HOLLISTER PLANNING COMMISSION AGENDA

Regular Meeting
September 22, 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 Planning Commission on an Agenda item will be heard when the presiding officer calls for comments from the audience. City related items not on the Agenda will be heard under the Public Input Section of the agenda. Following recognition persons desiring to speak are requested to advance to the podium and state their name and address. If you are joining us by Zoom, please click on the bottom of your screen to raise your hand. If you are joining us by Zoom using a cell phone, please press *9. After hearing audience comments, the public portion of the meeting will be closed, and the matter brought to the Planning Commission for discussion.

PUBLIC PARTICIPATION NOTICE

The public may watch the meeting via live stream at:

Community Media Access Partnership (CMAP) at:
http://cmaptv.com/watch/

or

City of Hollister YouTube Channel:
https://www.youtube.com/channel/UCu_SKHetqbOiiz5mH6XgpYw/featured

Public Participation: The public may attend meetings.

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

https://us02web.zoom.us/webinar/register/WN_iDs4k8RcRZ-cJpoEJycl-Q

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL Commissioners: David Huboi, Roxanne Stephens, Kevin Henderson, Luke Corona, Stephen Belong

VERTIFCIATION OF AGENDA POSTING

APPROVAL OF MINUTES August 25, 2022

PUBLIC INPUT

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

PUBLIC HEARINGS

1. **Site & Architectural Review 2021-12** – Dennis Townsend, AIA, NCARB **–** The applicant is requesting Site & Architectural Review approval for the construction of a 6,639 square foot industrial building, parking lot and related improvements on a 1.01 acre lot located at 1901 Lana Way in the M-1 (Industrial) Zoning District, further identified as San Benito County Assessor Parcel 051-162-002. CEQA: Categorically Exempt.

2. **Minor Subdivision 2022-2** – Bebek Development Co. – The applicant is requesting a Minor Subdivision approval to subdivide an approximately 4.85-acre vacant parcel into two lots. The project site consists of one parcel bisected by Westside Boulevard. The parcel is located at the northwest and northeast corners of the intersection of Fourth Street and Westside Boulevard, further identified by two San Benito County Assessor Parcel Numbers: 052-180-005 and 052-040-

020. The 4.079-acre northwest portion of the parcel identified as APN 052-180-005 is in the West Gateway (WG) Zoning District, and the 0.564-acre northeast portion of the parcel identified as APN 052-040-020 is located in the Neighborhood Mixed Use (NMU) Zoning District. CEQA: Categorically Exempt.

3. **Tentative Map No. 2020-1, Site & Architectural Review 2020-9 Extension** – San Benito Engineering – The applicant is requesting a one-year extension to Tentative Map approval 2020-1 and Site & Architectural Review 2020-9 approval to subdivide an approximately 1.70-acre parcel into six (6) lots and construct multifamily residential units and attached accessory dwelling units on each lot. Two of the lots within the development would have a duplex with two attached accessory dwelling units. Four of the lots within the development would have a triplex with two attached accessory dwelling units for a total of sixteen (16) three-bedroom multifamily units and twelve (12) one-bedroom accessory dwelling units. This project is located at 2001 Memorial Drive in the R3 Medium Density Residential Zoning District, further identified as San Benito County Assessor Parcel Number 057-770-040. CEQA: Categorically Exempt.

4. **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 85 lots. The subdivision would create 82 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).

NEW BUSINESS

OLD BUSINESS

PLANNING DEPARTMENT REPORTS

PLANNING COMMISSION REPORTS

ADJOURNMENT

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

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

Street, Hollister, Monday through Thursday, 8:30 a.m. to noon, 1:00 p.m. to 4:30 p.m. (closed between 12:00 p.m. and 1:00 p.m.).

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

The next Planning Commission Meeting is scheduled as follows:

Regular Planning Commission Meeting – Thursday, October 27, 2022 at 6:00 p.m.

MINUTES

HOLLISTER REGULAR PLANNING COMMISSION MEETING

August 25, 2022

PUBLIC PARTICIPATION NOTICE

CALL TO ORDER

The Regular meeting of the Planning Commission was called to order by Vice Chairperson Kevin Henderson on August 25, 2022 at 6:01 p.m. in the City Council Chambers at 375 fifth Street, Hollister, CA 95023.

PLEDGE OF ALLEGIANCE

Commissioner David Huboi led the Pledge of Allegiance.

ROLL CALL

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

Chairperson Roxanne Stephens was absent.

STAFF IN ATTENDANCE

Attendee Name	Title	Status	Arrived
Jennifer Thompson	City Attorney	Present	
Adrianna Ortiz	Development Services Director (4LEAF, Inc.)	Present	
Eva Kelly	Interim Planning Manager	Present	
Erica Fraser	Senior Planner (4LEAF, Inc.)	Present	
Vanessa Lopez	Planning Technician (4LEAF, Inc.)	Present	
Maria Mendez	Cannabis Affairs Manager	Remote	

VERTIFICATION OF AGENDA POSTING

The Agenda for the City of Hollister Planning Commission Meeting for Thursday, August 25, 2022 was posted on the bulletin board at City Hall on Friday, August 19, 2022 at 4:20 p.m. per Government Code Section 54956.

APPROVAL OF MINUTES

Commissioner Huboi motioned to approve the minutes for Thursday, June 23, 2022 Regular Planning Commission meeting and the Thursday, August 4, 2022 Planning Commission Study Session. Motion seconded by Vice Chairperson Henderson.

Development Service Director Ortiz called the roll call vote.

Commissioner Huboi voted Yes, Chairperson Henderson voted Yes, and Commissioner Corona voted Yes. Motion carried unanimously. 3-0-0-1.

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

PUBLIC INPUT

The following speakers addressed the Planning Commission.

Augie Dent addressed the Planning Commission.
Victor Gomez addressed the Planning Commission.
Lester Wickman addressed the Planning Commission.
David Schulte addressed the Planning Commission.
Rosario Urquieta addressed the Planning Commission.
Cassidy Cannizzard addressed the Planning Commission.
Luis Silveira addressed the Planning Commission.
Robert Munoz addressed the Planning Commission.
Sal Ascencio addressed the Planning Commission.
Manuel Asecencio addressed the Planning Commission.

PUBLIC HEARINGS

1. **Minor Subdivision 2018-3 Extension** – Alan Brookshire – The applicant is requesting a one-year extension to Minor Subdivision approval 2018-3 to subdivide an approximately 4,410 SF lot into three separate lots with two lots. Lot 1 is proposed a 1,302 Sf, Lot 2 at 1,488 SF and Lot 3 at 1, 620 SF. The project site is located at 221 Hawkins Street in the Downtown Mixed Use (DMU) Zoning District, further identified as San Benito County Assessor Parcel Number 056-091-002.

   Interim Development Service Director Ortiz presented the staff report.
   Open Public Hearing: 6:37 p.m.
   Public Providing Testimony: Anne Hall, Alan Brookshire.
   Written Comments Received: Anne Hall
   Closed Public Hearing: 6:46 p.m.

Commissioner Huboi made a motion to continue the hearing and provide the applicant with a 90-day extension, direct staff to initiate a CEQA Initial Study, and provide staff with the findings to draft a Resolution approving MS 2018-3, with Conditions of Approval modified by the Planning Commission within that timeframe. Motion seconded by Commissioner Corona.

Interim Development Service Director Ortiz called the roll call vote.

Commissioner Huboi voted Yes, Chairperson Henderson voted Yes, and Commissioner Corona voted Yes. Motion carried unanimously. 3-0-0-1.

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

2. **Site & Architectural Review 2022-2** – Ken Turgen – The applicant is requesting Site & Architectural Review approval for the construction of a 30,010 square foot industrial building and related improvements in the Light Industrial (M1) Zoning District. The project is located at 2300 Bert Drive, north of Fallon Road near the corner of Bert Drive and Apollo Way, further identified as San Benito County Assessor Parcel Number 051-152-002. CEQA: Categorically Exempt.

   Senior Planner Fraser presented the staff report.
   Open Public Hearing: 7:00 p.m.
   Public Providing Testimony: None.
   Closed Public Hearing: 7:01 p.m.

Commissioner Corona made a motion to ADOPT Resolution 2022-8 approving Site & Architectural Review 2022-2, subject to the Conditions of Approval. Motion seconded by Commissioner Huboi.

Interim Development Service Director Ortiz called the roll call vote.

Commissioner Huboi voted Yes, Chairperson Henderson voted Yes, and Commissioner Corona voted Yes. Motion carried unanimously. 3-0-0-1.

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

3. **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.

   Interim Planning Manager Kelly presented the staff report.
   Open Public Hearing: 7:21 p.m.
   Public Providing Testimony: Patrick Orosco, Geary Coats.
   Closed Public Hearing: 7:37 p.m.

Commissioner Huboi made a motion to ADOPT Resolution 2022-9 approving Site & Architectural Review 2021-5, subject to the findings and conditions contained in the draft resolution but including language from conditions of approval 53 & 58 from Minor Subdivision 2018-2, Site & Architectural Review 2018-6 regarding a deferred improvement agreement. Motion seconded by Commissioner Corona.

Interim Development Service Director Ortiz called the roll call vote.

Commissioner Huboi voted Yes, Chairperson Henderson voted Yes, and Commissioner Corona voted Yes. Motion carried unanimously. 3-0-0-1.

