NORTH GATEWAY NG

PROJECT AREA

AREA:	12.22 AC
PROPOSED LOTS:	1 LOT (BY LOT LINE ADJUSTMENT, SEE C4.0)
LOT 1:	12.22 AC
PROPOSED BUILDING SIZE:	337,710± SF

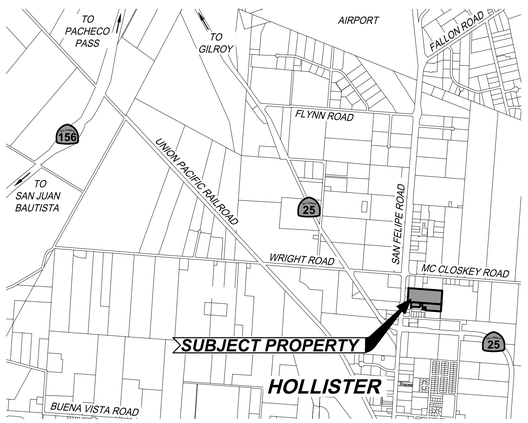
LOT COVERAGE:

BUILDING AREA:	63%
PAVED/CONCRETE AREA: (INCLUDES ACCESS RD)	23%
LANDSCAPE AREA:	14%

PARKING DATA

TOTAL PARKING STALLS:	102
NUMBER OF ADA STALLS:	4

NOTE: TYPICAL PARKING STALLS ARE 10' x 19'



VICINITY MAP
SCALE: 1" = 2000'

SHEET INDEX

C0.1	COVER SHEET AND AERIAL SITE PLAN
C0.2	EXISTING CONDITIONS MAP
C1.1	CONCEPTUAL GRADING AND DRAINAGE PLAN
C1.2	CONCEPTUAL GRADING AND DRAINAGE DETAILS
C2.1	CONCEPTUAL UTILITY PLAN
C3.1	TURNING ANALYSIS - SMALL DELIVERY TRUCK
C3.2	TURNING ANALYSIS - FIRE TRUCK
C3.3	TURNING ANALYSIS - LARGE DELIVERY
C4.0	LOT LINE ADJUSTMENT
C5.0	EASEMENT AND RIGHT-OF-WAY ABANDONMENT/RELOCATION
L1.1	CONCEPTUAL LANDSCAPE PLAN
A1.1	ARCHITECTURAL SITE PLAN
A1.2	SITE DETAILS
A1.3	SITE DETAILS
A2.1	BUILDING FLOOR PLAN
A2.3	BUILDING ROOF PLAN
A3.0	EXTERIOR ELEVATIONS
A3.1	CONCEPTUAL RENDERING
A3.2	CONCEPTUAL RENDERING
E1.0	PHOTOMETRIC SITE PLAN
E1.1	PARTIAL PHOTOMETRIC SITE PLAN
E1.2	PARTIAL PHOTOMETRIC SITE PLAN
E1.3	PARTIAL PHOTOMETRIC SITE PLAN
E1.4	PARTIAL PHOTOMETRIC SITE PLAN
E3.1	LIGHT FIXTURE CUTSHEET/SPECS

Know what's below. Call before you dig.

Civil Engineering
Land Surveying
6 Harris Court
Monterey, California
831-649-5225
whitsonengineers.com

Whitson ENGINEERS

REGISTERED PROFESSIONAL ENGINEER ANDREW P. HUNTER No. 67730 CIVIL STATE OF CALIFORNIA
PRELIMINARY

SUBMITTAL / REVISION

FELIPE NINE - 773 SAN FELIPE ROAD
HOLLISTER, CALIFORNIA
APN: 051-100-031

COVER SHEET AND AERIAL SITE PLAN

SCALE:	1" = 100'
DRAWN:	CW
JOB No.:	3627.00
SHEET	C0.1
OF	6

PLANNING SUBMITTAL 11/30/2021

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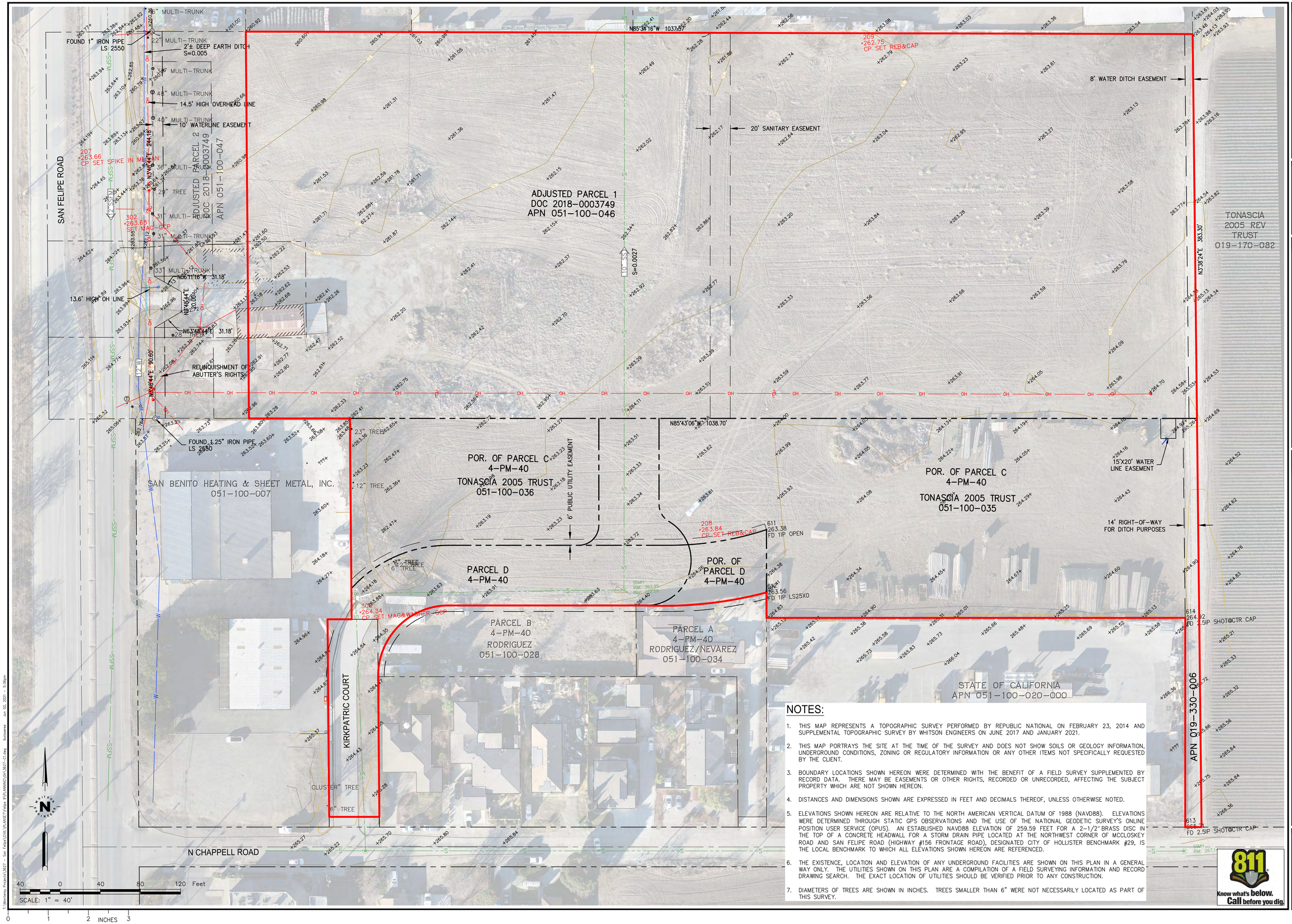

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Whitson ENGINEERS

REGISTERED PROFESSIONAL ENGINEER
ANDREW M. HUNTER
No. 57750
CIVIL
STATE OF CALIFORNIA
EXPIRES: 12/31/2021

SUBMITTAL / REVISION

FELIPE 9 - 773 SAN FELIPE ROAD
Hollister, California
APN: 051-100-031

EXISTING CONDITIONS MAP

SCALE:	1" = 40'
DRAWN:	
JOB No.:	3627.00
SHEET	C0.2
	OF 6

PLANNING SUBMITTAL 6/7/2021

T:\Monterey Projects\3627 - San Felipe\CIVIL\PLANSET\Felipe #9\PLANNING\Sht\3627-C1.dwg Bobsense Jun 02, 2021 - 5:06pm

LUIS A. DIAZ/ALICIA R. ESTUPINAN
051-100-022

CHRISTOPHER MICHAEL WILLOUGHBY
051-100-021

R&H MCABEE
051-100-019

RICHARD & JACKIE MCABEE
051-330-009

EXISTING BUILDING

OUTLET PIPE; SEE C1.2 FOR DETAILS

SDMH OUTFLOW PUMPS; SEE C1.2 FOR DETAILS

(260.9 FG)

(262.0 FG)

(263.0 FG)

(263.5 FG)

2'± DEEP EARTH DITCH S=0.005

FUTURE DISPENSARY 2,400 SF

FF 263.6
P 262.6

EXISTING ROADSIDE DITCH

STORMWATER BASIN A

261.2 FG

S=0.60%

PG&E BUS DUCT AND TRANSFORMER #1

TRASH #2

265.9 FG

MAX SLOPE S=0.79% (4" PER 42')

ADJUSTED PARCEL 1
DOC 2018-0003749
APN 051-100-046

S=0.29%

MAX SLOPE S=0.29% (1/2" PER 14')

GREENHOUSE BUILDING
SEE STRUCTURAL PLANS FOR FOUNDATION DETAILS
GROW AREAS: 4" CONC/6" AB
CENTER SERVICE AISLES: 5" CONC/7" AB
WATER TANK STORAGE AREAS: 12" CONC/7" AB

8' WATER DITCH EASEMENT

TONASCIA 2005 REV TRUST
019-170-082

SAN FELIPE ROAD

10' WATERLINE EASEMENT

HATCHED AREA UNDER SEPARATE LAND USE APPLICATION

EX 18"SD CULVERT TO BE REPLACE INKIND

GATE

STORMWATER BASIN B

EXISTING ROADSIDE DITCH

EX CONCRETE

SAN BENITO HEATING & SHEET METAL, INC.
051-100-007

EXISTING BUILDING

263.4 FG

PRIMARY ENTRANCE

PRIMARY ENTRANCE WITH ROLL-UP DOOR

TRUCK LOADING ZONE ROLL-UP DOOR

263.6 FG

PG&E BUS DUCT AND TRANSFORMER #1

264.9 FG

265.1 FG

POR. OF PARCEL C
4-PM-40
TONASCIA 2005 TRUST
051-100-035

15'X20' WATER LINE EASEMENT

262.5 FG

267.2 FG

TRASH #1

(264.2 FG)

(263.9 FL)

(265.1 FG)

PROVIDE DRAINAGE DITCH TO DIRECT EXISTING OFF-SITE WATER

EX ASPHALT

STATE OF CALIFORNIA
APN 051-100-020-000

EX DI

"CLUSTER" TREE

6" TREE

KEYNOTES:

1. EGRESS DOOR – FULLY ACCESSABLE WITH ACCESSIBLE PATH OF TRAVEL TO ACCESSIBLE PARKING AREA.
2. ROLL-UP DOOR/LOADING DOCK – EXTERIOR PAVEMENT SHALL BE FLUSH TO ACCOMMODATE LOADING AND UNLOADING ACTIVITIES (10' @ 2% MAX).
3. EGRESS DOOR – PROVIDE ACCESSIBLE LANDING ONLY.
4. 26' WIDE PAVED ACCESS ROAD AROUND BUILDING PERIMETER.

LEGEND

DESCRIPTION	PROPOSED	EXISTING
STORM DRAIN MAIN	SD	24" SD
DIRECTION OF FLOW		
STORM DRAIN INLET		
STORM DRAIN OUTFALL		
STORM DRAIN MANHOLE (SDMH)		
ALL WEATHER SURFACE		
AC PAVEMENT		
BUILDING		

40 0 40 80 120 Feet
SCALE: 1" = 40'

811 Know what's below. Call before you dig.

0 1 2 INCHES 3

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Civil Engineering
Land Surveying
6 Harris Court
Monterey, California
831-647-3325
whitson@whitsonengineers.com

Whitson ENGINEERS

REGISTERED PROFESSIONAL ENGINEER ANDREW P. HUNTER No. 87730 CIVIL STATE OF CALIFORNIA
DRAFT

SUBMITTAL / REVISION

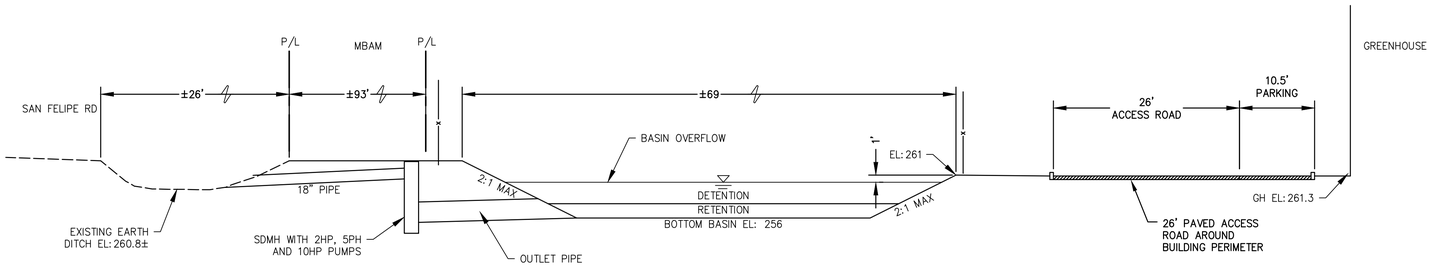
FELIPE NINE - 773 SAN FELIPE ROAD
HOLLISTER, CALIFORNIA
APN: 051-100-031

CONCEPTUAL GRADING AND DRAINAGE PLAN

PLANNING SUBMITTAL 6/7/2021

SCALE:	1" = 40'
DRAWN:	CW
JOB No.:	3627.00

SHEET C1.1 OF 6



BASIN DESIGN CRITERIA:

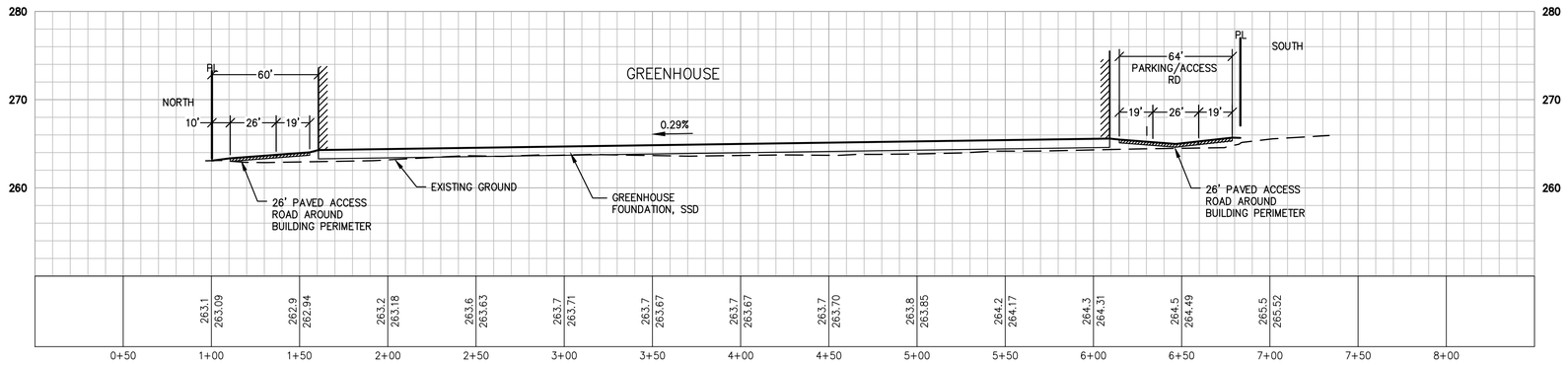
1. BASIN WILL BE DESIGNED WITH A TWO PUMP STRUCTURE TO RELEASE STORM WATER AT THE 10-YEAR PRE-DEVELOPMENT FLOW RATE,THE 2-YEAR PRE-DEVELOPMENT FLOW RATE, AND 90% OF THE PRE-DEVELOPLMENT 100-YEAR DESIGN STORM.