RESULT:	Adopted [Unanimous]
MOTION:	David Huboi
SECOND:	Luke Corona

AYES:	Huboi, Henderson, Corona
NOES:	
RECUSED:	
ABSTAIN:	
ABSENT:	Stephens

4. **Minor Subdivision 2018-6, Site & Architectural Review 2018-23 Extension** – Wright Thirteen, LLC – The applicant is requesting an extension for approved Minor Subdivision 2018-6 and Site & Architectural Review 2018-23 to subdivide a 13.19 acre parcel into four lots consisting of 4.25 acres, 4.01 acres, 4.07 acres, and 0.86 acres. The approval includes Site & Architectural approval to construct approximately 340,000 square feet of indoor greenhouse buildings for a cannabis cultivation facility on existing agricultural land, including onsite parking and all utility connections, drainage, and landscape improvements. The project site is located at Wright Road and San Felipe Road in the North Gateway (NG) Zoning District, further identified as San Benito County Assessor Parcel Number 053-350-005. CEQA: Mitigated Negative Declaration.

   Interim Planning Manager Kelly presented the staff report.
   Open Public Hearing: 7:57 p.m.
   Public Providing Testimony: Patrick Orosco, Geary Coats.
   Closed Public Hearing: 8:09 p.m.

Chairperson Henderson made a motion to approve a 90-day extension of time and reaffirm the original project' condition of approval as approved by the City of Hollister's Planning Commission on September 26, 2019 for Minor Subdivision 2018-6 and Site & Architectural Review 2018-23, Resolutions 2019-45 and 2019-46, along with Resolution 2021-4 for a one year extension with the addition of the condition to update the stormwater management plan subject to the City Engineer's approval. Motion seconded by Commissioner Huboi.

Interim Development Service Director Ortiz called a roll call vote.

Commissioner Huboi voted Yes, Chairperson Henderson voted Yes, and Commissioner Corona voted Yes. Motion carried unanimously. 3-0-0-1.

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

RECESS
Planning Commission recessed at 8:17 p.m. Planning Commission reconvened at 8:26 p.m.

5. **General Plan Amendment 2022-1 and Zoning Ordinance Amendments Related to Density** – City of Hollister – General Plan Amendment to modify the residential land use designations in the current Hollister 2005-2023 General Plan to modify how density is calculated, from net density to gross density, and amend the Hollister Zoning Ordinance to modify the existing definition of density and replace the use of net density with gross density throughout the Zoning Ordinance. Citywide. CEQA: Consistent with the Final Environment Impact Report for the 2005-2023 General Plan.

   Senior Planner Fraser presented the staff report.
   Open Public Hearing: 8:32 p.m.
   Public Providing Testimony: None.
   Closed Public Hearing: 8:32 p.m.

Commissioner Huboi made a motion to ADOPT Resolution 2022-10 approving General Plan Amendment 2022-1 and recommend approval to the City Council. Motion seconded by Commissioner Corona.

Interim Development Service Director Ortiz called the roll call vote.

Commissioner Huboi voted Yes, Chairperson Henderson voted Yes, and Commissioner Corona voted Yes. Motion carried unanimously. 3-0-0-1.

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

Commissioner Huboi made a motion to ADOPT Resolution 2022-11 approving Zoning Ordinance Amendment 2022-1 related to density and recommend approval to City Council. Motion seconded by Commissioner Corona.

Interim Development Service Director Ortiz called the roll call vote.

Commissioner Huboi voted Yes, Chairperson Henderson voted Yes, and Commissioner Corona voted Yes. Motion carried unanimously. 3-0-0-1.

RESULT:	Adopted [Unanimous]
MOTION:	David Huboi
SECOND:	Kevin Henderson
AYES:	Huboi, Henderson, Corona
NOES:	

RECUSED:	
ABSTAIN:	
ABSENT:	Stephens

6. **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).

   Interim Planning Manager, Eva Kelly, presented the staff report.
   Open Public Hearing: 8:53 p.m.
   Public Providing Testimony: Chris Patton.
   Closed Public Hearing: 8:54 p.m.

Commissioner Huboi made a motion to ADOPT Resolution 2022-12 approving Vesting Tentative Map 2021-3. Motion seconded by Commissioner Corona.

Interim Development Service Director Ortiz called a roll call the vote.

Commissioner Huboi voted Yes, Chairperson Henderson voted Yes, and Commissioner Corona voted Yes. Motion carried unanimously carried, 3-0-0-1.

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

Commissioner Huboi made a motion to ADOPT Resolution 2022-12 approving Conditional Use Permit 2021-10 for a Planned Unit Development. Motion seconded by Chairperson Henderson.

Interim Development Service Director Ortiz called a roll call vote.

Commissioner Huboi voted Yes, Chairperson Henderson voted Yes, and Commissioner Corona voted Yes. Motion carried unanimously, 3-0-0-1.

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

NEW BUSINESS

Interim Planning Manager Kelly - Provided the Planning Commission with a brief update regarding the Joint Study Session with Planning Commission and City Council, scheduled for Thursday, September 1, 2022 at 6:00 p.m. at 375 Fifth Street in the City of Hollister Council Chambers. The following items will be discussed: responsibilities of the Planning Commission and City Council, processes, and scheduling on future joint study sessions to discuss Zoning Ordinance Amendments.

OLD BUSINESS None.

PLANNING DEPARTMENT REPORTS None.

PLANNING COMMISSION REPORTS

Vice Chairperson Henderson - Inquired as to why there has been delay in finding a fifth planning commissioner and if there was anything the current Commission could do to help in assisting filling the role.

Interim Planning Manager Kelly - Responded that she wasn't aware if the City Clerk has received any Planning Commission Applications as of late and whether or not the City Council had a desire to move forward. She suggested that Planning staff could bring it to the City Clerk or City Manager's attention so that they may bring it to the City Council's attention and see if we could kick start the process again. She confirmed that District 3's Planning Commissioner was the position still vacant and acknowledge that with the timing if the upcoming November elections, that the Planning Commission members may be effected.

ADJOURNMENT

There being no further business to discuss, Commissioner Huboi moved to adjourn the meeting at 9:49 p.m. Motion seconded by Commissioner Corona.

Interim Development Service Director Ortiz, called the roll call vote.

Commissioner Huboi voted Yes, Chairperson Henderson voted Yes, and Commissioner Corona voted Yes. Motion carried unanimously, 3-0-0-1.

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

Planning Commission
Staff Report
September 22, 2022
Item 1

SUBJECT:	**Site and Architectural Review 2021-12** for the construction of a 6,639 square foot industrial building, parking lot and related improvements on a 1.01 acre lot located at 1901 Lana Way in the M-1 (Industrial) Zoning District.
STAFF PLANNER:	Eva Kelly, Interim Planning Manager (831) 636-4360 Erica Fraser, AICP, Consulting Planner
ATTACHMENTS:	1. Resolution approving Site and Architectural Review 2021-12 for a new industrial building with the project plans included as Exhibit A.
RECOMMENDATION:	Approval with Conditions

PROJECT DESCRIPTION:

The Applicant is proposing to construct a 6,639 square foot industrial building and related improvements on a vacant 1.01 acre lot for the Polar Service Company. The new building will be comprised of 3,039 square feet of office space to support the Polar Service Company as well as 3,600 square feet of warehouse space. The parcel has a General Plan Land Use Designation of Industrial and is located in the M1 (Light Industrial) Zoning District. The project plans are included as Exhibit A of Attachment 1.

ANALYSIS:

Site Plan (Sheet A-1):

The Applicant is proposing to construct at 6,639 square foot industrial building on a 1.01 acre parcel located within an area developed with a variety of industrial uses.

The following aerial photo depicts the location of the project site and the surrounding area.

Figure 1: Project Site and the Surrounding Area

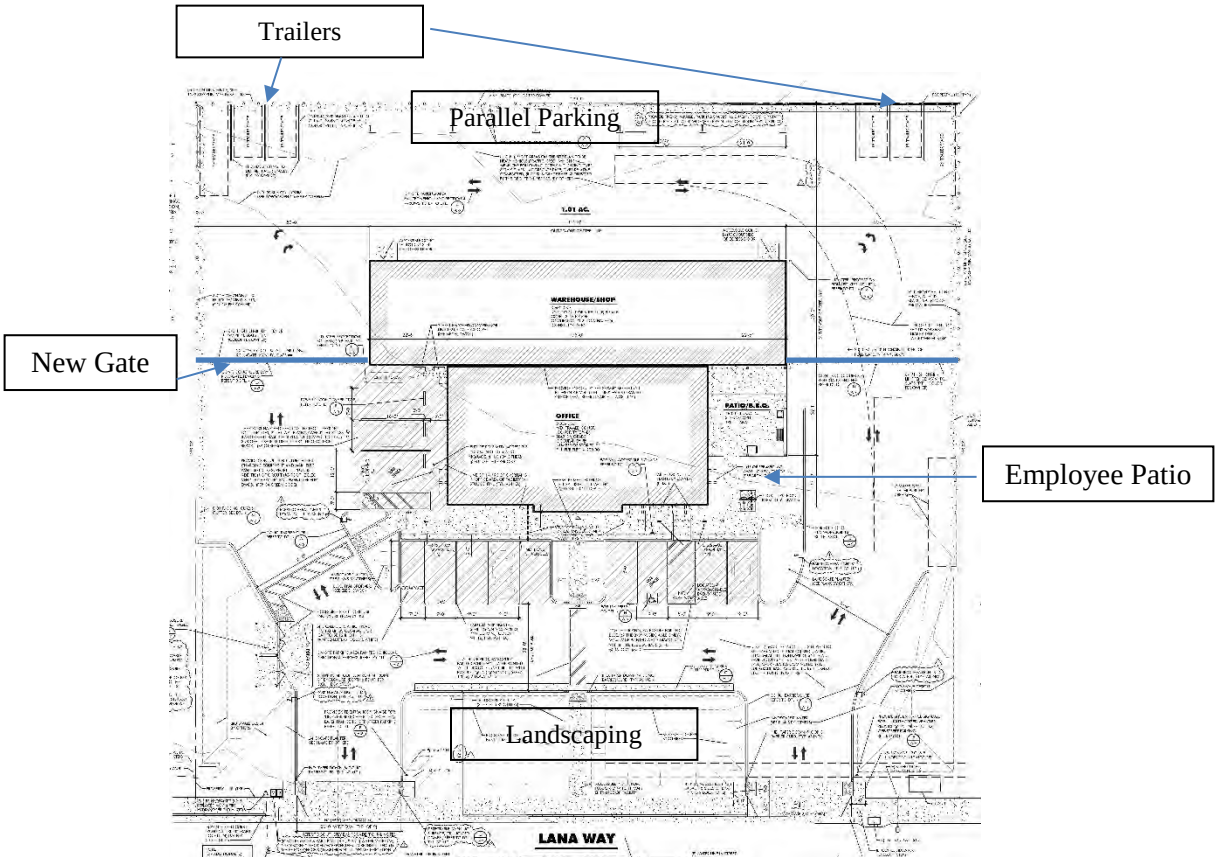


The project site dimensions exceed the minimum dimensions for lot size, depth, width, and frontage in Section 17.10.030 of the Zoning Ordinance. The Floor Area Ratio allowed under the M1 Zoning Designation is 1 and the proposed project has a Floor Area Ratio of .15.