2. BASIN IS DESIGNED TO NOT HOLD STANDING WATER AFTER STORM EVENTS SO AS TO NOT ATTRACT BIRDS. BASIN PUMPS SHALL BE SIZED AND PROGRAMMED ACCORDINGLY TO DRAIN WITHIN 24 HOURS.

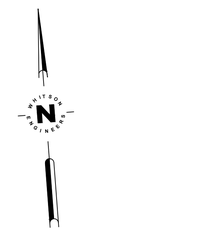
A / C1.2 TYPICAL BASIN DETAIL
NOT TO SCALE

PRELIMINARY STORMWATER CALCULATIONS

AREA DESCRIPTION	ESTIMATED AREA BREAKDOWN (SF)
PERVIOUS AREA	72,102 (1.66 ACRES)
IMPERVIOUS AREA	460,439 (10.57 ACRES)
TOTAL	532,541 (12.22 ACRES)
PERCENT IMPERVIOUS	86%
WATER MANAGEMENT ZONE	1
ASSUMED SOIL TYPE	C (SORRENTO, SILTY CLAY LOAM)
95TH PERCENTILE 24-HOUR RAINFALL DEPTH	1.2 IN
2-YEAR PRE-DEVELOPMENT FLOW	2.21 CFS
10-YEAR PRE-DEVELOPMENT FLOW	5.29 CFS
ASSUMED INFILTRATION RATE	0.01 IN/HR
TOTAL REQUIRED BASIN VOLUME	±1.9 AF
TOTAL BASIN VOLUME PROVIDED	±2.4 AF



B / C1.2 GRADING SECTION NORTH-SOUTH
NOT TO SCALE



40 0 40 80 120 Feet
SCALE: 1" = 40'

0 1 2 INCHES 3

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Land Surveying
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Monterey, California
831-649-5225
whitsonengineers.com

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REGISTERED PROFESSIONAL ENGINEER
ANDREA P. HUNTER
No. 67730
CIVIL
STATE OF CALIFORNIA

SUBMITTAL / REVISION

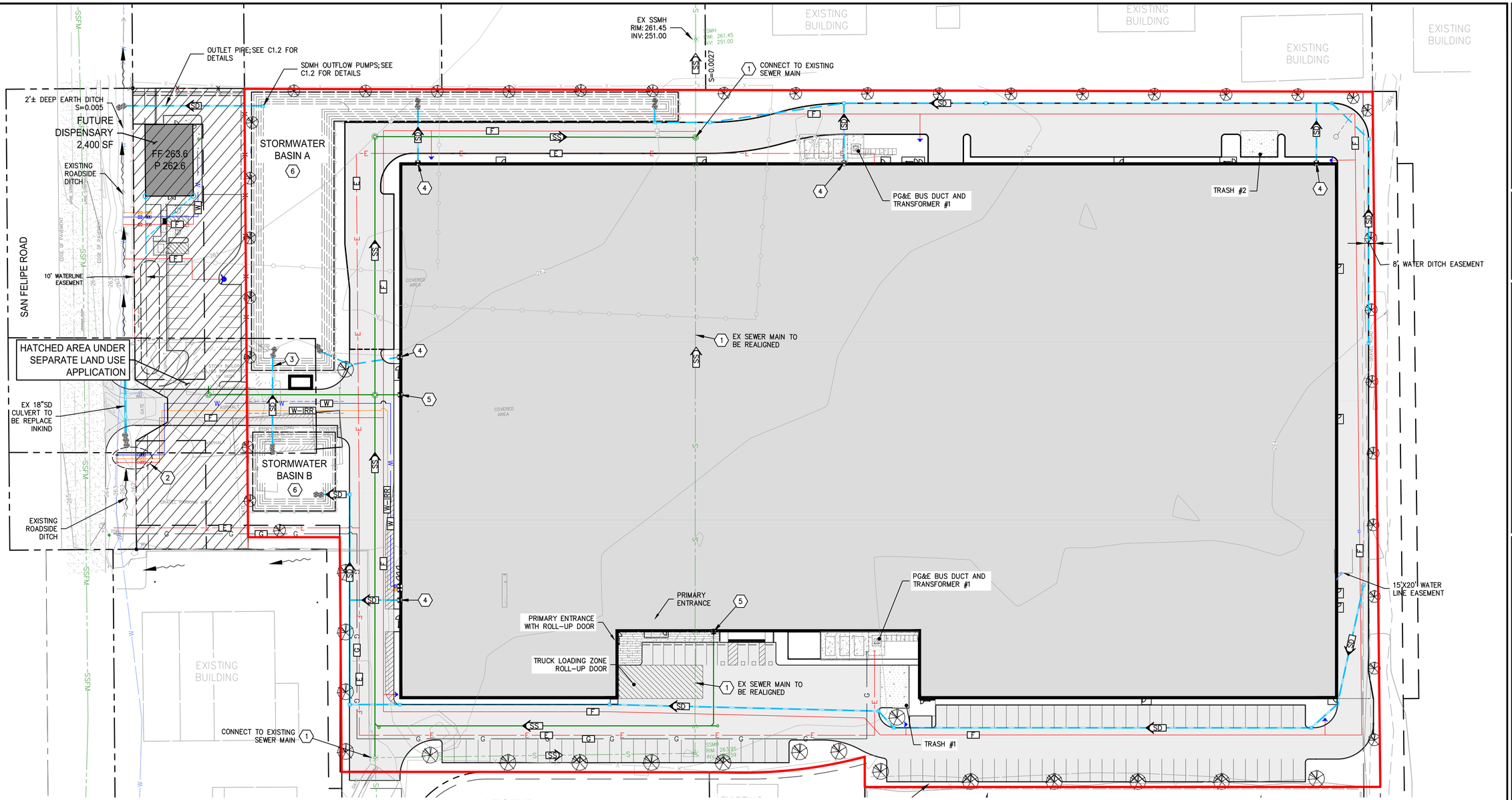
FELIPE NINE - 773 SAN FELIPE ROAD
HOLLISTER, CALIFORNIA
APN: 051-100-031

CONCEPTUAL GRADING AND DRAINAGE DETAILS

SCALE:	1" = 40'
DRAWN:	CW
JOB No.:	3627.00

SHEET
C1.2
OF 6

PLANNING SUBMITTAL 6/7/2021



UTILITY KEYNOTES: (00)

1. EXISTING SEWER MAIN TO BE RE-ALIGNED. SEE SHEET C5.0 FOR DETAILS.
2. CONNECT TO EXISTING WATER MAIN FOR DOMESTIC WATER, FIRE WATER AND LANDSCAPE SERVICE. INSTALL METER AND BACKFLOW DEVICES.
3. STORM DRAIN PIPE TO CONNECT BETWEEN BASINS.
4. STUB STORM DRAIN FOR GREENHOUSE ROOF DOWNSPOUT CONNECTIONS.
5. STUB SEWER FOR GREENHOUSE FLOOR DRAIN CONNECTION.
6. SEE SHEET C1.2 FOR STORM DRAIN BASIN DESIGN DETAILS.

GENERAL NOTES:

1. SEE CONCEPTUAL GRADING AND DRAINAGE PLAN FOR PRELIMINARY STORMWATER CALCULATIONS AND BASIN STORAGE.

LEGEND

DESCRIPTION	PROPOSED	EXISTING
WATER MAIN	W	10" W
IRRIGATION MAIN	W-IRR	
FIRE MAIN	F	
STORM DRAIN MAIN	SD	24" SD
SANITARY SEWER MAIN	SS	S
FIRE HYDRANT		
WATER METER		
WATER VALVE		
STORM DRAIN INLET (DI)		
STORM DRAIN OUTFALL		
STORM DRAIN MANHOLE (SDMH)		
CLEANOUT (CO)		
BUILDING POINT OF CONNECTION		

Know what's below. Call before you dig.

40 0 40 80 120 Feet
SCALE: 1" = 40'

0 1 2 INCHES 3

T:\Monterey Projects\3627 - San Felipe\CIVIL\PLANSET\Felipe 9\PLANNING\GIA\3627-C0.dwg cwright Jun 07, 2021 - 3:53pm

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CIVIL
STATE OF CALIFORNIA

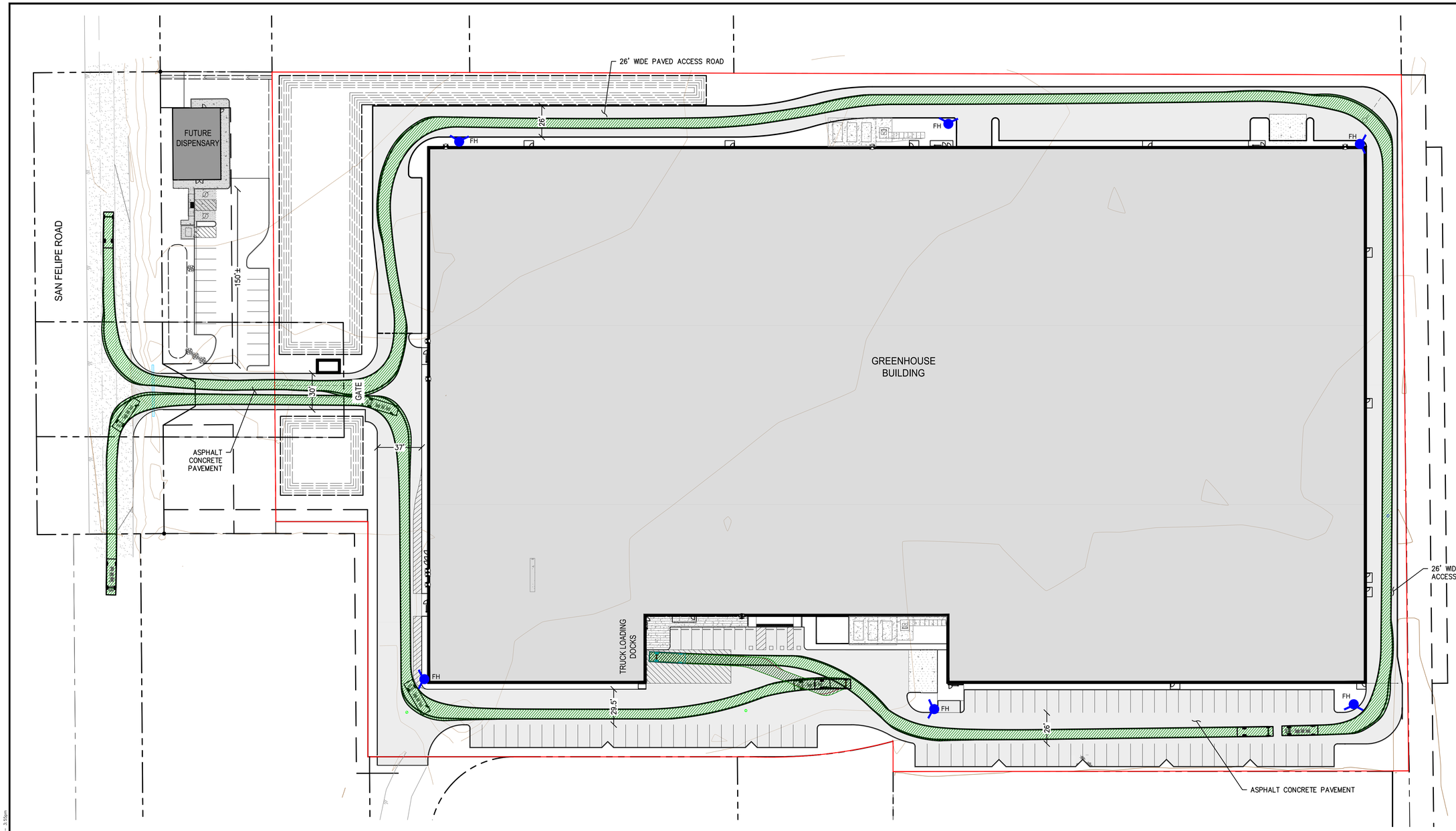
SUBMITTAL / REVISION

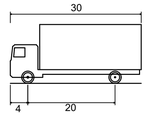
FELIPE NINE - 773 SAN FELIPE ROAD
HOLLISTER, CALIFORNIA
APN: 051-100-031

CONCEPTUAL UTILITY PLAN

SCALE:	1" = 40'
DRAWN:	CW
JOB No.:	3627.00
SHEET	C2.1
OF	6

PLANNING SUBMITTAL 6/7/2021





SU-30 - Single Unit Truck

Overall Length	30 ft
Overall Width	8 ft
Overall Body Height	13.5 ft
Min Body Ground Clearance	1.367 ft
Track Width	8 ft
Lock-to-lock time	5.00s
Curb to Curb Turning Radius	41.8 ft

40 0 40 80 120 Feet

SCALE: 1" = 40'

0 1 2 INCHES 3

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FELIPE NINE - 773 SAN FELIPE ROAD

HOLLISTER, CALIFORNIA

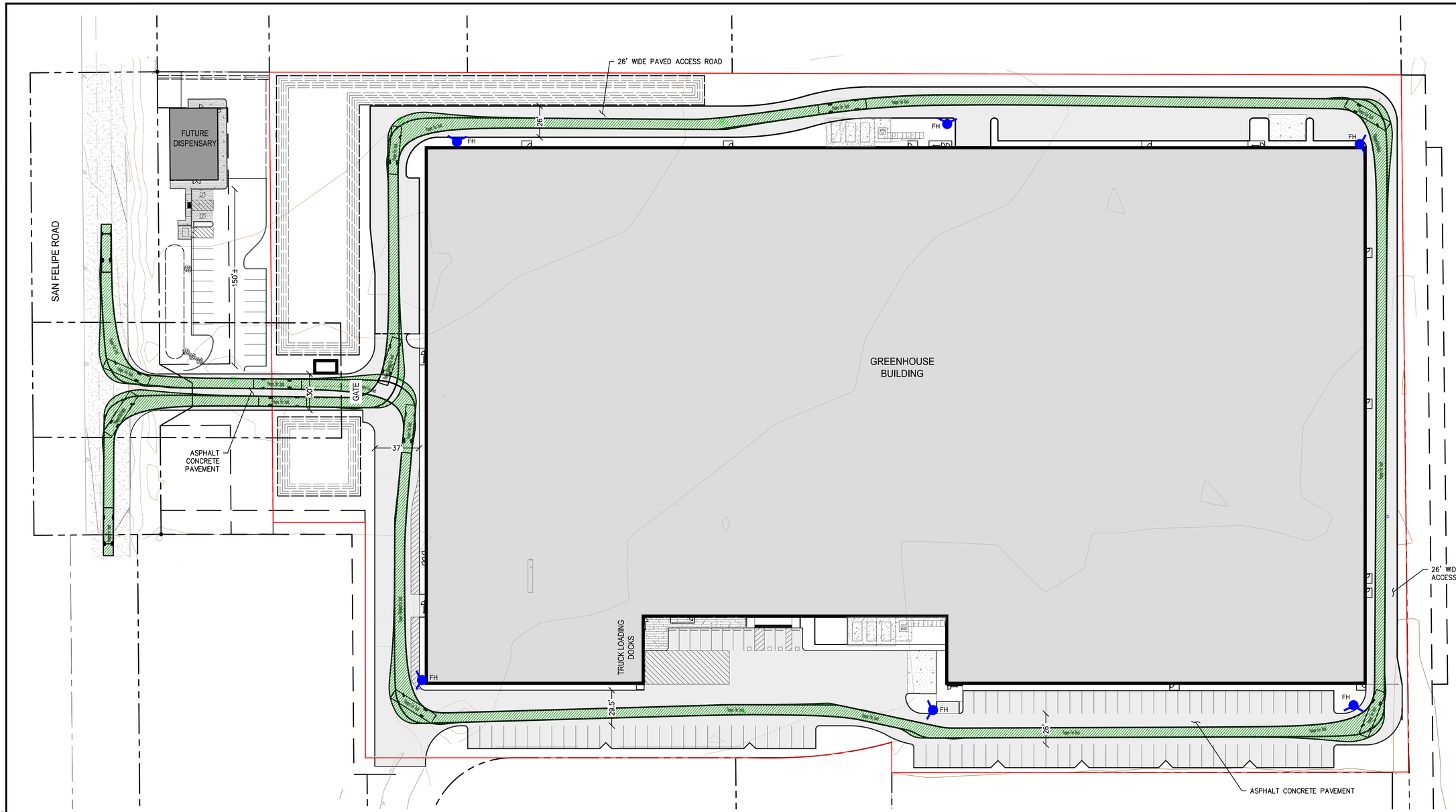
APN: 051-100-031

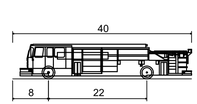
TURNING ANALYSIS - SMALL DELIVERY

SCALE:	1" = 40'
DRAWN:	CW
JOB No.:	3627.00

SHEET C3.1 OF

PLANNING SUBMITTAL 6/7/2021





Pumper Fire Truck

Overall Length	40 ft
Overall Width	8.167 ft
Overall Body Height	7.745 ft
Min Body Ground Clearance	0.656 ft
Track Width	8.167 ft
Lock-to-lock time	5.00 s
Max Wheel Angle	45.00°

40 0 40 80 120 Feet

SCALE: 1" = 40'

0 1 2 INCHES 3

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FELIPE NINE - 773 SAN FELIPE ROAD

HOLLISTER, CALIFORNIA

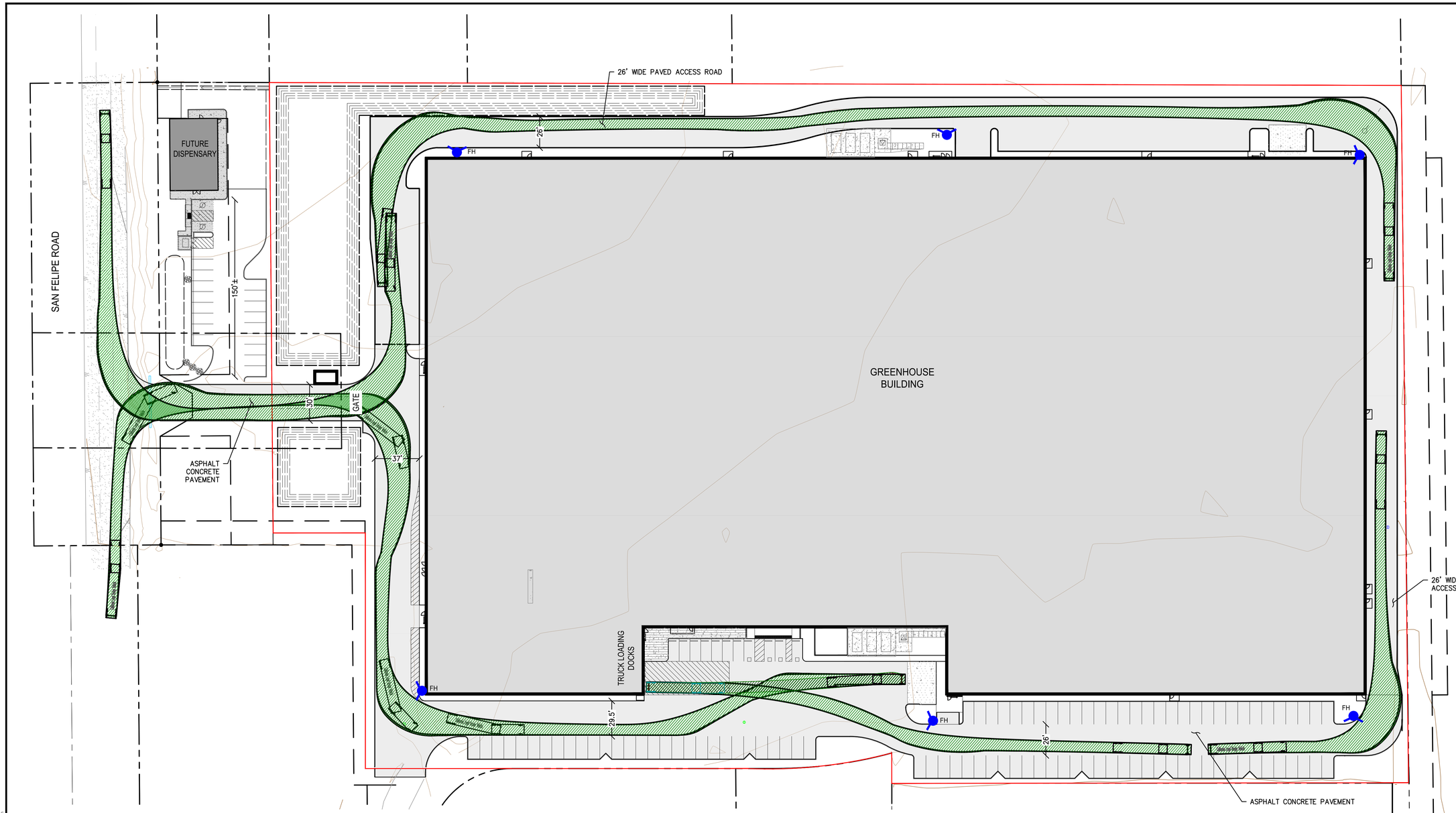
APN: 051-100-031

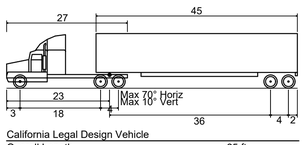
TURNING ANALYSIS - FIRE TRUCK

SCALE:	1" = 40'
DRAWN:	CW
JOB No.:	3627.00

SHEET C3.2 OF

PLANNING SUBMITTAL 6/7/2021





California Legal Design Vehicle

Overall Length	65 ft
Overall Width	8.5 ft
Overall Body Height	12.227 ft
Min Body Ground Clearance	1.422 ft
Track Width	8.5 ft
Lock-to-lock time	6.00 s
Max Steering Angle (Virtual)	26.30°

40 0 40 80 120 Feet

SCALE: 1" = 40'

0 1 2 INCHES 3

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FELIPE NINE - 773 SAN FELIPE ROAD

HOLLISTER, CALIFORNIA

APN: 051-100-031

TURNING ANALYSIS - LARGE DELIVERY

SCALE:	1" = 40'
DRAWN:	CW
JOB No.:	3627.00

SHEET C3.3 OF

PLANNING SUBMITTAL 6/7/2021

LUIS A. DIAZ/ALICIA R. ESTUPINAN
051-100-022

CHRISTOPHER MICHAEL WILLOUGHBY
051-100-021

R&H MCABEE
051-100-019

RICHARD & JACKIE MCABEE
051-330-009

SAN FELIPE ROAD

100.71'

843.17'

375.72'

582.20'

20' SEWER EASEMENT TO BE QUITCLAIMED AND REDEDICATED

ADJUSTED PARCEL 1
DOC 2018-0003749
APN 051-100-046

1

TONASCIA 2005 REV TRUST
019-170-082

PROPOSED LOT LINE (TYP)

AREA TO BE RELINQUISHED
769 SF

LOT LINE TO BE ADJUSTED (TYP)

113.10'

10.00'

76.92'

10.00'

SAN BENITO HEATING &
SHEET METAL, INC.
051-100-007

LAND TO BE ACQUIRED
4588 SF

PROPOSED LOT LINE (TYP)

EXISTING PUE TO BE QUITCLAIMED

186.53'

POR. OF PARCEL C
4-PM-40

TONASCIA 2005 TRUST
051-100-036

CITY R.O.W.

POR. OF PARCEL C
4-PM-40

TONASCIA 2005 TRUST
051-100-035

PARCEL D
4-PM-40

POR. OF
PARCEL D
4-PM-40

2

407.37'

1.42'

13.78'

120.42'

R=70'

197.43'

R=403'

25.33'

417.42'

13.90'

PARCEL B
4-PM-40

PARCEL A
4-PM-40

3

EXISTING 50'
NON-EXCLSIVE ROAD
EASEMENT TO REMAIN

KIRKPATRIC COURT

140.20'

50.00'

189.80'

10.20'

STATE OF CALIFORNIA
APN 051-100-020-000

208.63'

208.64'

16.24'

N CHAPPELL ROAD

LEGEND

- PROJECT AREA BOUNDARY
- BOUNDARY OF SUBJECT PROPERTY TO BE ADJUSTED
- PROPOSED LOT LINE
- EXISTING LOT LINE TO BE ADJUSTED
- EXISTING R.O.W. LOT LINE
- EXISTING LOT LINE
- EXISTING EASEMENT TO BE QUITCLAIMED
- EXISTING COUNTOUR (110)
- LOT NUMBER (#)

PROJECT DATA

DESCRIPTION	EXISTING (±)	PROPOSED (±)
LOT 1 : PROJECT SITE	8.33 ACRES	12.22 ACRES
LOT 2: SAN BENITO HEATING AND SHEET METAL	1.89 ACRES	1.79 ACRES
PARCEL C:	3.07 ACRES	-
PARCEL C CITY R.O.W.:	0.19 ACRES	-
PORTION OF PARCEL D:	0.11 ACRES	-
LOT 3 PARCEL D: KIRKPATRIC R.O.W.:	0.69 ACRES	0.27 ACRES
TOTAL:	14.28 ACRES	14.28 ACRES

40 0 40 80 120 Feet
SCALE: 1" = 40'

0 1 2 INCHES 3

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REGISTERED PROFESSIONAL ENGINEER ANDREW R. HUNTER No. 67730 CIVIL STATE OF CALIFORNIA

SUBMITTAL / REVISION

FELIPE NINE - 773 SAN FELIPE ROAD
HOLLISTER, CALIFORNIA
APN: 051-100-031

LOT LINE ADJUSTMENT

SCALE:	1" = 40'
DRAWN:	CW
JOB No.:	3627.00

SHEET
C4.0
OF 6

PLANNING SUBMITTAL 6/7/2021

LUIS A. DIAZ/ALICIA R. ESTUPINAN
051-100-022

CHRISTOPHER MICHAEL WILLOUGHBY
051-100-021

R&H MCABEE
051-100-019

RICHARD & JACKIE MCABEE
051-330-009

FD 1 IN IP LS 2550
610
250.58

EX-SSMH
RIM: 261.45
INV: 251.00

SSMH
RIM: 262.33
INV: 251.22

SAN FELIPE ROAD

FUTURE DISPENSARY

STORMWATER BASIN

10" SS

PROPOSED SANITARY SEWER MAIN RELOCATION 268 LF

PROPOSED 20' SEWER EASEMENT

PROPOSED 20' SEWER EASEMENT

20' SEWER EASEMENT TO BE QUITCLAIMED AND REDEDICATED

8" WATER DITCH EASEMENT TO REMAIN

PROPOSED 50' R.O.W. RELOCATION

10' WATERLINE EASEMENT TO REMAIN

ADJUSTED PARCEL 1
DOC 2018-0003749
APN 051-100-046

GREENHOUSE BUILDING

TONASCIA 2005 REV TRUST
019-170-082

PROPOSED SANITARY SEWER MAIN RELOCATION 520 LF

PROPOSED 10' UTILITY EASEMENT

STORMWATER BASIN

60' ORIGINALLY PROPOSED R.O.W. TO BE RELOCATED

LOT LINE ADJUSTMENT; AREA TO BE DEDICATED TO SAN BENITO HEATING AND SHEET METAL

15'x20' WATERLINE EASEMENT TO REMAIN

SAN BENITO HEATING & SHEET METAL, INC.
051-100-007

LOT LINE ADJUSTMENT; RIGHT-OF-WAY TO BE ACQUIRED FROM SAN BENITO HEATING AND SHEET METAL

CITY R.O.W.