The proposed site is accessible via two entrances/exits on Lana Way. Parking is located around the site with most of the parking at the front of the building. Pedestrian access is provided by an ADA accessible path from the sidewalk on Lana Way to the front of the building. Bicycle parking is provided near the front entrance at the employee outdoor covered patio.

A trash enclosure will be located near the street in order to allow for garbage pick-up which is restricted due to the fencing/gate that will be located on the left and right side of the building in order to protect the truck/trailers and screen views of the area. In order to ensure that the location of the trash enclosure does not become a nuisance and is properly screened from view, Staff has included several conditions related to the trash enclosure. Condition of Approval No. 23 and 24 requires on-going maintenance of the structure, requires the doors to be closed at all times; and requires that the area around the enclosure to be regularly swept and cleaned of debris. Should the Director of Development Services determine that the site is not adequately maintained, with respect to the trash enclosure, Condition of Approval No. 23 states that "in the event that the property owner or tenant is unable to maintain, clean and screen the enclosure, the Director of Development Services may require the property owner or tenant to relocate the enclosure to the rear of the property." The Applicant has reviewed and approved these Conditions prior to tonight's meeting. Landscaping will also be located around the trash enclosure (discussed in further detail under the Landscape discission) to provide screening from the street.

Figure 2: Site Plan



The building will be set back a minimum of 82 feet from Lana Way, 50 from each side property line and 45 feet 6 inches from the rear property line which are greater than the minimum setbacks in Section 17.10.030 of the Zoning Ordinance. A minimum 35-foot-deep landscape buffer will be located between the street and the parking lot as required by the Zoning Ordinance.

The area located to the rear of the building will have five parallel parking spaces and will also be used for trucks/trailers associated with the business. The rear of the property is blocked from view on Lana Way by a 6 foot tall gate. Additionally, views of the trailers and rear of the property will be further blocked by landscaping, including trees, and because the trailers will be located approximately 190 feet from the front property line. The Applicant has noted that the trucks/trailers are used to support the business and will be off-site during working hours. When on site, the trucks/trailers will need to be parked in the spaces shown on the project plans.

An employee patio area (as required by Section 17.10.040.F.1) will be located on the south side of the building, between the building and the parking lot. This area will include a BBQ and a trellis to provide shading for employees using the outdoor patio.

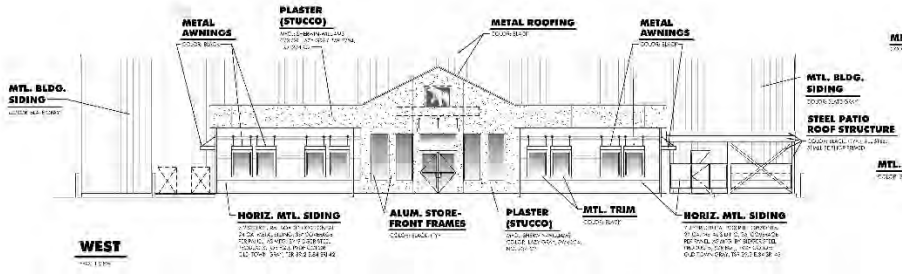
On-site circulation, access, parking design and other requirements have been reviewed by the City's Development Review Committee (DRC) to ensure compliance with City, State, and Federal Regulations.

Conditions of Approval related to compliance have also been included in the Project Conditions of Approval.

Architecture:

Front - West Elevation (Sheet A-3 of the Project Plans)

Figure 2: Front Elevation



The West Elevation of the proposed building is the most prominent elevation and serves as the Front Elevation of the building. The main entrance to the building is easily identified with a large door, windows, a metal awning over the entry doors and a gable roof over the main entrance. To further identify the entrance and to promote visual interest of the building, the entrance area will have stucco siding, painted Sherwin Williams Lazy Gray, which is an accent color and siding on the building. To further promote interest of the building, the areas located to the left and right of the main entrance will feature a contrasting color (Sherwin Williams Old Town Gray) and material (horizontal metal siding) to the main entrance. Windows will also be located on these areas with black metal awnings over the windows for visual interest.

In order to vary the massing of the building, the office portion of the building will have a width of 75 feet and the main industrial portion of the building will be set back 39 feet 10 inches from the front wall of the office. Behind the office portion of the building, the warehouse will measure 120 feet long. The office portion will have a maximum height of 21 feet (measure to the top of the gable roof) and the flat portion of the roof will have a height of 15 feet. The warehouse portion of the building will have a height of 23 feet 6 inches. The overall massing and height of the warehouse will be broken up by the varying height of the office building and because the warehouse will be set back 40 feet from the front wall of the office which will reduce the appearance of the overall massing and height of the building from the street. The height of the building is consistent with the requirements of Section 17.10.030 of the Zoning Ordinance which limits the height of buildings in the M1 Zoning District to 75 feet.

The warehouse will have vertical metal siding which will provide additional interest in the building by changing the overall look of the building. The siding will be painted Slate Gray in accordance with Section 17.10.040.C.1 which prohibits unpainted metal surfaces which are visible from the street. Additionally, Condition of Approval No. 18 has been included which requires the Applicant to paint sample colors on the building for review and approval by the Director of Development Services prior to painting the building. The color and material notations can be found on Sheet A-3.1 of the project plans.

Exterior signage (as shown on the plans) requires the approval of a Sign Program by the Planning Department prior to installation.

Side – South Elevation (Sheet A-3 of the Project Plans)

The south elevation will face the adjacent industrial building and will not be visible from the street. The difference in height between the office portion of the building and the warehouse can be easily seen from this elevation. Colors and materials used on the front elevation (including windows) have been wrapped around the side of the office for continuity.

Side – North Elevation (Sheet A-3 of the Project Plans)

The north elevation will face a vacant field, until the site to the north is developed. Until that time this side elevation will be partially visible from Fallon Road. Colors and materials used on the front elevation (including windows) have been wrapped around the side of the office for continuity and will promote visual interest of the site. The warehouse portion of the building has a contrasting color and material from the office to further promote visual interest of the site.

Rear - North Elevation (Sheet A402 of the Project Plans)

This portion of the building is completely blocked from view of the street and is not required to have articulation and design features pursuant to the Zoning Ordinance. This elevation serves as the rear of the property and will have rollup doors to access the inside of the building in order to utilize the space for the tenants' needs.

Building (Tenant) Use:

Polar Services has several buildings located in the vicinity of the proposed project and is requesting approval of the building to construct new offices and to store light commercial vehicles inside of the warehouse. Truck/trailer storage will primarily be located at the rear of the property behind a 6 foot tall gate. The trucks/trailers associated with the business will be used during the day and will be parked on site during non-working hours. No on-site sales will occur in this facility. The proposed use is consistent with the allowed uses for the M1 Zoning District in Section 17.10.020 of the Zoning Ordinance.

Parking (Sheet A101):

Section 17.18.060(G) of the Hollister Zoning Ordinance includes parking requirements by type of manufacturing/industrial use. The Zoning Ordinance requires Staff to calculate the parking based on each use within a project. The following Table shows the total require number of parking spaces for the proposed building.

Table 1: Required Parking

Use	Municipal Code Requirement	Number of Stalls Required
Office	1 space per 250 sq. ft.	12.2 (3,039 sq. ft./250)
Warehouse	1 space per 1,000 sq. ft. plus one space per company vehicle	3.6 (3,600 sq. ft./1,000)
Bicycle	5% of vehicle spaces	.8 (16 x 5%)

As noted in the Section above, truck/trailer parking is located throughout the site to accommodate the trucks/trailers used for the business. Additionally, the inside of the building will be used for the storage of vehicles associated with the business. The location of the trailer parking is noted on the plans and is provided in addition to the number of spaces required for employee parking. As shown in Table 1 above, the project is required to include a total of 16 parking spaces plus 1 spot for bicycle parking. The project proposed to locate 16 parking spaces on site plus one space for Electric Vehicle parking. Two spaces are provided for bicycle parking close to the entrance to the building.

Landscaping (Sheet L-1):

A landscape buffer with a minimum width of 35 feet as required by Section 17.10.040(L)(1) to screen views of the parking lot is provided along Lana Way. The plans include a variety of trees and shrubs throughout the site visual buffer of five feet to screen cars from view from the street.

Section 17.16.080(E) of the Zoning Ordinance requires street trees to be planted along Lana Way which are planted 30 feet on center. The project plans do not comply with this requirement of the Zoning Ordinance. Staff has included Condition of Approval No. 32 which states " the Final Landscape Plans shall show that trees will be planted along Lana Way that are 30 feet on center, 36" box in size and selected from the City's Approved Street Tree list." Staff has discussed this with the Applicant and the Applicant has indicated that they will revise the Final Landscape Plans to comply with this condition.