POR. OF PARCEL C
4-PM-40

TONASCIA 2005 TRUST
051-100-036

POR. OF PARCEL C
4-PM-40

TONASCIA 2005 TRUST
051-100-035

PROPOSED 50' R.O.W. RELOCATION

PARCEL D
4-PM-40

SANITARY SEWER MAIN TO BE RELOCATED

EX-SSMH
RIM: 263.95
INV: 252.59

POR. OF PARCEL D
4-PM-40

EXISTING R.O.W. TO BE QUITCLAIMED BY CITY OF HOLLISTER

PARCEL B
4-PM-40

PARCEL A
4-PM-40

STATE OF CALIFORNIA
APN 051-100-020-000

KIRKPATRIC COURT

EXISTING 50' NON-EXCLSIVE ROAD EASEMENT TO REMAIN

EXISTING SANITARY SEWER MAIN TO REMAIN

N CHAPPELL ROAD

LEGEND

- PROJECT AREA
- PROPOSED RIGHT-OF-WAY RELOCATION
- ORIGINALLY PROPOSED RIGHT-OF-WAY TO BE RELOCATED
- PROPOSED 20' SEWER EASEMENT RELOCATION
- EXISTING SANITARY SEWER EASEMENT, TO BE RELOCATED
- PROPOSED SANITARY SEWER MAIN RELOCATION
- EXISTING 10" SANITARY SEWER MAIN TO REMAIN
- 10" SANITARY SEWER MAIN TO BE ABANDONED
- RIGHT-OF-WAY TO BE RELINQUISHED
- EXISTING LOT LINE TO BE ADJUSTED

0 1 2 INCHES 3

40 0 40 80 120 Feet
SCALE: 1" = 40'

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831.649.5225
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ANDREW M. HUNTER
No. 87530
CIVIL
STATE OF CALIFORNIA

SUBMITTAL / REVISION

FELIPE NINE - 773 SAN FELIPE ROAD
HOLLISTER, CALIFORNIA
APN: 051-100-031

EASEMENT & RIGHT-OF-WAY ABANDONMENT

SCALE:	1" = 40'
DRAWN:	CW
JOB No.:	3627.00
SHEET	C5.0
	OF 6

PLANNING SUBMITTAL 6/7/2021

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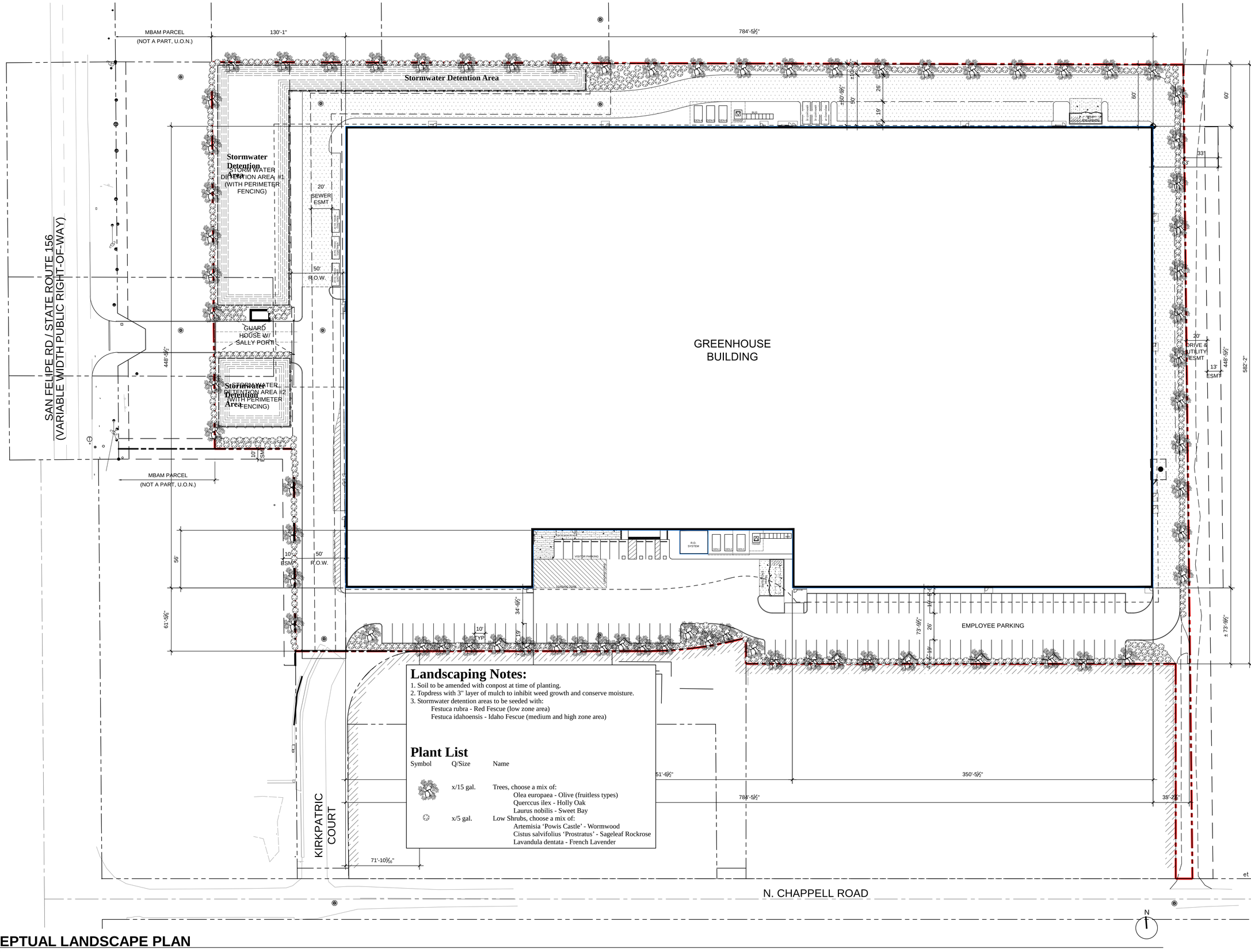


Landscaping Notes:

1. Soil to be amended with conpost at time of planting.
2. Topdress with 3" layer of mulch to inhibit weed growth and conserve moisture.
3. Stormwater detention areas to be seeded with:
   Festuca rubra - Red Fescue (low zone area)
   Festuca idahoensis - Idaho Fescue (medium and high zone area)

Plant List

Symbol	Q/Size	Name
	x/15 gal.	Trees, choose a mix of: Olea europaea - Olive (fruitless types) Querccus ilex - Holly Oak Laurus nobilis - Sweet Bay
	x/5 gal.	Low Shrubs, choose a mix of: Artemisia 'Powis Castle' - Wormwood Cistus salvifolius 'Prostratus' - Sageleaf Rockrose Lavandula dentata - French Lavender

CONCEPTUAL LANDSCAPE PLAN

SCALE: 1"= 40'

Coats Consulting
PO Box 1356
Carmel, CA 93921
831-250-7192

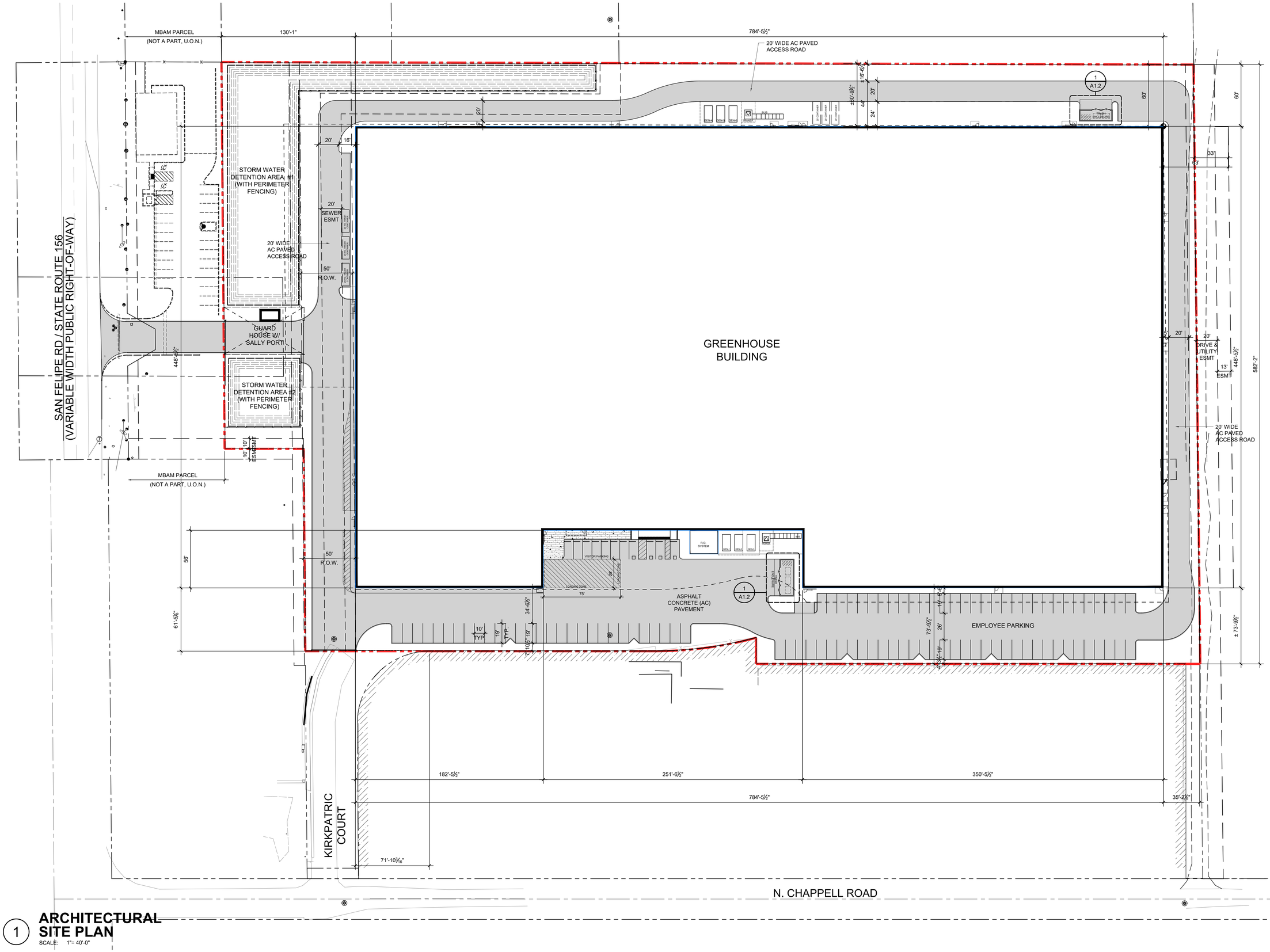
Conceptual Landscape Plan

Scale: 1" = 40' Date: 3/10/2021

FELIPE NINE LLC
733 San Felipe Road
Hollister, CA 95023

APNs: 051-100-035, 051-100-036, 051-100-046, & 019-330-006

SHEET
L1.1



N

1 **ARCHITECTURAL SITE PLAN**

SCALE: 1"= 40'-0"

NOT FOR CONSTRUCTION

Coats Consulting
PO Box 1356
Carmel, CA 93921
831-250-7192

ARCHITECTURAL SITE PLAN

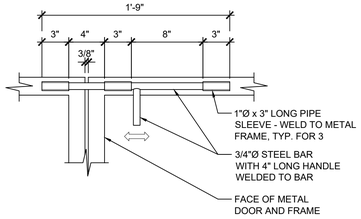
DATE: 8/17/2021

FELIPE NINE LLC

773 SAN FELIPE ROAD
HOLLISTER, CA 95023

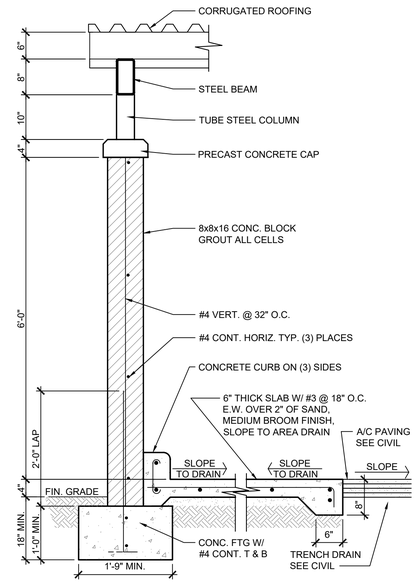
APN: 051-100-035, 051-100-036
051-100-046, 019-330-006

SHEET
A1.1



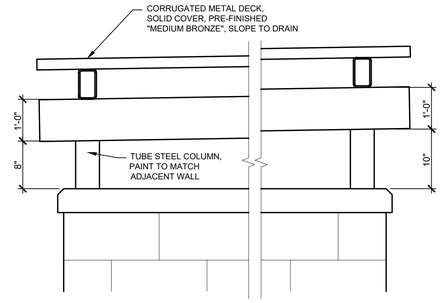
6 TRASH ENCLOSURE SLIDING BAR LATCH

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



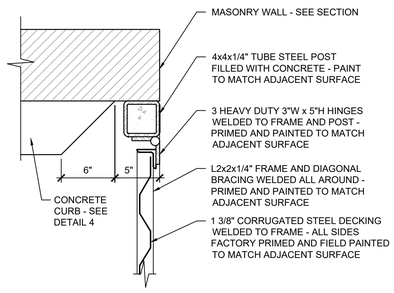
4 TRASH ENCLOSURE WALL SECTION

SCALE: 3/4" = 1'-0"



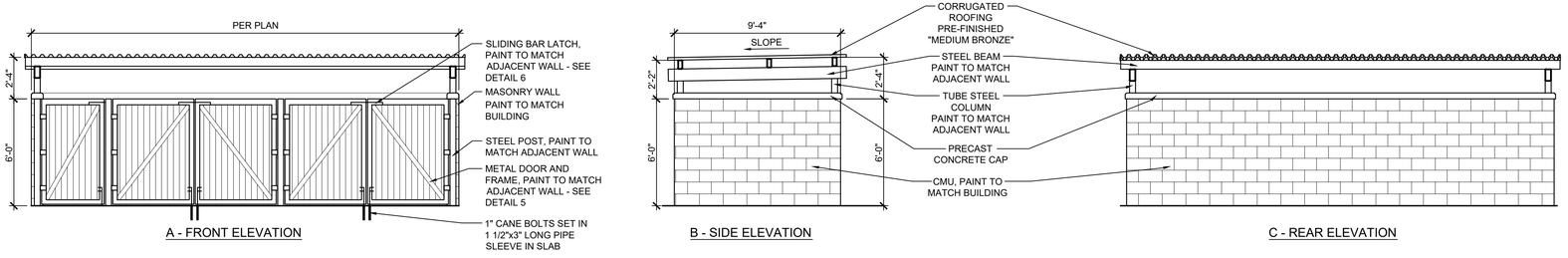
3 TRASH ENCLOSURE ROOF DETAIL

SCALE: 1" = 1'-0"



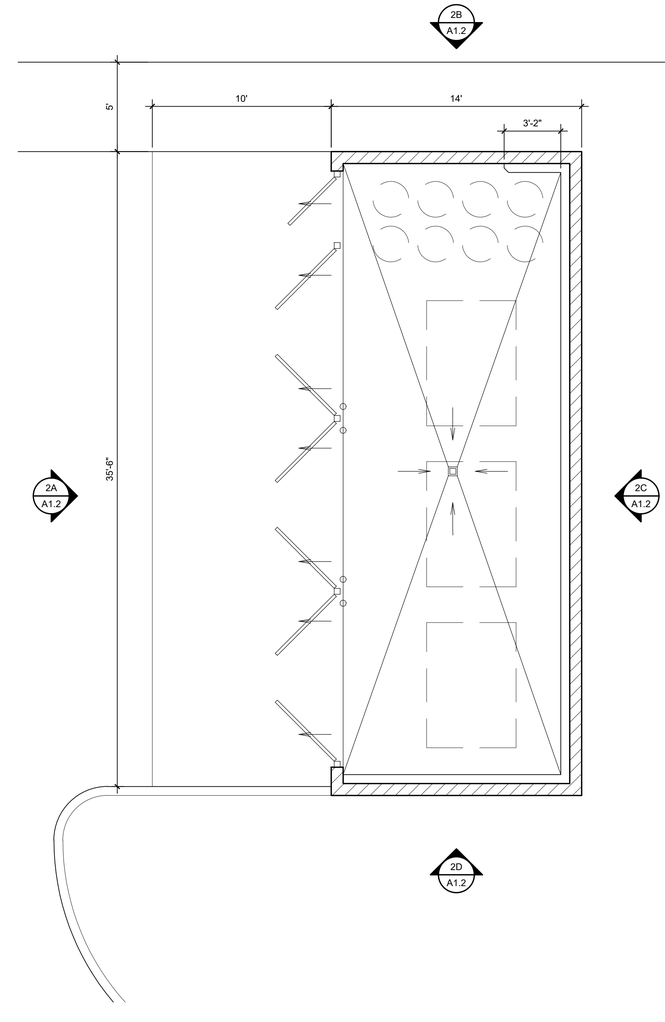
5 TRASH ENCLOSURE DOOR DETAIL

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



2 TRASH ENCLOSURE EXTERIOR ELEVATIONS

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



N

1 TYP. TRASH ENCLOSURE FLOOR PLAN

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

Coats Consulting
PO Box 1356
Carmel, CA 93921
831-250-7192

SITE DETAILS

DATE: 6/2/2021

FELIPE NINE LLC

773 SAN FELIPE ROAD
HOLLISTER, CA 95023

APN: 051-100-035, 051-100-036
051-100-046, 019-330-006

NOT FOR CONSTRUCTION

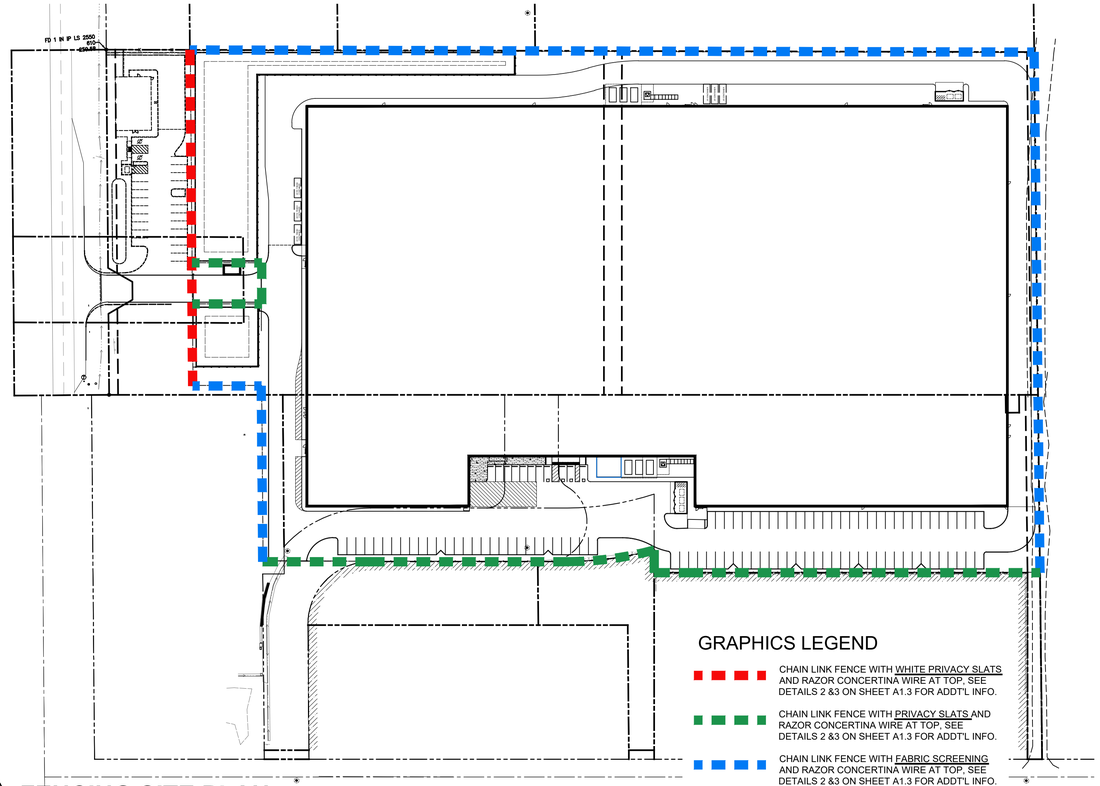
SHEET
A1.2

IMAGE 3A (PRIVACY SLAT COLOR PER PLAN 1/A1.3)

IMAGE 3B (PRIVACY SLAT COLOR PER PLAN 1/A1.3)

3 TYPICAL PERIMETER SECURITY FENCE PHOTO

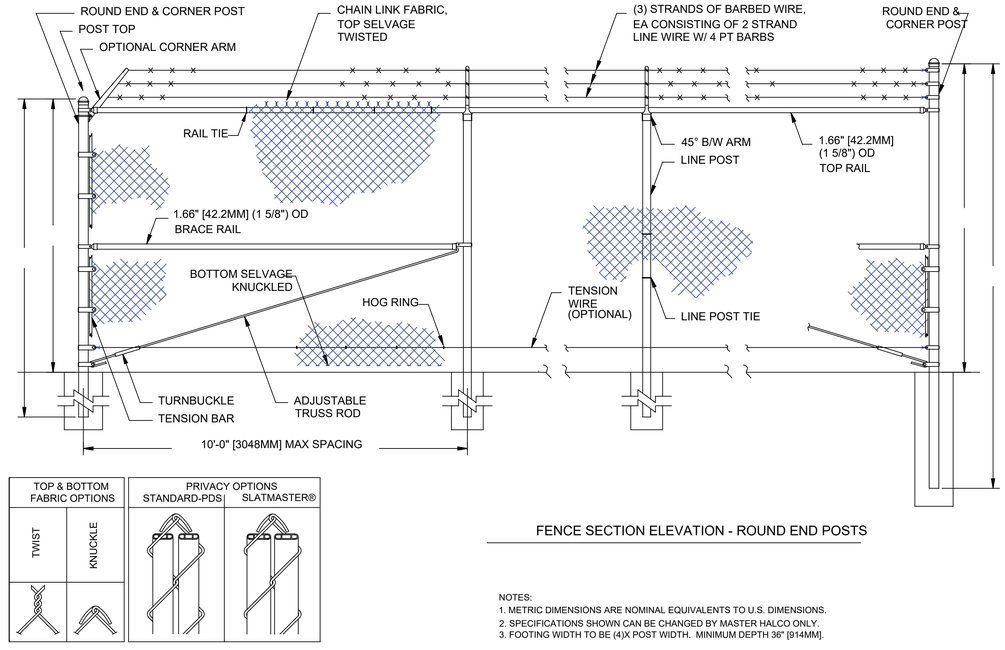
SCALE:



N

1 FENCING SITE PLAN

SCALE: 1"= 80'-0"



FENCE SECTION ELEVATION - ROUND END POSTS

NOTES:
1. METRIC DIMENSIONS ARE NOMINAL EQUIVALENTS TO U.S. DIMENSIONS.
2. SPECIFICATIONS SHOWN CAN BE CHANGED BY MASTER HALCO ONLY.
3. FOOTING WIDTH TO BE (4)X POST WIDTH. MINIMUM DEPTH 36" [914MM].

2 TYPICAL HIGH FENCE ROUNDED END POSTS W/ TOP RAIL & W/ RAZOR CONCERTINA WIRE

SCALE: 1" = 1'-0"

Coats Consulting
PO Box 1356
Carmel, CA 93921
831-250-7192

SITE DETAILS

DATE: 7/27/2021

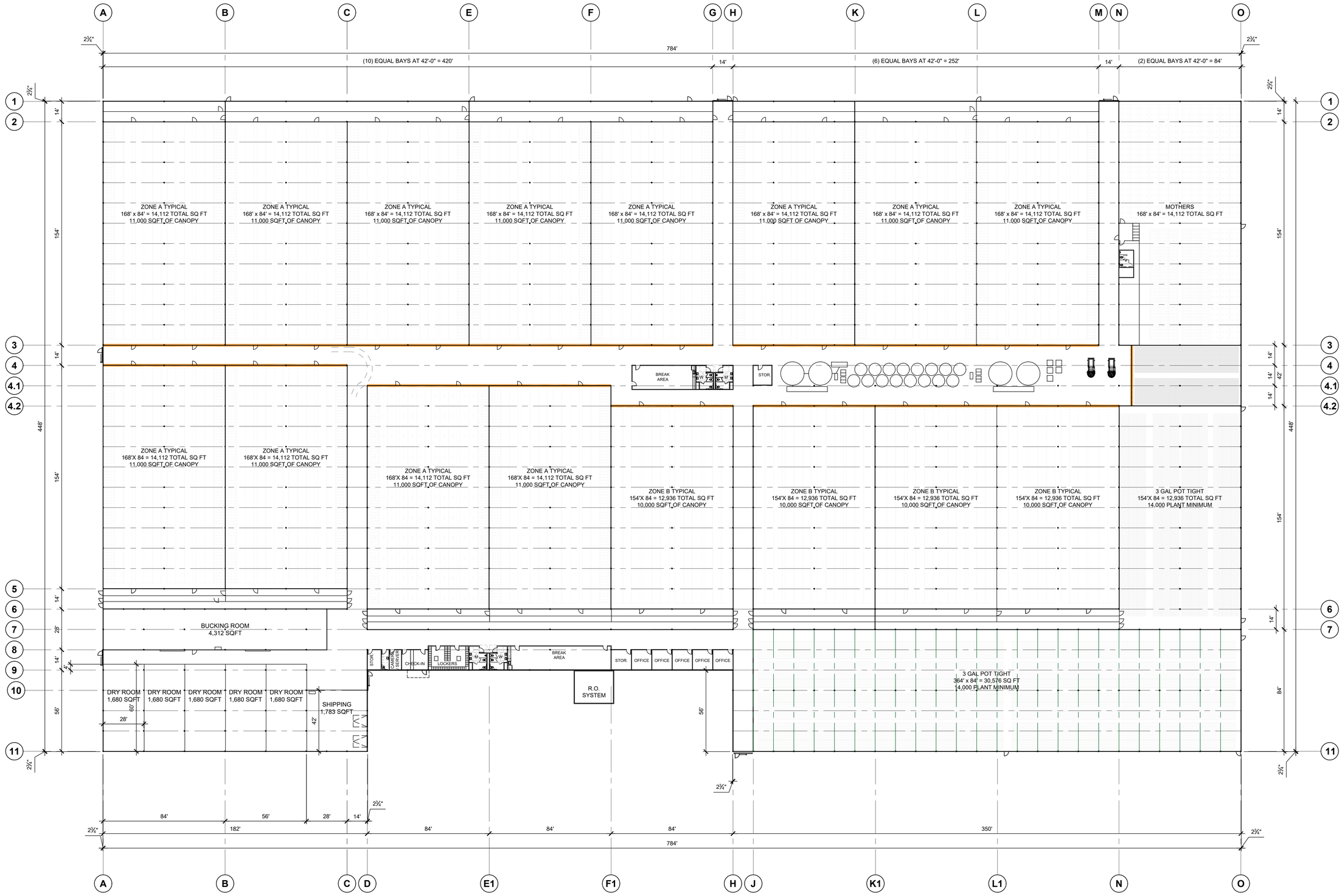
FELIPE NINE LLC

773 SAN FELIPE ROAD
HOLLISTER, CA 95023

APN: 051-100-035, 051-100-036
051-100-046, 019-330-006

NOT FOR CONSTRUCTION

SHEET
A1.3



1 **FLOOR PLAN**
SCALE: 1"=30'-0"

ROLL-UP WALLS BELOW, SHOWN FOR REFERENCE ONLY

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Carmel, CA 93921
831-250-7192

BUILDING FLOOR PLAN

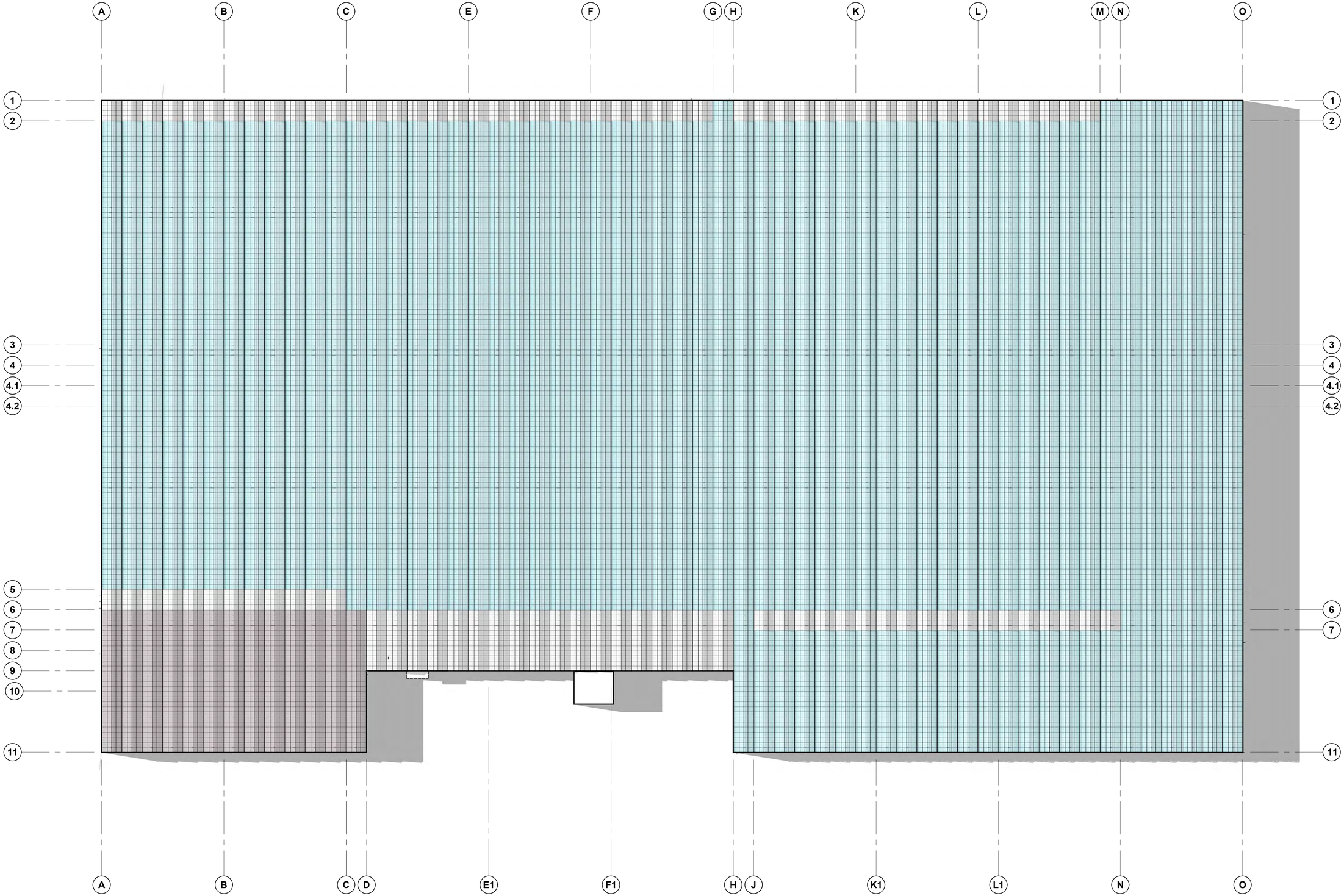
DATE: 3/19/2021

FELIPE NINE LLC

773 SAN FELIPE ROAD
HOLLISTER, CA 95023

APN: 051-100-035, 051-100-036
051-100-046, 019-330-006

SHEET
A2.1



ROOF MATERIAL LEGEND

- 8mm POLY CARBONATE WBW
- 3mm TEMPERED GLASS
- 4" STEEL INSULATED PANELS

1 **ROOF PLAN**
SCALE: 1"=30'-0"