While reviewing the project plans, Staff observed that the project site does not include adequate landscaping as required by Section 17.10.030 of the Zoning Ordinance. Staff has included the following Condition of Approval No. 33 which requires additional landscaping around the site in order to comply with the requirements of the Zoning Ordinance. The Applicant has also included that they will comply with this condition.

Figure 3: Trash Enclosure Landscaping



As previously discussed, the trash enclosure is located near the front of the property and is set back approximately 30 feet from the front property line. The Applicant will plant Leucophyllum (Texas Ranger), an evergreen shrub with an overall height of 4 feet to 6 feet at maturity, to screen the enclosure. Additionally, the Applicant proposes to plant Ficus Pumila, an evergreen vine, on the walls of the enclosure for additional screening. Further screening will be achieved through the planting of trees around the area as shown on the Landscape Plans. Staff has included Conditions of Approval No. 30 and 31 requiring adequate screening and the on-going maintenance of the landscape materials around the enclosure.

As required by Condition of Approval No. 25, the Applicant will be required to submit an Application for Final Landscape and Irrigation Plans as required by Chapter 15.22, Water Efficient Landscape, prior to issuance of a Building Permit to ensure water efficiency of the proposed landscaping.

General Plan Compliance:

The proposed industrial building meets the Goals and Policies of the General Plan. The proposed industrial building is consistent with the property's current land use designation of Industrial. Additionally, the proposed building is well designed in and of itself and in relation to the surrounding buildings as required by Land Use and Community Design Element Goal LU8 and LU11. Additionally, as conditioned, the project site will have attractive landscaping, an adequate landscape buffer, street trees and a variety of planting in accordance with LUCD Goal LU3 and Policy LU3.2.

California Environmental Quality Act:

The proposed project includes the construction of a 6,639 square foot industrial building located on a 1.01 acre site surrounded by developed parcels. Section 15332, Class 32, Categorically Exempts projects from further review under the California Environmental Quality Act (CEQA) if the following conditions are met:

1. *Consistent with the existing general plan land use designation and all applicable policies and goals of the general plan and with the requirements of the zoning ordinance.* The proposed project is consistent with the General Plan Land Use Designation of Industrial and all relevant Goals and Policies of the General Plan. As discussed under the analysis portion of this Staff report, the proposed project meets or exceeds all requirements of the Zoning Ordinance.

2. *The project occurs within city limits on a project site of no more than five acres.* The project site is 1.01 acres in size and is located within the established City Limits of Hollister.

3. *The project site has no value as habitat for endangered, rare or threatened species.* The project site is located within an established industrial area. Existing buildings occur on parcels surrounding the area as shown in Figure 1. The project site is small and contains some grasses and other non-native plantings. No wetlands of other bodies of water are present on the site.

4. *Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.* The proposed building is located on a site that has been anticipated for development under the General Plan. The site is served by an existing roadway network. The proposed industrial building and related improvements are compatible with the land use designation of industrial and with existing buildings in the area. The City's Development Review Committee has reviewed the proposed project to ensure that the proposed project will not result in any significant impacts.

5. *The site can be adequately served by all required utilities and public services.* The project site is located within an urban area which is served by utilities and public services. The City's Development Review Committee has review the proposed project to ensure that the site can also be served.

Based on the above, the proposed project is Categorically Exempt from CEQA pursuant to Class 32, In-fill Development Projects.

CONCLUSION:

The Applicant is proposing the construction of a 6,639 square foot industrial building with related improvements on an existing vacant lot. The proposed project is well designed, includes accent features, color and material variations and windows, and includes a variety of landscaping to promote visual interest of the site. As conditioned, adequate landscaping and street trees will be provided on-site. All unsightly uses including rooftop mounted equipment, electrical meters, fire risers, trash, etc. will be screened from view. The proposed project meets the Goals and Policies of the General Plan and the Zoning Ordinance. Conditions of Approval have been included to ensure that the project will continue to comply with all Hollister regulations, will not impact the surrounding area, and will maintain an attractive site.

PLANNING COMMISSION OPTIONS:

The Planning Commission can choose one of the following options:

1. Adopt a Resolution approving S&A 2021-12, subject to the Conditions of Approval (Attachment 1);

2. Adopt a Resolution approving S&A 2021-12, with Conditions of Approval modified by the Planning Commission;

3. Deny the Proposed Project; or

4. Continue the hearing and direct Staff to provide additional information or clarification.

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

GENERAL INFORMATION

APPLICANT: Dennis Townsend
484 North Prospect Suite E
Porterville, CA 93257

PROPERTY OWNER: Dennis and Heidi Pack
307 West Market Street
Salinas, CA 93901

LOCATION: 1901 Lana Way

ASSESSOR PARCEL NUMBER: APN 051-162-002

GENERAL PLAN DESIGNATION: Industrial

ZONING DISTRICT: M1 (Light Industrial)

SURROUNDING USES:

Location	Zoning Designation	General Plan Land Use	Current use of Property
1901 Lana Way	M1	Industrial	Vacant
North	M1	Industrial	Vacant
South	M1	Industrial	Industrial
East	M1	Industrial	Industrial
West	M1	Industrial	Industrial

PLANNING COMMISSION RESOLUTION NO. 2022-XX

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HOLLISTER APPROVING A SITE AND ARCHITECTURAL REVIEW (S&A 2021-12) TO CONSTRUCT A NEW 6,639 SQUARE FOOT INDUSTRIAL BUILDING ON A 1.01 ACRE LOT (43,996 SQUARE FEET) IN THE LIGHT INDUSTRIAL (M1) ZONING DISTRICT LOCATED AT 1901 LANA WAY
APN 051-162-002

WHEREAS, the Applicant, Dennis Townsend for Polar Services Co., Inc., has requested approval of a Site and Architectural Review for the construction of a 6,639 square foot industrial shell building and related improvements on approximately 1.01 acres of land located at 1901 Lana Way; and

WHEREAS, the Applicant has submitted a complete application for the requested entitlement prepared by Townsend Architects received by the Planning Division on August 30, 2022; and

WHEREAS, under the provisions of Section 17.24.060 of the Hollister Municipal Code, the City Planning Division received the Applicant's plans and forwarded the request to the Development Review Committee (DRC) to assess the proposal for compliance with all relevant regulations; and

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

WHEREAS, the Development Review Committee considerations were presented to the Planning Commission as part of the Staff Report and the Conditions of Approval for the project; and

WHEREAS, a Staff report was submitted to the Planning Commission of the City of Hollister recommending approval of the proposed Site and Architectural Review; and

WHEREAS, the Planning Commission held a duly noticed public hearing on September 22, 2022 to consider the Applicant's request, review the City Staff report, and receive written and oral testimony for an against the proposal; and

WHEREAS, after closing the Public Hearing, the Planning Commission determined that the project qualifies as Categorically Exempt as an in-fill development project pursuant to Section 15332, Class 32, of the California Environmental Quality Act (CEQA) because the project is consistent with the General Plan Land Use Designation of Industrial, the Zoning Designation of Light Industrial (M1), the project is located within the City Limits of Hollister on property with urban services, and the project site is less than five acres and is surrounded by developed properties; and

NOW THEREFORE BE IT RESOLVED that the Planning Commission of the City of Hollister does hereby make the following findings and determinations regarding the proposed Site and Architectural Review:

A. The proposed Project, as conditioned, will comply with the policies of the General Plan because:

1. The proposed project is an industrial building and has a General Plan Land Use Designation of Industrial which permits a wide variety of industrial uses including the use of this

building for office and warehouse space for Polar Services Co., Inc which currently operates in several buildings in the area.

2. The proposed project is located within a developed industrial area and is surrounded by industrial development. The proposed building is well designed in and of itself and is compatible with the design of the buildings in the surrounding area as required by General Plan Land Use and Community Design (LUCD) Goal 8 and 11. As conditioned, the proposed site will have attractive landscaping, an adequate landscape buffer, street trees and a variety of planting in accordance with LUCD Goal LU3 and Policy LU3.2.

3. The proposed site includes 16 parking stalls as required by Section 17.18.060.G of the Zoning Ordinance, also includes an ADA path to the sidewalk and 2 spaces for bicycle parking at the front of the building in accordance with Policy LU4.1.

4. The building includes a variety of materials and accent elements to vary the building façade and promote interest of the site. Enhanced elevations are provided on the street frontages and include a defined entrance, different body color and material type, windows, awnings and varying heights to promote visual interest, break up the massing of the building and to avoid blank walls as required by Policies LU11.1 and LU11.12. No loading areas or storage will be located adjacent to the street.

B. The proposed Project, as conditioned, is consistent with Chapter 17.10, Industrial/Manufacturing Zones, Chapter 17.18, Pedestrian, Bicycle, Parking and Loading Standards and Section 17.16.080, Landscaping Design and Standards because:

1. The proposed project site meets the minimum lot size, width, depth and frontage of the Zoning Ordinance in that the site is 43,996 square feet and exceeds the minimum requirements for width, depth and frontage as stated in Table 17.10-2, Requirements for Industrial Zoning District. Additionally, the building will be set back a minimum of 82 feet from Lana Way, 5o feet from the side property lines and 45 feet 6 inches from the rear property line which is greater than se backs required under Table 17.10-2.

2. The building will have a maximum height of 23 feet 6 inches which is less than the maximum height of 75 feet permitted by the Zoning Ordinance.

3. A Condition of Approval has been included which requires the Final Landscape Plans to show that a minimum of 10 percent of the total area of the site will be landscaped as required by Section 17.10.030 of the Zoning Ordinance.

4. The proposed building includes a combination of colors and materials, accent details, and windows to enhance the appearance of the building. The design of the structure is compatible with industrial buildings in the area. The building includes enhanced materials on the West (Front) elevation which include windows, awnings, varied roof forms, varied heights and a variety of materials and colors to promote visual interest of the building and to decrease the overall massing of the building consistent with the requirements under Section 17.10.040(C) of the Zoning Ordinance.

5. As conditioned, the project will include street trees along Lana Way which will be planted at 30 feet on center and selected from the City's Approved Street Tree list in accordance with 17.16.080(D)(2) of the Zoning Ordinance.

6. In order to maintain a continuous screening of the proposed trash enclosure, a vine will be planted directly at the wall of the enclosure to provide a "green screen" of the walls. Views of the trash enclosure will be furthered screened by evergreen shrubs planted around the enclosure as well as trees planted between the street and the enclosure. As conditioned, this landscaping will be required to be maintained in perpetuity in order to ensure that the landscaping is healthy and screens views of the enclosure.

7. As conditioned, the trash enclosure will be required to be maintained to the satisfaction of the Director of Development Services. Additionally, the area around the enclosure will be required to be regularly cleaned and the doors will be required to remain closed or the Director of Development Services may require the property owner to relocate the trash enclosure so that it is located further away from the street. The inclusion of these conditions and the continued maintenance of the enclosure will ensure that the enclosure meets the requirements of the Zoning Ordinance as well as the General Plan.

8. As conditioned, drought tolerant shrubs and groundcover will be provided throughout the landscape area to achieve a screening height of 36 inches as required by the Zoning Ordinance. Conditions of Approval related to the prohibition of landscape removals without approval and requiring the maintenance of and replacement of dead or dying materials have been included to ensure that the landscaping is maintained in order to continuously provide a landscape buffer between the parking lot and Lana Way as required by the Zoning Ordinance.

9. As conditioned, all equipment will be required to be shown on the Building Permit plans and are required to be screened from public view as required by Section 17.10.040(K).

10. Pursuant to the Zoning Ordinance, the project requires a total of 16 parking spaces and 1 bicycle space and the site will include 16 parking spaces, one space for EV charging and 2 bicycle spaces. All trucks/The location of and design of the parking lot and circulation has been reviewed by the DRC and meets the requirements of Chapter 17.18 with respect to safety, design, circulation, drainage, lighting, and access.

C. The proposed Project would 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 because:

1. The proposed project is an infill project in an existing industrial area with developed parcels and the site is surrounded by existing industrial buildings. Pursuant to Section 15332, Class 32, of the California Environmental Quality Act, the proposed project is categorically exempt from CEQA because the project is located on a site which is surrounded by development and consists of fewer than 5 acres.

2. The proposed project will develop a property located in an industrial area which is currently surrounded by developed parcels and is intended to be developed with industrial uses. The project site is well designed and as conditioned meets the Goals and Policies of the General Plan and the requirements of the Zoning Ordinance. The site will have adequate circulation, access, parking, landscaping and site improvements and therefore will not be detrimental to the health, safety and welfare of persons working in the neighborhood or City. The project has been reviewed by the City's DRC to ensure that the project, as conditioned, will not have impacts on the site or the surrounding area.

BE IT FURTHER RESOLVED that the Planning Commission of the City of Hollister hereby approves S&A 2021-12 to allow the construction of a new industrial building and related improvements located at 1901 Lana Way subject to the following Conditions of Approval.

CONDITIONS OF APPROVAL
S&A 2021-12

General Conditions

1. **Approval.** This Site and Architectural Review approval is for 1901 Lana Way (S&A 2021-12). The proposed development shall be in substantial conformance to Exhibit A (Project Plans) prepared by Townsend Architectural Group and dated "Received, August 30, 2022" on file with the Planning Division, and other plans, text and diagrams relating to this Site and Architectural Review , except as modified by the following conditions. The elevations and improvements shall strictly adhere to the approved set of plans unless prior approval is granted by Director of Development Services for changes.

2. **Permit Expiration.** In accordance with Section 17.24.130(E)(1) of the Municipal Code, this Site and Architectural Review approval shall expire two (2) years from the date of approval unless a Building Permit is obtained.

3. **Time Extension.** In accordance with Section 17.24.130(E)(2) of the Municipal Code, the Director of Development Services may extend the time for an approved permit to be exercised upon the Applicant(s) written request for an extension of approval at least 30 (thirty) days prior to expiration of the permit together with the filing fee. If the Director determines that the permittee has proceeded in good faith and has exercised due diligence in complying with the conditions in a timely manner, the Director may renew the permit for up to two additional years.

4. **Permit Validity.** This Site and Architectural Review approval shall be valid for the remaining life of the approved structure so long as the operators of the subject property comply with the project's conditions of approval.

5. **Appeal Period.** The building permit plan check package will be accepted for submittal after the completion of the 15-day appeal period for the project, unless the Director of Development Services authorizes the project developer to submit a signed statement acknowledging that the plan check fees will be forfeited in the event that the approval is overturned on appeal or that

the design is significantly changed as a result of the appeal. In no case will a building permit be issued until the appeal period has expired or a final action is taken on appeal.

6. **Revocation of Permit.** The Site and Architectural Review approval shall be revocable for cause in accordance with Section 17.24.350 of the Hollister Municipal Code. Any violation of the terms or conditions of this permit shall be subject to citation.

7. **Indemnification.** The Applicant/Developer shall defend, indemnify, and hold harmless the City of Hollister and its agents, officers, employees, advisory board from any claim, action, or proceeding against the City of Hollister or its agents, officers, or employees to attack, set aside, void or annul an approval of the City of Hollister or its advisory agency, appeal board, Planning Commission, City Council, Director of Development Services or any other department, committee, or agency of the City related to this project to the extent that such actions are brought within the time period required by Government Code Section 66499.37 or other applicable law; provided, however that the Applicant/Developer's duty to so defend, indemnify, and hold harmless shall be subject to the City's promptly notifying the Applicant/Developer of any claim against the City and shall cooperate in the defense.

8. **Clean-up.** The Applicant/Developer shall be responsible for clean-up and disposal of project related trash to maintain a safe, clean and litter free site.

9. **Modifications.** Modifications or changes to this Site and Architectural Review may be considered by the Director of Development Services if the modifications or changes proposed comply with Section 17.24.130(F) of the Municipal Code.

10. **Accessory/Temporary Structures.** The use of any accessory or temporary structures, such as storage sheds or trailer/container units used for storage or for any other purposes shall be subject to review and approval by the Director of Development Services.

11. **Clarification of Conditions.** In the event that there needs to be clarification to the Conditions of Approval, the Director of Development Services and the City Engineer have the authority to clarify the intent of these Conditions of Approval to the Developer without going to a public hearing. The Director of Development Services and City Engineer also have the authority to make minor modifications to these conditions without going to a public hearing in order for the Developer to fulfill needed improvements or mitigations resulting from impacts to this project.

12. **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 a.m. to 6:00 p.m. Monday through Friday and 8:00 a.m. to 6:00 p.m. 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 maintenances actives shall occur on federal holidays. Construction equipment and activities shall not use noise suppression devices and techniques.

13. **Overtime Inspections.** Arrangements for overtime inspection services and payment of fees for same shall be made at least 48 hours in advance and are subject to inspection availability and

approval by the City Engineer. Alternatively, the Applicant may engage a third-party inspector at its own expense, so long as the identity of such inspector and work is approved in advance in writing by the City. Any work performed without inspection is subject to rejection by the City is in City's reasonable determination.

14. **Fencing/Walls.** Perimeter walls or fences shall be architecturally treated and compatible with the predominant architectural style of the site. In addition, anti-graffiti mechanisms such as landscaping or graffiti coating will be required on all new perimeter walls and fences.

15. **Code Enforcement.** Prior to issuance of a building permit, the applicant shall not be in violation of the City of Hollister Municipal Code involving the project site. More specifically, Section 1.16.100, Refusal to issue permits, license or other entitlements, which 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."

Planning Department - Standard Conditions of Approval

16. **Signage.** Prior to the installation of any signage the Applicant shall apply for and receive approval of a Sign Program from the Planning Division and any permits required from the Building Division in accordance with Chapter 17.20 of the Hollister Municipal Code.

17. **Equipment Screening.** All electrical and or mechanical equipment shall be screened from public view. Air conditioning units, ventilation ducts, vents and all other mechanical equipment shall be screened from public view with the materials compatible to and well integrated into the design of the main building. Any roof-mounted equipment shall be completely screened from view by materials architecturally compatible with the building and to the satisfaction of the Director of Development Services. The Building Permit plans shall show the location of all equipment and screening for review and approval by the Director of Development Services. If installed at grade, units shall be permanently installed on non-moveable materials as reasonably approved by the Building Official and Development Services Director.

18. **Colors.** The exterior paint colors of the building(s) are subject to City review and approval. The Applicant shall submit proposed color samples for the exterior of the building for review and approval by the Planning Division prior to issuance of a Building Permit. The Applicant may also be required to paint a portion of the building the proposed colors for review and approval by the Development Services Director prior to painting the building(s).

19. **Trash and Waste Accumulation.** The Applicant or any future owner shall provide and conduct regular maintenance of the site at least once daily, in order to eliminate and control the accumulation of trash, excess waste materials and debris.

20. **Future Modifications.** Any future modifications to the exterior of the building or the landscaping shall require review and approval by the City in a manner determined by the Development Services Director.

21. **Continuous Maintenance.** Prior to occupancy, a plan or agreement for continuous maintenance and management of the building, to include, but not be limited to, paved surfaces, utilities, trash and recycling enclosures, and open space areas such as in the form of Codes Covenants & Restrictions (CC&R's) or a maintenance agreement shall be recorded for building operations and provided to the City. The applicant shall be required to obtain garbage service at the site consistent with approved plans.