NOT FOR CONSTRUCTION

Coats Consulting
PO Box 1356
Carmel, CA 93921
831-250-7192

BUILDING ROOF PLAN

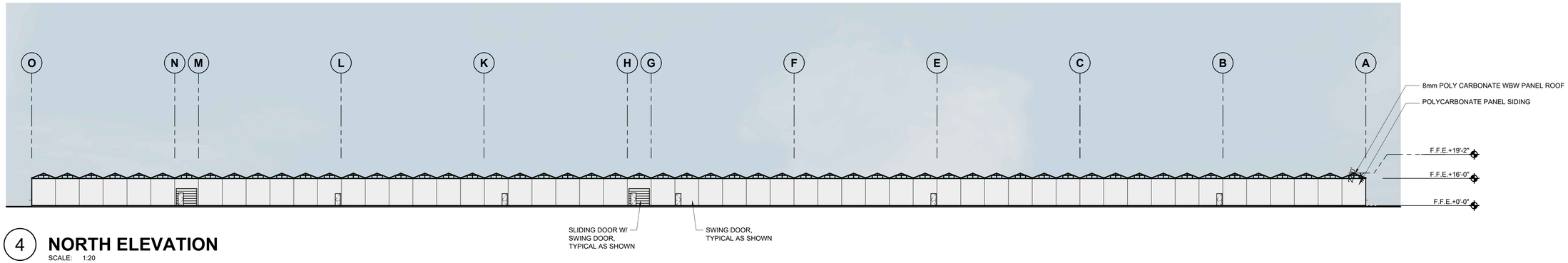
DATE: 3/19/2021

FELIPE NINE LLC

773 SAN FELIPE ROAD
HOLLISTER, CA 95023

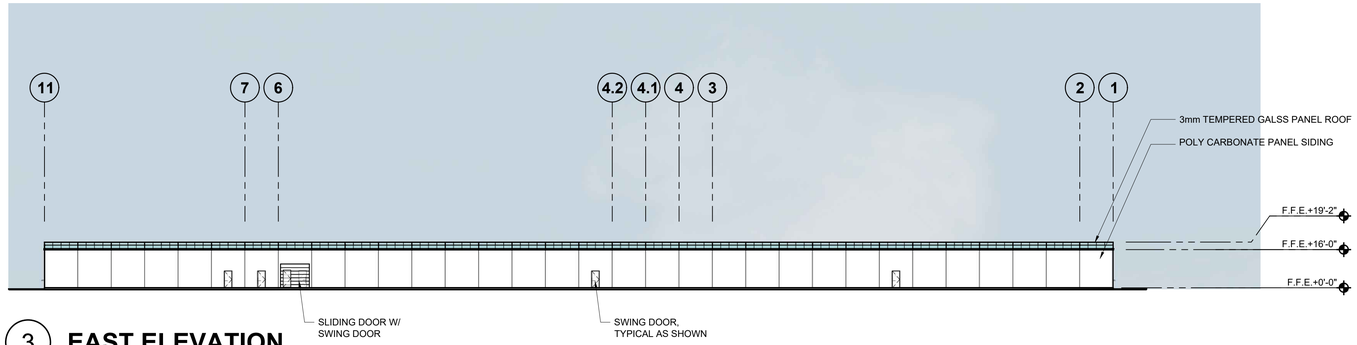
APN: 051-100-035, 051-100-036
051-100-046, 019-330-006

SHEET
A2.3



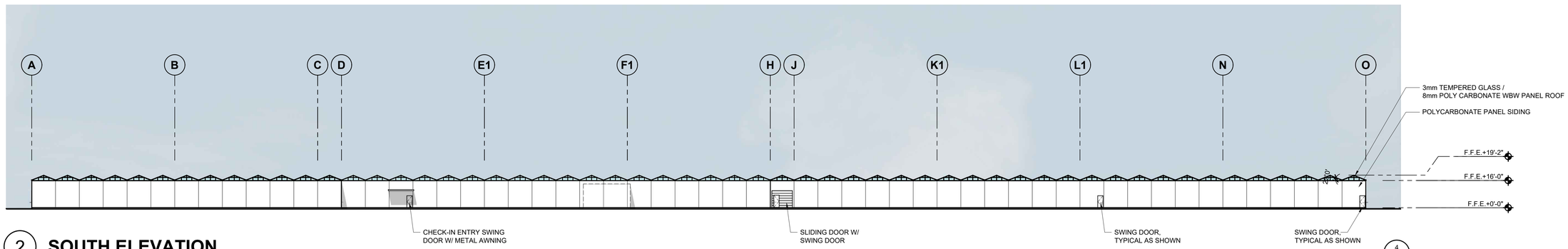
4 NORTH ELEVATION

SCALE: 1:20



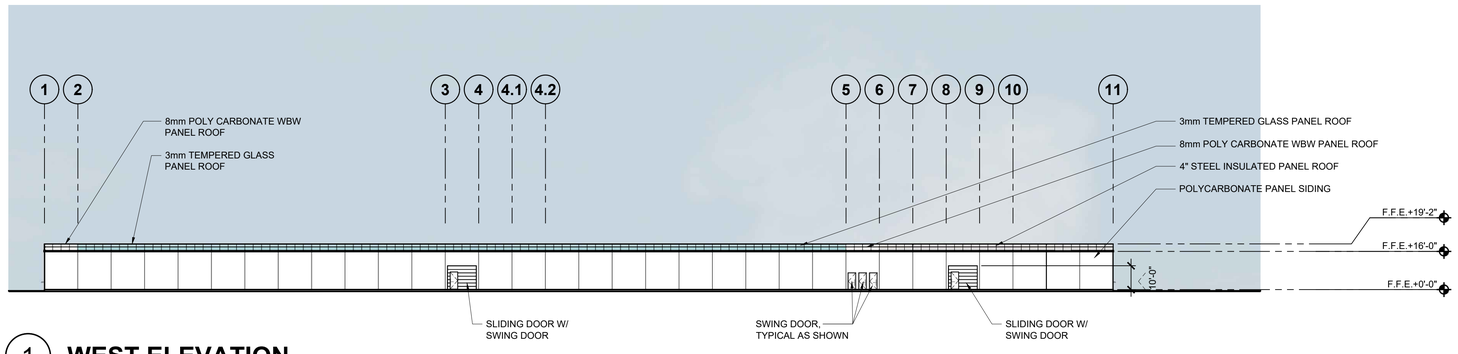
3 EAST ELEVATION

SCALE: 1:20



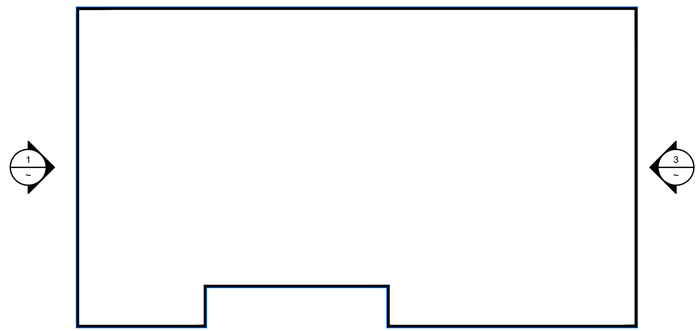
2 SOUTH ELEVATION

SCALE: 1:20



1 WEST ELEVATION

SCALE: 1:20



KEY PLAN

SCALE: 1"=100'"

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Coats Consulting
PO Box 1356
Carmel, CA 93921
831-250-7192

EXTERIOR ELEVATIONS

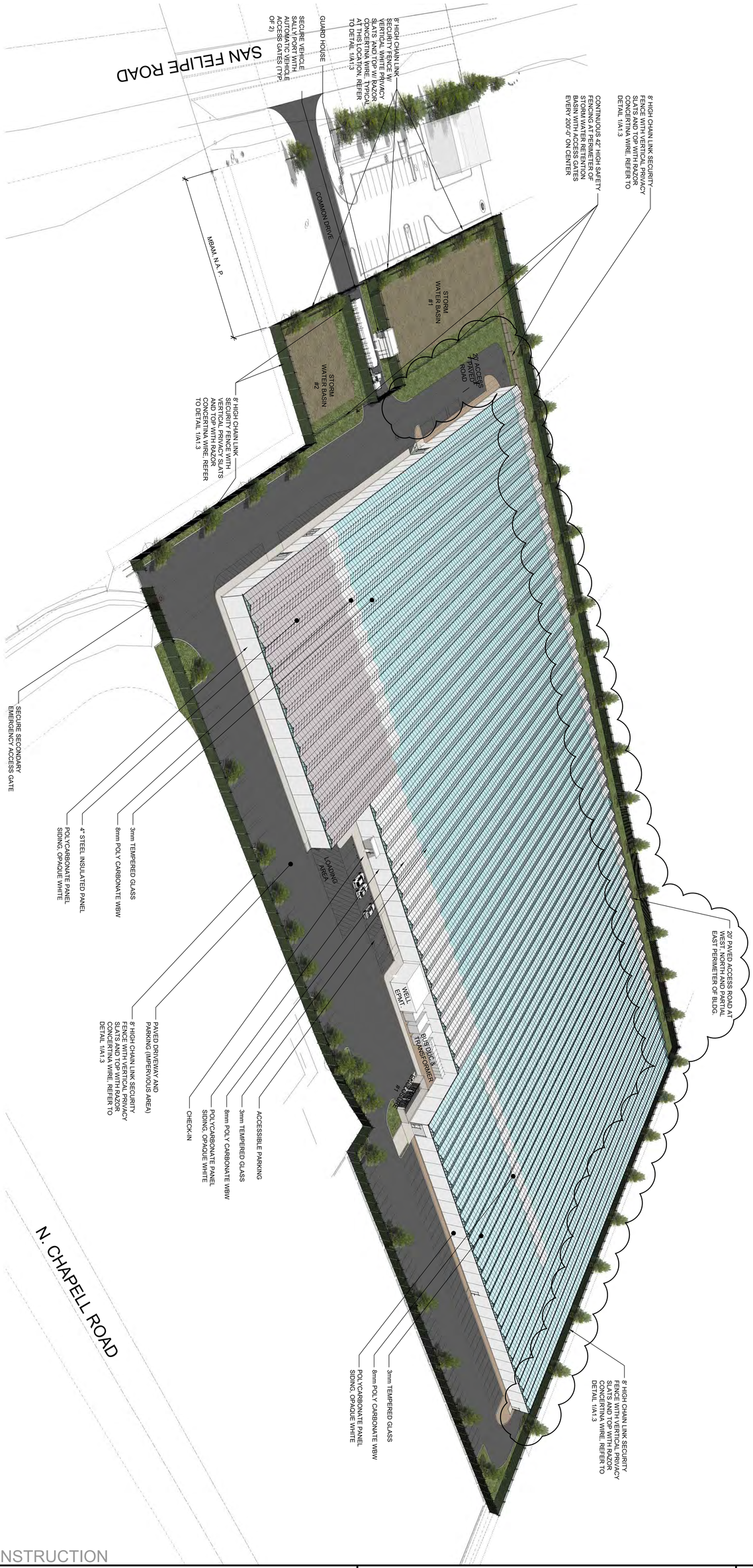
DATE: 3/19/2021

FELIPE NINE LLC

773 SAN FELIPE ROAD
HOLLISTER, CA 95023

APN: 051-100-035, 051-100-036
051-100-046, 019-330-006

SHEET
A3.0



1 CONCEPTUAL 3D BIRD'S EYE PERSPECTIVE

SCALE: N.T.S.

NOT FOR CONSTRUCTION

SHEET A3.1	FELIPE NINE LLC	CONCEPTUAL RENDERING	Coats Consulting
	773 SAN FELIPE ROAD HOLLISTER, CA 95023	APN: 051-100-035, 051-100-036 051-100-046, 019-330-006	DATE: 8/19/2021	PO Box 1356 Carmel, CA 93921 831-250-7192

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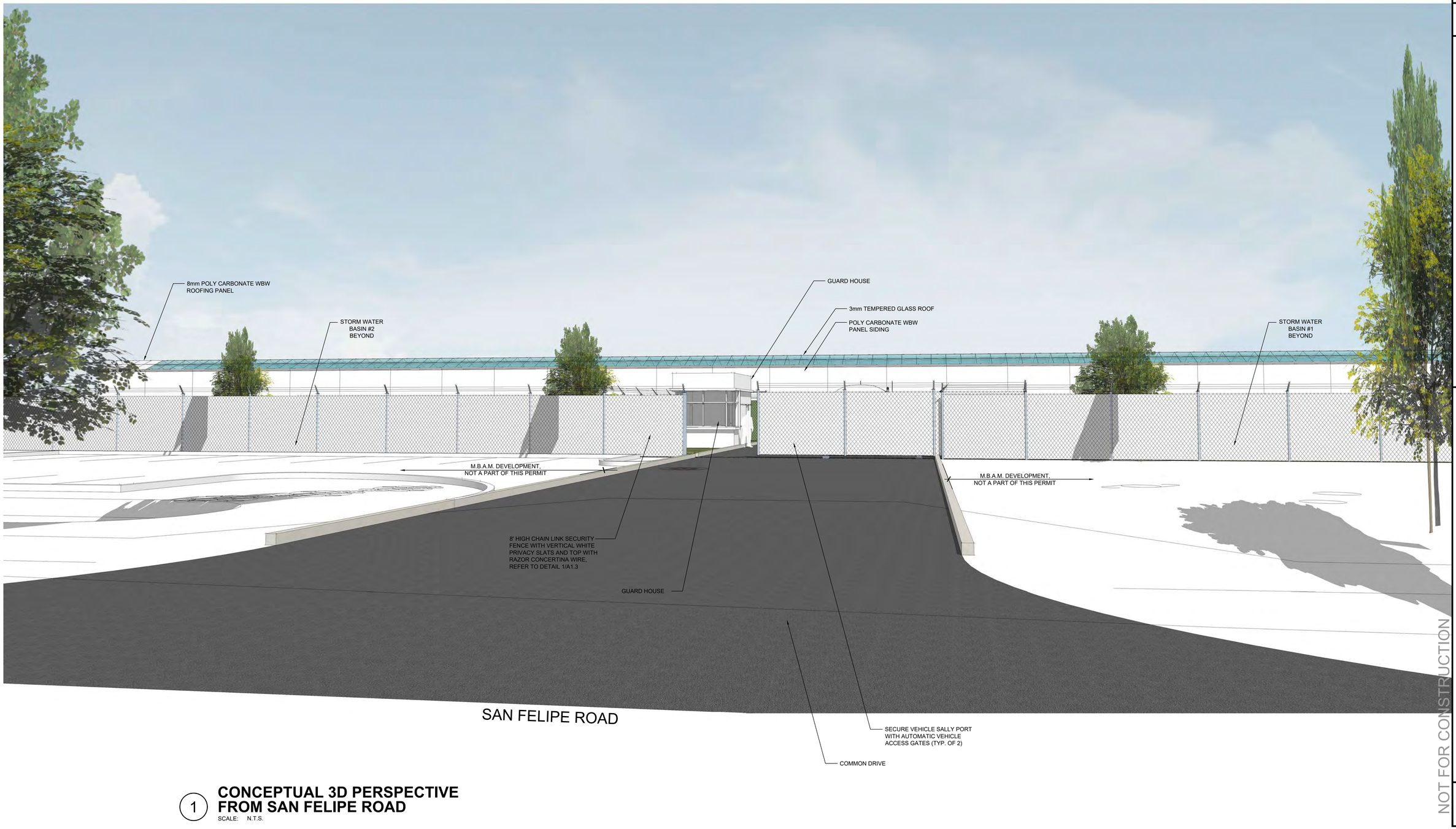

1 **CONCEPTUAL 3D PERSPECTIVE FROM SAN FELIPE ROAD**
SCALE: N.T.S.

Coats Consulting
PO Box 1356
Carmel, CA 93921
831-250-7192

CONCEPTUAL RENDERING
DATE: 6/3/2021

FELIPE NINE LLC
773 SAN FELIPE ROAD
HOLLISTER, CA 95023
APN: 051-100-035, 051-100-036
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SHEET
A3.2

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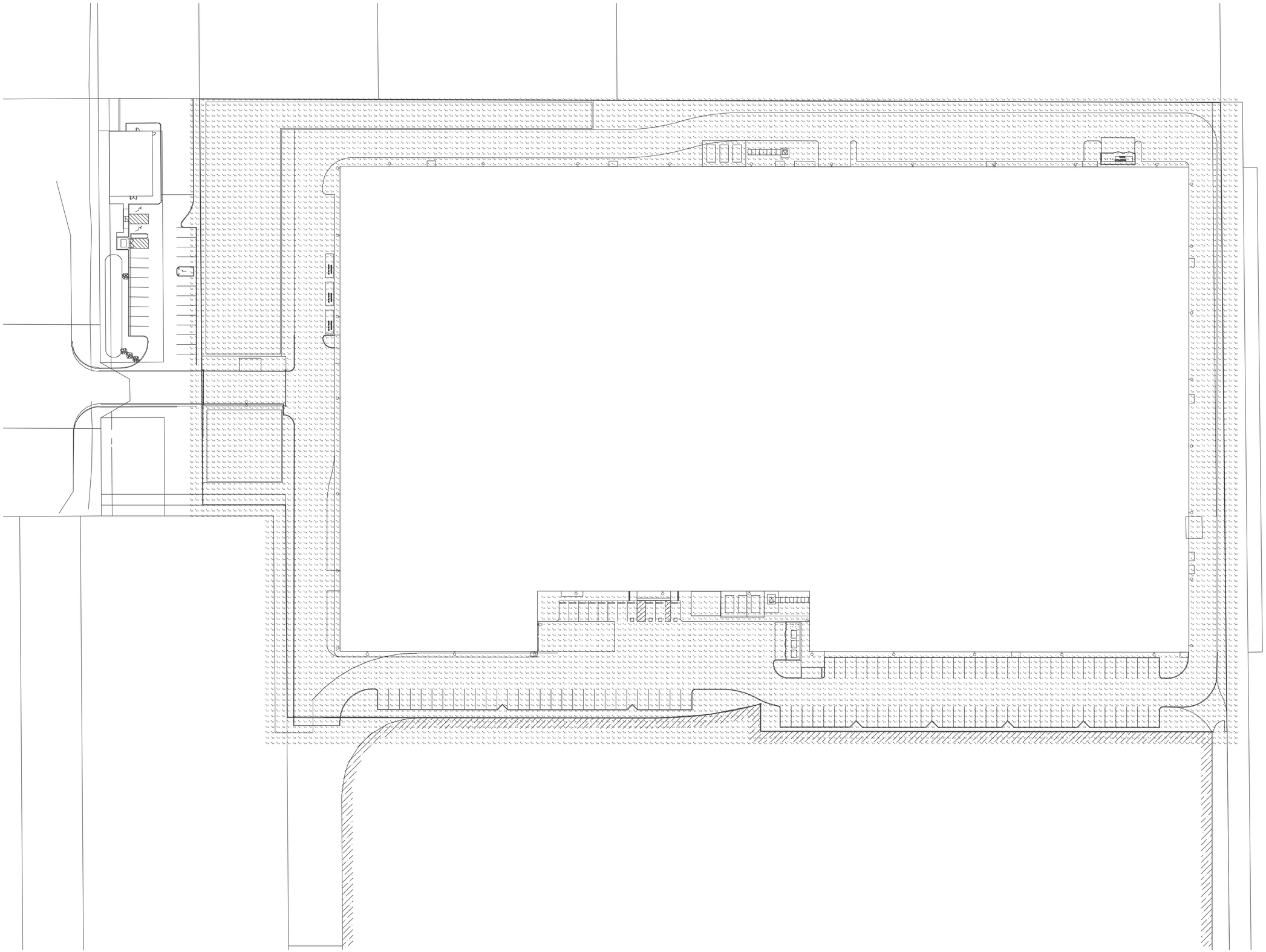

01 PHOTOMETRIC SITE PLAN
SCALE: 1" = 40' - 0"

REVISIONS

MIRACLES UNLIMITED, INC.
ELECTRICAL ENGINEERING
P. O. BOX 1808
APTOS, CA 95001
(831) 688-8013

JOB NO.: 21022

FELIPE NINE
773 SAN FELIPE RD.
HOLLISTER, CA
APN:051-100-031-000

PHOTOMETRIC
SITE PLAN

DATE 03/19/21
SCALE: AS NOTED
JOB 21022
SHEET
E1.0

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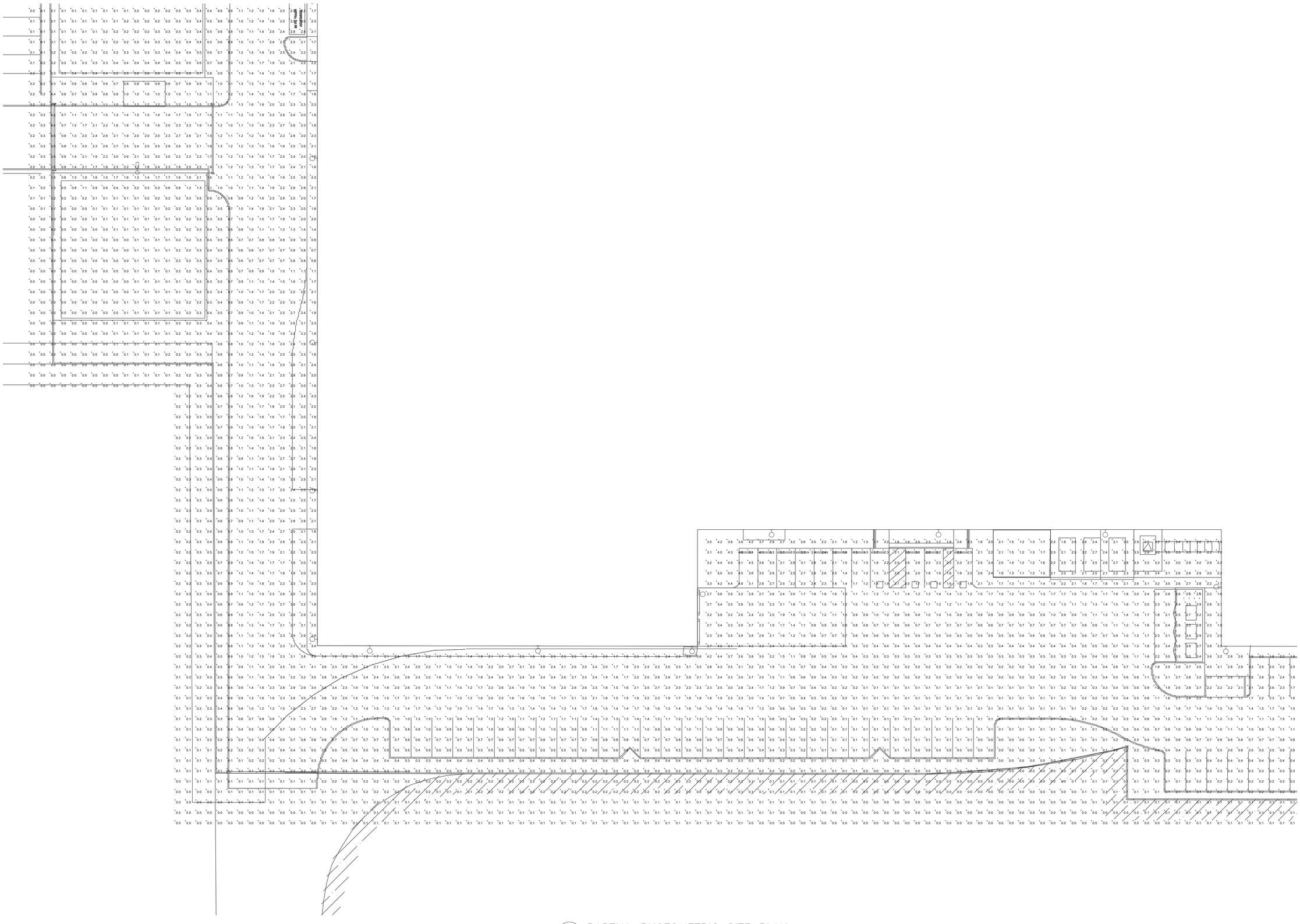

01 PARTIAL PHOTOMETRIC SITE PLAN
SCALE: 1" = 20' - 0"

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ELECTRICAL ENGINEERING
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APTOS, CA 95001
(831) 688-8013

JOB NO.: 21022

FELIPE NINE
773 SAN FELIPE RD.
HOLLISTER, CA

APN:051-100-031-000

PARTIAL PHOTOMETRIC SITE PLAN

DATE 03/19/21

SCALE: AS NOTED

JOB 21022

SHEET
E1.1

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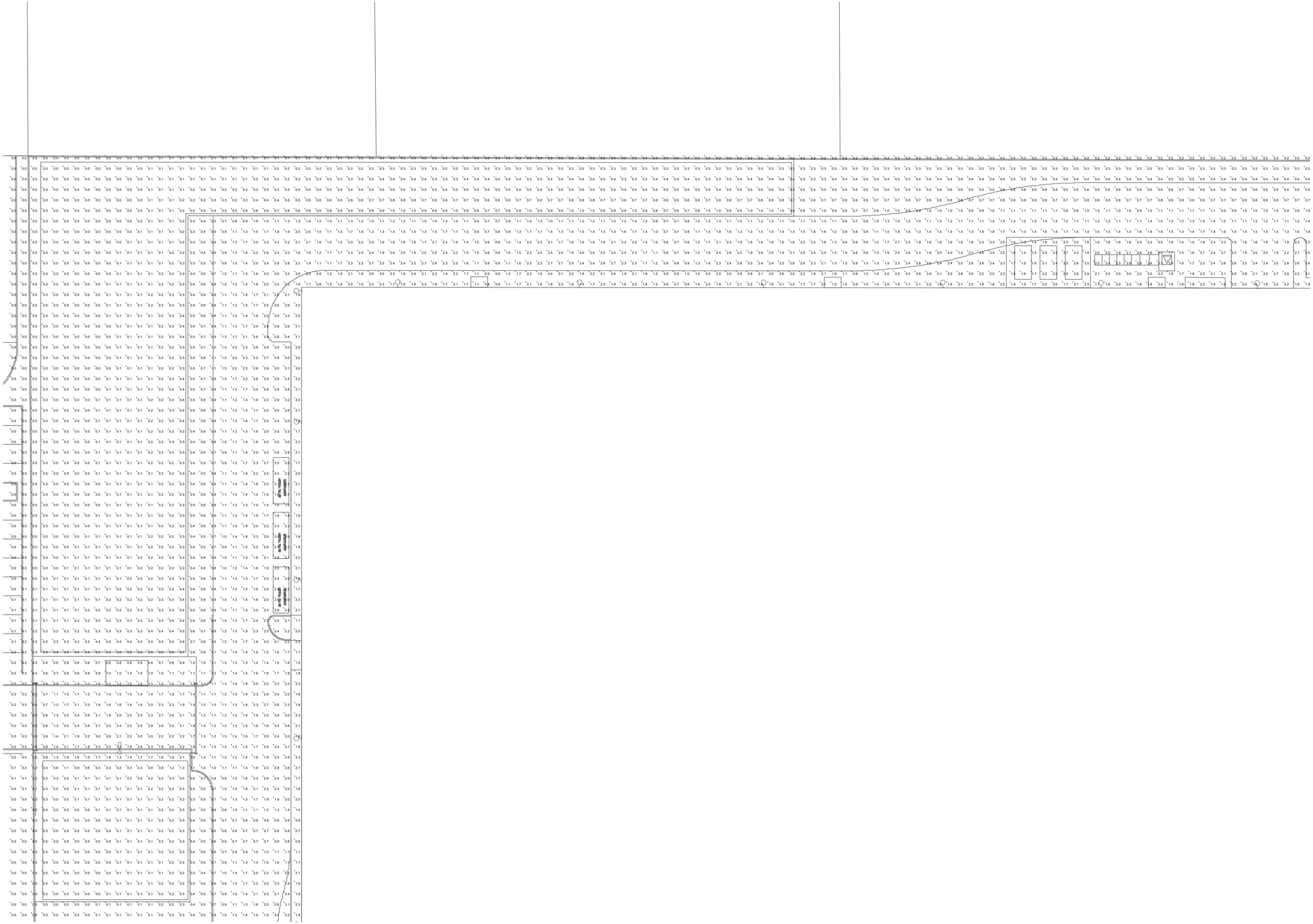