22. **Landscape and Property Maintenance.** In the event that any tenants or the property owner ceases or reduces operations on the Property, the Developer and/or the property owner shall continue to comply with Conditions No. 23 through No. 31 related to Landscaping and Condition No. 19 related to Trash and Waste Accumulation.

Planning Department – Project Specific

23. **Trash Enclosure Maintenance.** The trash enclosure shall be well periodically cleaned and maintained at all times. In the event that the trash enclosure becomes damaged or paint is chipped and/or damaged or missing, the trash enclosure shall be immediately repaired to a good clean condition. The area in front of the trash enclosure shall be regularly swept and cleaned of all debris. In the event that the property owner or tenant is unable to maintain, clean and screen the enclosure, the Director of Development Services may require the property owner or tenant to relocate the enclosure to the rear of the property.

24. **Trash Enclosure Signage.** The doors to the trash enclosure shall remain closed at all times. Prior to Occupancy, a sign shall be located on the doors of the enclosure indicating that the doors are to remain closed at all times.

Landscaping – Standard Conditions of Approval

25. **Final Landscape and Irrigation Plans.** Final Landscape and Irrigation Plans, all written documentation and an Application Fee as required by Chapter 15.22, Water Efficient Landscape Ordinance, shall be submitted to the Planning Division in conjunction with an application for a building permit. The Plans shall be prepared and stamped by a State licensed landscape architect or registered engineer shall be submitted for review and approval by the Development Services Director. Plans shall be generally consistent with the conceptual landscape plans received by the Planning Department on August 30, 2022, except as modified by the Conditions listed below or as required by the Director of Development Services. The Plans shall be approved and all landscaping shall be installed prior to Occupancy.

26. **Landscaping.** The Applicant/Development shall construct all landscaping within the site and along the project frontage. The on-site landscaping shall be to the satisfaction of the Director of Development Services. The street trees on the frontage landscaping shall be a minimum of 36” box, their exact tree locations and varieties shall be approved by the Director of Development Services and the City Engineer.

27. **Shrubs.** All shrubs shall be continuously maintained including pruning and regular watering. If at any time the shrubs in the parking lot or throughout the project site are damaged, missing, dead, or dying these shrubs shall be immediately replaced with the same species to the reasonable satisfaction of the Director of Development Services.

28. **Trees.** The Applicant and/or property owner shall continuously maintain all trees shown on the approved Landscape Plans including replacing dead or dying trees with the same species, pruning and regular watering of the trees.

29. **Maintenance of Irrigation.** The property owner 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 in perpetuity. No trees, shrubs, or plant material shall obstruct site distance of motorists and pedestrians.

Landscaping – Project Specific

30. **Landscaping on the Trash Enclosure.** Prior to Occupancy, the Planning Division shall inspect the landscaping on and around the trash enclosure. Should the Director of Development Services determine that the landscaping does not adequately screen the trash enclosure, additional plant materials shall be planted to the satisfaction of the Director.

31. **Maintenance of Landscaping on and Around Trash Enclosure.** All landscaping shown on the preliminary Landscape Plans for screening of the trash enclosure shall be maintained to provide adequate screening of the trash enclosure. All dead or dying materials shall be immediately replaced. Should the landscape materials fail to provide adequate screening within three years, additional plant materials should be planted or the plants shall be replaced to the satisfaction of the Director of Development Services.

32. **Street Trees.** The Final Landscape Plans shall show that trees will be planted along Lana Way that are 30 feet on center, 36" box in size and selected from the City's Approved Street Tree list.

33. **Additional Landscaping.** The Final Landscape Plans shall show additional landscaping to be planted around the bioswale so that the shrubs provide a minimum of two layers of shrubs around the bioswale to screen views of the parking lot and adequate landscape planting so that a total of 10 percent of the total site area is landscaped. A mixture of 24" box trees and 15 gallon trees shall be used throughout this area.

Building – Standard Conditions

34. **Building Codes and Ordinances.** All project construction shall conform to all local and State energy and seismic requirements, all applicable Building and Fire Codes and ordinances in effect at the time of building permit.

35. **Building Permits.** 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. The Applicant/Developer will be responsible for obtaining the approvals of all participation non-City agencies prior to the issuance of building permits. All improvements shall strictly adhere to the approved site plan, unless prior approval is granted by the City for changes.

36. **Conditions of Approval.** Each set of plans submitted for a building permit shall have attached an annotated copy of these Conditions of Approval. The notations shall clearly indicate how all Conditions of Approval will or have been complied with. Construction plans will not be accepted without the annotated Conditions of Approval attached to each set of plans.

37. **Code Compliance.** All building permit plans shall conform to all local and State energy and seismic requirements and all applicable Building and Fire Codes.

38. **Additional Approvals.** Prior to building permit issuance, the Applicant shall provide the Building Department with verification that all necessary permits and approvals from the Fire Department and San Benito County Environmental Health Department permits have been obtained.

39. **ADA.** All requirements of the State Architect for handicapped accessibility shall be met, including but not limited to parking, access ramps and building accessibility facilities.

40. **Impact Fees:** Prior to occupancy, all impact fees must be paid to the Building Department and shall be based on those in effect at the time of connection. Development impact fees that apply to the project are listed below:

    a. Water Connection (City of Hollister)
    b. Traffic Impact Fee
    c. Sewer Facilities Development Impact Fee
    d. Sewer Collection
    e. Storm Drainage
    f. Park Land Acquisition In-Lieu fee (Quimby Act)
    g. Park Construction fee
    h. Police Impact Fee
    i. Fire Impact Fee
    j. Jail and Juvenile Hall Facilities
    k. 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.

41. **Demolition Disposal Plan.** Prior to issuance of a building permit or a 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, subject to review and

approval by 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 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 area. The City shall return the deposit with any interest generated during the deposit after submittal of verifiable documentation of the required diversions.

Public Works – Standard Conditions

42. **Standards.** 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.

43. **Public and Private Rights-of-Way for Streets**. The Improvement Plans 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.

44. **Public and Private Easements.** The Improvement Plans shall be required to indicate all public and private easements necessary to serve the project. These easements shall include the following: utility, water, sewer, telephone, storm drainage, fiber optic conduit, cable, T.V., tree planting and maintenance.

45. **Water Calculations**. Developer shall provide to the Engineering Department, water calculations based on recent hydrant tests showing sufficient water supply for domestic & fire suppression use.

46. The developer shall dedicate, improve, and guarantee by bond full rights-of-way for the following road improvements as shown on the approved tentative map, including street lighting and street trees; all underground utilities including, but not limited to, sanitary and storm sewers, gas, electrical, telephone, cable TV, fiber optic conduits, and water lines; and all other improvements necessary to bring the existing private right-of-ways into full conformance with all applicable City standards. Existing overhead utilities shall be undergrounded.

47. **Updated Road Improvements.** The site shall have and or update road improvements including but not limited to sidewalk, curb, gutter, lighting, undergrounding of any existing overheard utilities, irrigation, and landscaping as determined by the City Engineer.

48. **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.

49. **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.

50. **Fencing:** Prior to occupancy, fencing shall be installed or replaced along the project boundary, in accordance with City standards. Fencing shall be approved by the City Engineering Department and Planning Division prior to installation. Fencing of the project shall be placed along all project boundaries. Double fencing shall not be allowed.

51. **Soils Report:** As part of the Civil 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.

52. **Developer Fees:** Prior to Improvement Plan 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.

53. **Final Occupancy Inspection.** A final occupancy shall not be granted 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.

54. **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.

55. **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.

56. **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.

57. **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.

58. **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.

59. **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.

60. **Fire Hydrants.** Prior to final occupancy, 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.

61. **Slurry Seal.** Prior to the City's Final Occupancy, the subdivision roads and vicinity roads shall be in a good state of repair as determined by the City Engineering Department. Roads on the project site and vicinity 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.

62. **On-Site Drainage.** The developer shall be responsible to maintain all on-site drainage facilities, including underground chambers, bio-filtration basins and conduit (pipe).

63. **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.

64. **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.

65. **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.

66. **Project Lighting.** 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.

67. **Crane**. 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.

68. **Standing Water.** 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.

69. **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.

70. **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.

71. **Setbacks.** 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.

72. **Construction Equipment.** 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.

73. **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.

74. **Damages.** 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.

75. **Backflow.** 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 ensure the device is working properly.

76. **Trash Enclosures.** The trash enclosure shall be designed by a California licensed architect and a California structural engineer, shall be located on the site served and shown on the engineering plans. The trash enclosure shall include a solid roof to prevent pollutant discharge and runoff during a rain event. The size and dimensions of the trash enclosures shall be based on the required number and size of containers for trash, recyclables, and organic waste/composting. The applicant shall contact Recology to confirm quantity and size of bins/containers in order to properly size the trash enclosure(s). The trash enclosure floor shall be designed to slope to an interior P-trapped area floor drain and connected to a grease, oil and sand interceptor before plumbing to the sanitary sewer system per the city's latest engineering standard specifications and details. The floor shall be designed to contain all interior run off and not allow outside storm runoff from entering the trash enclosure. A sign shall be posted on the front of the trash enclosure prohibiting the dumping of hazardous materials into the sanitary sewer system. The sign shall be 12 inches wide by 18 inches tall, made of rust proof aluminum, and read "No Hazardous Waste Dumping" in red letters with white background. The sign shall be reviewed and approved by the Engineering Department.

    a. Design Criteria:
        i. The design of the trash enclosure shall be architecturally compatible with the primary building on site to provide a coordinated design.
        ii. The exterior materials and colors of the enclosure walls shall match the building walls.
        iii. Chain link fencing with or without wooden/plastic slats is prohibited.
        iv. All trash enclosures shall have solid metal or wood gates with latches and be secured in the open/closed positions with cane bolts. Latch shall be no higher than five feet.
        v. Roofs shall be painted with rust-inhibitive paint.