01 PARTIAL PHOTOMETRIC SITE PLAN
SCALE: 1" = 20' - 0"

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JOB NO.: 21022

FELIPE NINE
773 SAN FELIPE RD.
HOLLISTER, CA

APN:051-100-031-000

PARTIAL
PHOTOMETRIC
SITE PLAN

DATE 03/19/21

SCALE: AS NOTED

JOB 21022

SHEET
E1.2

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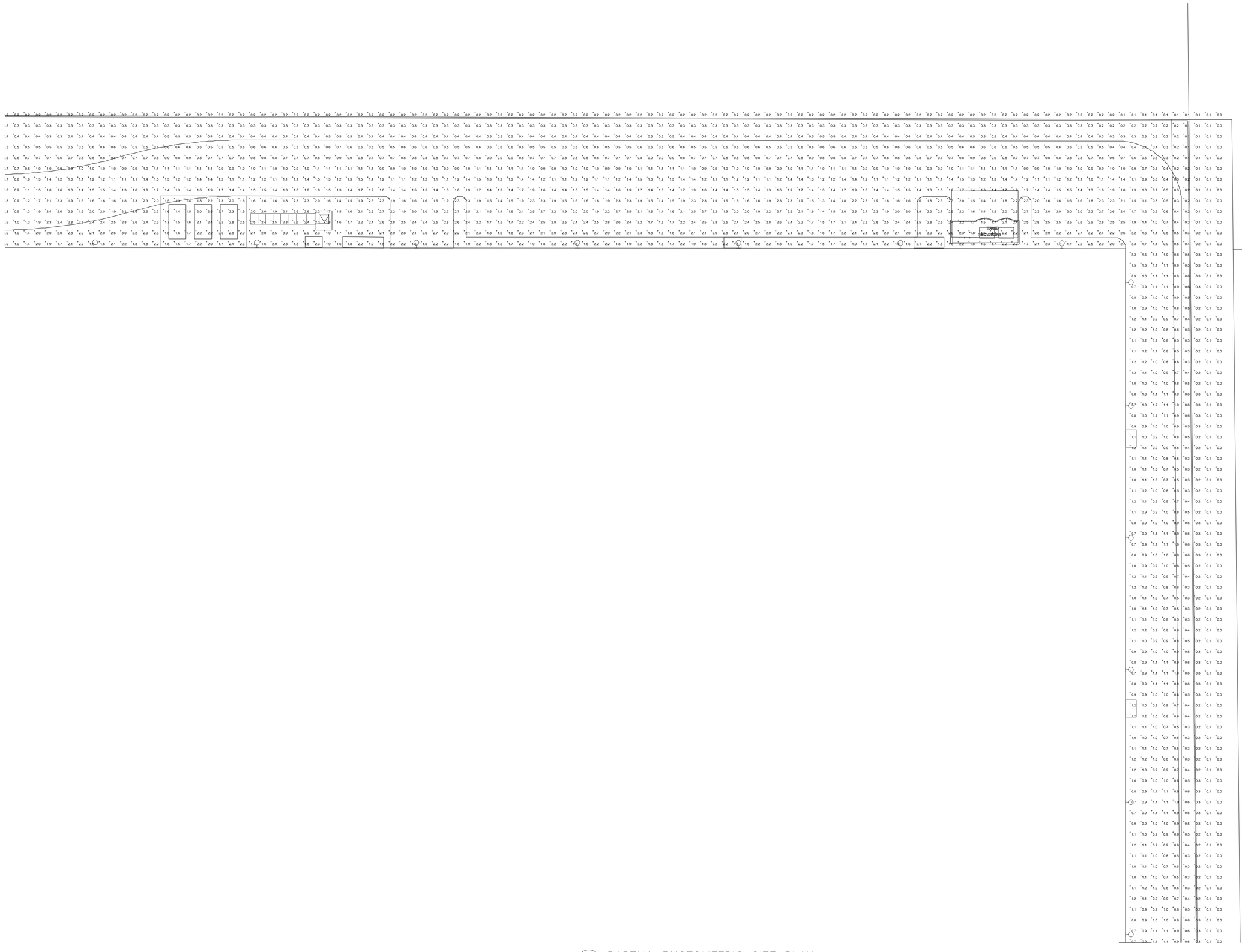

01 PARTIAL PHOTOMETRIC SITE PLAN
SCALE: 1" = 20' - 0"

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P. O. BOX 1808
APTOS, CA 95001
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JOB NO.: 21022

FELIPE NINE
773 SAN FELIPE RD.
HOLLISTER, CA

APN:051-100-031-000

PARTIAL
PHOTOMETRIC
SITE PLAN

DATE 03/19/21

SCALE: AS NOTED

JOB 21022

SHEET
E1.3

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01 PARTIAL PHOTOMETRIC SITE PLAN
SCALE: 1" = 20' - 0"

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P. O. BOX 1808
APTOS, CA 95001
(831) 688-8013

JOB NO.: 21022

FELIPE NINE
773 SAN FELIPE RD.
HOLLISTER, CA

APN:051-100-031-000

PARTIAL PHOTOMETRIC SITE PLAN

DATE 03/19/21

SCALE: AS NOTED

JOB 21022

SHEET
E1.4

Cree Edge™ Series

LED Area/Flood Luminaire

Product Description

The Cree Edge™ Series has a slim, low profile design. Its rugged cast aluminum housing minimizes wind load requirements and features an integral, weathertight LED driver compartment and high performance aluminum heat sinks. Various mounting choices: Adjustable Arm, Direct Arm, Direct Arm Long, or Side Arm (details on page 2). Includes a leaf/debris guard.
Applications: Parking lots, walkways, campuses, car dealerships, office complexes, and internal roadways

Performance Summary

- Patented NanoOptic® Product Technology
- Made in the U.S.A. of U.S. and imported parts
- **CRI:** Minimum 70 CRI
- **CCT:** 4000K (+/- 300K), 5700K (+/- 500K) standard
- **Limited Warranty*:** 10 years on luminaire/10 years on Colorfast DeltaGuard® finish

*See http://lighting.cree.com/warranty for warranty terms

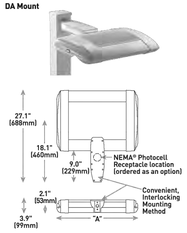
Accessories

Field-Installed

Bird Spikes
XA-BIRDSPK
Hand-Held Remote
XA-SENSREM
- For successful implementation of the programmable multi-level option, a minimum of one hand-held remote is required

Backlight Control Shields
XA-DBLS-4
- Four-pack
- Unpainted stainless steel

DA Mount



LED Count (x10)	Dim. "A"	Weight
02	12.1" (306mm)	21 lbs. (10kg)
04	12.1" (306mm)	24 lbs. (11kg)
06	14.1" (357mm)	27 lbs. (12kg)
08	16.1" (408mm)	28 lbs. (13kg)
10	18.1" (459mm)	32 lbs. (15kg)
12	20.1" (510mm)	34 lbs. (15kg)
14	22.1" (560mm)	37 lbs. (17kg)
16	24.1" (611mm)	41 lbs. (19kg)

AA/DL/SA Mount - see page 22 for weight & dimensions

Ordering Information

Example: ARE-EDG-2M-AA-12-E-UL-SV-350

					E			
Product	**Optic**			**Mounting***	**LED Count (x10)**	**Series**	**Voltage**	**Color Options**	**Drive Current**	**Options**
ARE-EDG	**2M** Type II Medium **2MB** Type II Medium w/BLS **2MP** Type II Medium w/Partial BLS **3M** Type III Medium	**3MB** Type III Medium w/BLS **3MP** Type III Medium w/Partial BLS **4M** Type IV Medium **4MB** Type IV Medium w/BLS	**4MP** Type IV Medium w/Partial BLS **5M** Type V Medium **5S** Type V Short	**AA** Adjustable Arm **DA** Direct Arm **DL** Direct Long Arm	**02** **04** **06** **08** **10** **12** **14** **16**	**E**	**UL** Universal 120-277V **UN** Universal 347-480V	**BK** Black **BZ** Bronze **SV** Silver **WH** White	**350** 350mA **525** 525mA **700** 700mA - Available with 20-60 LEDs	**DIM 0-10V Dimming** - Control by others - Refer to Dimming spec sheet for details - Can't exceed specified drive current **F Fuse** - Refer to ML spec sheet for availability with ML options - Available with UL voltage only - Available for U.S. applications only - When code dictates fusing, use time delay fuse **HL HiLow (Dual Circuit Input)** - Refer to HL spec sheet for details - Sensor not included **ML Multi-Level** - Refer to ML spec sheet for details - Intended for downlight applications at 0° tilt **P Photocell** - Refer to ML spec sheet for availability with ML options - Available with UL voltage only **PML Programmable Multi-Level, 25-40' Mounting Height** - Refer to PML spec sheet for details - Intended for downlight applications at 0° tilt **PML2 Programmable Multi-Level, 18-30' Mounting Height** - Refer to PML spec sheet for details - Intended for downlight applications at 0° tilt **R NEMA® Photocell Receptacle** - Intended for downlight applications with maximum 45° tilt - Photocell by others - Refer to ML spec sheet for availability with ML options **40K 4000K Color Temperature** - Minimum 70 CRI - Color temperature per luminaire
FLD-EDG	**25** 25° Flood **40** 40° Flood	**70** 70° Flood **SN** Sign	**N6** NEMA® 6	**AA** Adjustable Arm **SA** Side Arm - Available with 20-60 LEDs						

* Reference EPA and pole configuration suitability data beginning on page 19
NOTE: Price adder may apply depending on configuration

c UL us DLC

Rev. Date: V6 12/07/2017

US: lighting.cree.com T (800) 236-6800 F (262) 504-5415

Canada: www.cree.com/canada T (800) 473-1234 F (800) 890-7507

CREE

FIXTURE TYPE A, A1, B, C
POLE MOUNTED FIXTURE HEAD AT 21'
WALL MOUNTED FIXTURE HEAD

AVERAGE FOOT CANDLES 1.2 FC

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REVISIONS

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P. O. BOX 1808
APTOS, CA 95001
(831) 688-8013

JOB NO.: 21022

APN:051-100-031-000

FELIPE NINE
773 SAN FELIPE RD.
HOLLISTER, CA

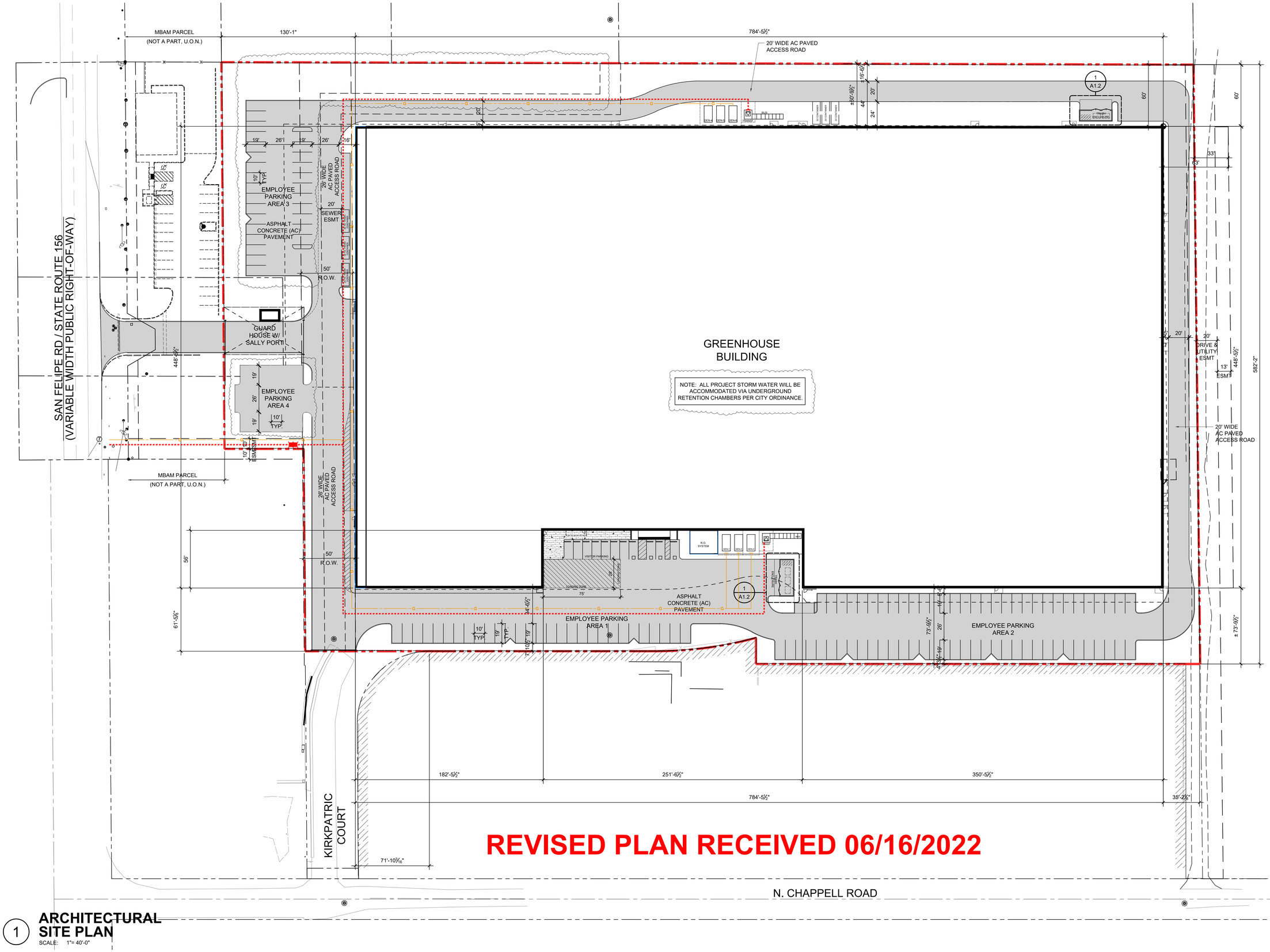
FIXTURE CUT SHEETS

DATE 03/19/21

SCALE: AS NOTED

JOB 21022

SHEET
E3.1



REVISED PLAN RECEIVED 06/16/2022

N

1 **ARCHITECTURAL SITE PLAN**
SCALE: 1"= 40'-0"

NOT FOR CONSTRUCTION

Coats Consulting
PO Box 1356
Carmel, CA 93921
831-250-7192

ARCHITECTURAL SITE PLAN

DATE: 6/16/22 REV#1 - UNDERGOURND STORM WATER RETENTION

FELIPE NINE LLC

773 SAN FELIPE ROAD
HOLLISTER, CA 95023

APN: 051-100-035, 051-100-036
051-100-046, 019-330-006

SHEET
A1.1