77. **Parking Lot Maintenance.** Every two years, or longer if deemed appropriate by the City Code Enforcement Officer, the applicant shall maintain and re-stripe the parking stalls so that they will always be clean and visible to employees and customers.

78. **Wheel Stops.** Wheel stops shall be installed in parking areas where needed to maintain proper pedestrian movements or to protect landscaping.

79. **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.

80. **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 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;
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.

81. **Utilities.** The developer shall make arrangements for PG&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.

82. **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.

83. **Water Line Improvements**. The water system improvements shall be subject to the review and approval of 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.

84. **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.

85. **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.

86. **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.

87. **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 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.

88. **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.

89. **Off-Site Improvements.** Improvement plans for the entire project, including any off-site improvements shall be approved to the satisfaction of the Public Works Department, Utilities Department, and Fire Department prior to approval. 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.

90. **Existing Improvements.** 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.

91. **Public and Private Easements.** The 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.

92. **Truck Circulation Plan.** 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.

93. **Overhead Wire Utilities.** 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 project 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.

94. **Undergrounding Utilities.** 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.

95. **Undergrounding Overhead Utilities.** If applicable 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.

96. **Preliminary Undergrounding Plans.** If applicable preliminary undergrounding plans for the entire project 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.

97. **Community Facilities District No. 4.** If determined by the City of Hollister, prior to the issuance of a building permit, the applicant shall cooperate with the City to facilitate the annexation of the entire site to the Community Facilities District No. 4. The entire site 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 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 is not 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.

Fire Department - Standard Conditions

98. **Construction and Design Provisions.** The construction and design provisions of the fire code shall apply as follows:

a. Structures, facilities and conditions arising after the adoption of this code.
b. Existing structures, facilities and conditions not legally in existence at the time of adoption of this code.
c. Existing structures, facilities and conditions when identified in specific sections of this code.
d. Existing structures, facilities and conditions, which, in the opinion of the Fire Code Official, constitutes a distinct hazard to life and property.
e. Existing Structures, alterations and repairs:
    i. All new work performed in alterations and/or repairs to existing structures shall comply with the current provisions of this Chapter.
    ii. When alterations and/or repairs result in the removal, alteration, modification, replacement and/or repair of fifty percent or more of the external walls of a building, or result in the removal, alteration, modification, replacement and/or repair of fifty percent or more of the existing internal structural and/or non-structural framework, independently or in combinations thereof, within a five-year period, the entire building shall be made to conform to the current provisions of this Chapter.
    iii. Calculations of linear wall measurements shall be shown on all plans submitted for building permits, on the cover page in the project description of said plans. The determination under this section of the requirements for upgrading any existing structure to full conformance with current provisions of this Chapter shall be at the sole discretion of the Fire Code Official.

99. **Change of Use or Occupancy**. A change of occupancy shall not be made unless the use or occupancy is made to comply with the requirements of this code and the California Existing Building Code, provided that the new or proposed use or occupancy is less hazardous, based on life and fire risk, than the existing use or occupancy.

    Exception: Where approved by the fire code official, a change of occupancy shall be permitted without complying with the requirements of this code and the California Existing Building Code, provided that the new or proposed use or occupancy is less hazardous, based on life and fire risk, than the existing use or occupancy.

100. **Occupancy Prohibited Before Approval**. The building or structure shall not be occupied prior to the fire code official issuing a permit and conducting associated inspections indicating the applicable provisions of this code have been met.

101. **Construction Document Submittals.** Construction documents and supporting data shall be submitted in two or more sets with each application for a permit and in such form and detail as required by the Fire Code Official. The construction documents shall be prepared by a registered design professional where required by the statutes of the jurisdiction in which the project is to be constructed.

102. **Information on Construction Documents.** Construction documents shall be drawn to scale on suitable material. Electronic media documents are allowed to be submitted where approved by the Fire Code Official. Construction documents shall be of sufficient clarity to indicate the location, nature and extent of the work proposed and show in detail that it will conform to the provisions of this code and relevant laws, ordinances rules and regulations as determined by the Fire Code Official.

103. **Fire Protection System Shop Drawings.** Shop drawings for the fire protection system(s) shall be submitted to indicate compliance with this code and the construction documents, and shall be approved prior to the start of installation. Shop drawings shall contain all information as required by the referenced installation standards found in Chapter 9 of the California Fire Code.

104. **Vegetation.** Weeds, grass, vines, or other growth that is capable of being ignited and endangering property shall be cut down and removed by the owner or occupant of the premises. Vegetation clearance requirements in urban-wildland interface areas shall be in accordance with Chapter 49 of the California Fire Code.

105. **California Code of Regulations, Title 19, Division 1, §3.07(b) Clearances.** The space surrounding every building or structure shall be maintained in accordance with the following:

    Any person that owns, leases, controls, operates, or maintains any building or structure in, upon, or adjoining any mountainous area or forest-covered lands, brush covered lands, or grass-covered lands, or any land which is covered with flammable material, shall at all times do all of the following:

    a. Maintain around and adjacent to such building or structure a firebreak made by removing and clearing away, for a distance of not less than 30 feet on each side thereof

or to the property line, whichever is nearer, all flammable vegetation or other combustible growth. This section does not apply to single specimens of trees, ornamental shrubbery, or similar plants which are used as ground cover, if they do not form a means of rapidly transmitting fire from the native growth to any building or structure.

b. Maintain around and adjacent to any such building or structure additional fire protection or firebreak made by removing all bush, flammable vegetation, or combustible growth which is located from 30 feet to 100 feet from such building or structure or to the property line, whichever is nearer, as may be required by the enforcing agency if he finds that, because of extra hazardous conditions, a firebreak of only 30 feet around such building or structure is not sufficient to provide reasonable fire safety. Grass and other vegetation located more than 30 feet from such building or structure and less than 18 inches in height above the ground may be maintained where necessary to stabilize the soil and prevent erosion.

106. **Buildings and Facilities**. Approved fire apparatus access roads shall be provided for every facility, building, or portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access road shall comply with the requirements of this section and shall extend to within 150 feet (45 720 mm) of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility.

107. **Additional Access**. The fire code official is authorized to require more than one fire apparatus access road based on the potential for impairment of a single road by vehicle congestion, condition of terrain, climatic conditions or other factors that could limit access.

108. **High-piled Storage.** Fire department vehicle access to buildings used for high-piled combustible storage shall comply with the applicable provisions of Chapter 32 of the California Fire Code.

109. **Fire Department Access and Egress**. Required access roads from every building to a public street shall be all-weather hard-surfaced (suitable for use by fire apparatus) right-of-way not less than 20 feet in width. Such right-of-way shall be unobstructed and maintained only as access to the public street. Fire apparatus access roads shall have an unobstructed width of not less than 20 feet, exclusive of shoulders, except for approved security gates in accordance with Section 503.6, and an unobstructed vertical clearance of not less than 13 feet 6 inches.

110. **Fire Apparatus Roads.** Fire apparatus access roads shall have an unobstructed width of not less than 20 feet, exclusive of shoulders, except for approved security gates in accordance with Section 503.6, and an unobstructed vertical clearance of not less than 13 feet 6 inches.

111. **Grade.** The grade of fire apparatus access roads shall be no greater than fifteen percent unless specifically approved by the Fire Code Official.

112. **Paving.** All fire apparatus access roads over eight percent (8%) shall be paved with a minimum of .17 feet of asphaltic concrete on 0.34 feet of aggregate base. All fire apparatus access roads over fifteen percent (15%) where approved shall be paved with perpendicularly grooved

concrete.

113. **Marking.** Where required by the fire code official, approved signs or other approved notices or markings that include the words NO PARKING—FIRE LANE shall be provided for fire apparatus access roads to identify such roads or prohibit the obstruction thereof. The means by which fire lanes are designated shall be maintained in a clean and legible condition at all times and be replaced or repaired when necessary to provide adequate visibility.

114. **Address Identification.** New and existing buildings shall be provided with approved address identification. The address identification shall be legible and placed in a position that is visible from the street or road fronting the property. Address identification characters shall construct with their background. Address numbers shall be Arabic numbers or alphabetical letters. Numbers shall not be spelled out. Each character shall be not less than 4 inches (102 mm) high with a minimum stroke width of $^{1}/_{2}$ inch (12.7 mm). Where required by the fire code official, address identification shall be provided in additional approved locations to facilitate emergency response. Where access is by means of a private road and the building cannot be viewed from the public way, a monument, pole or other sign or means shall be used to identify the structure. Address identification shall be maintained

115. **KNOX BOX**. Where access to or within a structure or an area is restricted because of secured openings or where immediate access is necessary for life-saving or fire-fighting purposes, the fire code official is authorized to require a key box or other approved emergency access device to be installed in an approved location. The key box or other approved emergency access device shall be of an approved type and shall contain keys or other information to gain necessary access as required by the fire code official. Where a key box is used, it shall be listed in accordance with UL 1037. This jurisdiction utilizes the **KNOX Box and Security Systems.**

116. **Fire flow.** Fire-flow requirements for buildings or portions of buildings and facilities shall be determined by an approved method.

117. **Fire Hydrants**. Where a portion of the facility or building hereafter constructed or moved into or within the jurisdiction is more than 400 feet (122 m) from a hydrant on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains shall be provided where required by the fire code official.

118. **Hydrant for Standpipe Systems**. Buildings equipped with a standpipe system installed in accordance with Section 905 shall have a fire hydrant within 100 feet (30 480 mm) of the fire department connections.

119. **Hydrant Obstruction**. Unobstructed access to fire hydrants shall be maintained around the circumference of the fire hydrant at all times. The fire department shall not be deterred or hindered from gaining immediate access to fire protection equipment or fire hydrants.

120. **Clear Space Around Hydrants**. A 3-foot (914 mm) clear space shall be maintained around the circumference of fire hydrants, except as otherwise required or approved.

121. **Hydrant Protection**. Where fire hydrants are subject to impact by a motor means shall comply with Section 312 of the International Fire Code.

122. **Identification**. Fire protection equipment shall be identified in an approved manner. Rooms containing controls for air-conditioning systems, sprinkler risers and valves, or other fire detection, suppression or control elements shall be identified for the use of the fire department. Approved signs required to identify fire protection equipment and equipment location shall be constructed of durable materials, permanently installed and readily visible.

123. **Utility Identification.** Where required by the fire code official, gas shutoff valves, electric meters, service switches and other utility equipment shall be clearly and legibly marked to identify the unit of space that it serves. Identification shall be made in an approved manner, readily visible and shall be maintained.

124. **Emergency Responder Radio Coverage in New Buildings.** All new buildings shall have approved radio coverage for emergency responders within the building based upon the existing coverage levels of the public safety communication systems of the jurisdiction at the exterior of the building. This section shall not require improvement of the existing public safety communication systems.

125. **Required Hood.** A Type I hood shall be installed at or above all commercial cooking appliances and domestic cooking appliances used for commercial purposes that produce grease vapors.

126. **Occupancy**. It shall be unlawful to occupy any portion of a building or structure until the required fire detection, alarm and suppression systems have been tested and approved.

127. **Approved Automatic Sprinkler Systems.** Approved automatic sprinkler systems shall be provided in all new buildings and structures constructed, moved into or relocated within the jurisdiction.

Exceptions:

1. Structures not classified as Group R occupancies and not more than 500 square feet in total floor area.
2. Detached agricultural buildings, as defined by this code, located at least one hundred feet (100) from aby other structure or the property line, whichever is closer.
3. Accessory structures associated with existing non-sprinklered R-3 occupancies (one- and two- family dwellings) and less than one thousand five hundred (1500) square feet in total fire area.
4. Where an insufficient water supply exists to provide for an automatic fire sprinkler system and where the Fire Code Official permits alternate protection.

128. **Monitoring**. Alarm, supervisory and trouble signals shall be distinctly different and shall be automatically transmitted to an approved central station, remote supervising station or proprietary supervising station as defined in NFPA 72, or, when approved by the fire code official, shall sound an audible signal at a constantly attended location. The fire alarm system installed to transmit such signals shall be considered a building fire alarm system.

Exceptions:

1. Underground key or hub valves in roadway boxes provided by the municipality or public utility are not required to be monitored.
2. Backflow prevention device test valves located in limited area sprinkler system supply piping shall be locked in the open position. In occupancies required to be equipped with a fire alarm system, the backflow preventer valves shall be electrically supervised by a tamper switch installed in accordance with NFPA 72 and separately annunciated.

129. **A Fire Alarm System.** A fire alarm system shall be installed in accordance with the provisions of this code and NFPA 72 shall be provided in new buildings and structures in accordance with this code. Fire alarm box shall be installed at a location~~s~~ approved by the enforcing agency.

130. **Monitoring**. Fire alarm systems, whether required by this chapter or the California Building Code or voluntarily installed, shall be monitored by an approved supervising station in accordance with NFPA 72 and this section.

131. **Carbon Dioxide Enrichment Systems.** A gas detection system shall be provided in rooms and indoor areas in which carbon dioxide enrichment processes are located in accordance with Section 5307.3.2. (This requirement addresses the use of carbon dioxide in cannabis growing operations).

132. **FDC Location.** With respect to hydrants, driveways, buildings and landscaping, fire department connections shall be so located that fire apparatus and hose connected to supply the system will not obstruct access to the buildings for other fire apparatus. The location of fire department connection(s) shall be approved by the fire code official.

133. **Visible location.** Fire department connections shall be located on the street side of buildings, fully visible and recognizable from the street or nearest point of fire department vehicle access or as otherwise approved by the fire code official.

134. **Locking Fire Department Connection Caps**. The fire code requires locking caps on fire department connections for water-based fire protection systems where the responding fire department carries appropriate key wrenches for removal. This jurisdiction utilizes the **KNOX Box and Security Systems.**

135. **Clear Space Around Connections**. A working space of not less than 36 inches (914 mm) in width, 36 inches (914 mm) in depth and 78 inches (1981 mm) in height shall be provided and maintained in front of and to the sides of wall-mounted fire department connections and around the circumference of free-standing fire department connections, except as otherwise required or approved by the fire code official.

136. **Physical Protection**. Where fire department connections are subject to impact by a motor vehicle, vehicle impact protection shall be provided in accordance with Section 312 of the International Fire Code.

137. **Signs.** A metal sign with raised letters not less than 1 inch (25 mm) in size shall be mounted on

all fire department connections serving automatic sprinklers, standpipes or fire pump connections. Such signs shall read: AUTOMATIC SPRINKLERS or STANDPIPES or TEST CONNECTION or a combination thereof as applicable. Where the fire department connection does not serve the entire building, a sign shall be provided indicating the portions of the building served.

138. **Backflow Protection**. The potable water supply to automatic sprinkler and standpipe systems shall be protected against backflow as required by the Health and Safety Code Section 13114.7.

139. **Access for Firefighting.** Approved vehicle access for firefighting shall be provided to all construction or demolition sites. Vehicle access shall be provided to within 100 feet of temporary or permanent fire department connections. Vehicle access shall be provided capable of supporting vehicle loading under all weather conditions. Hollister Fire Department requires all weather hard paved roadway.

140. **Maintenance of Egress.** Required means of egress and required accessible means of egress shall be maintained during construction and demolition, remodeling or alterations and additions to any building.

Exception: Approved temporary means of egress and accessible means of egress systems and facilities.

141. **Water Supply for Fire Protection.** An approved water supply for fire protection, either temporary or permanent, shall be made available as soon as combustible material arrives on the site.

142. **Portable Fire Extinguishers.** Structures under construction, alteration, or demolition shall be provided with not less than one approved portable fire extinguisher in accordance with Section 906 of the International Fire Code and sized for not less than ordinary hazard as follows:

a. At each stairway on all floor levels where combustible materials have accumulated.
b. In every storage and construction shed.
c. Additional portable fire extinguishers shall be provided where special hazards exist, including, but not limited to, the storage and use of flammable and combustible liquids.

143. **Hazard Identification Signs**. Unless otherwise exempted by the fire code official, visible hazard identification signs as specified in NFPA 704 for the specific material contained shall be placed on stationary containers and above- ground tanks and at entrances to locations where hazardous materials are stored, dispensed, used or handled in quantities requiring a permit and at specific entrances and locations designated by the fire code official. Top corner of building below address markings.

144. **Carbon Dioxide (CO2) Systems.** (USED IN BEVERAGE DISPENSING APPLICATIONS) Emergency alarm system. An emergency alarm system shall comply with all of the following: Continuous gas detection shall be provided to monitor areas where carbon dioxide can accumulate. Activation of the emergency alarm system shall initiate a local alarm within the room or area in

which the system is installed.

145. **Carbon Dioxide Enrichment Systems.** The design, installation and maintenance of carbon dioxide enrichment systems with more than 100 pounds (45.4kg) of carbon dioxide, and carbon dioxide enrichment systems with any quality of carbon dioxide having a remote fill connection, shall comply with Sections 5307.4.1 through 5307.4.7.

146. **Access road width with a Hydrant**. Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet.

147. **Gates.** Gates providing access from a road to a driveway shall be located at least 30 feet from the roadway and shall open to allow a vehicle to stop without obstructing traffic on the road. Gate entrances shall be at least the width of the traffic lane but in no case less than 12 feet wide. Where a one-way road with a single traffic lane provides access to a gated entrance, a 40-foot turning radius shall be used. Where gates are to be locked, the installation of a key box, lock or Knox key switch is required.

148. **Aerial Fire Apparatus Access Roads.** Aerial Fire Apparatus Access Roads shall have a minimum unobstructed width of 26 feet in the immediate vicinity of the building or portion thereof.

149. **Proximity to Building**. At least one of the required access routes meeting this condition shall be located within a minimum of 15 feet (4572 mm) and a maximum of 30 feet (9144 mm) from the building, and shall be positioned parallel to one entire side of the building.

150. **Addresses for buildings**. All buildings shall be issued an address in accordance with jurisdictional requirements. Each occupancy, except accessory buildings, shall have its own permanently posted address. When multiple occupancies exist within a single building, each individual occupancy shall be separately identified by its own address. Letters, numbers, and symbols for addresses shall be a minimum of 12-18-inch height t, 1/2-inch stroke, contrasting with the background color of the sign, and shall be Arabic. Address signs shall be and visible from both directions of travel along the road. In all cases, the address shall be posted at the beginning of construction and shall be maintained thereafter. Permanent address numbers shall be posted prior to requesting final clearance. Address numbers shall be placed on the upper Left/Right of address side of building per AHJ.

151. **Water Systems.** Water systems shall be installed and made serviceable prior to the time of construction. Water systems constructed, extended or modified to serve a new development, a change of use, or an intensification of use, shall be designed to meet, in addition to average daily demand, the standards to meet the local Jurisdiction per NFPA Standard 1142, or other adopted standards. The quantity of water required pursuant to this chapter shall be in addition to the domestic demand and shall be permanently and immediately available.

152. **Fire Hydrants and Valves**. A fire hydrant or fire valve is required. The hydrant or fire valve shall be 18 inches above grade, 8 feet from flammable vegetation, no closer than 4 feet nor further than 12 feet from a roadway, and in a location where fire apparatus using it will not block the roadway. The hydrant serving any building shall be not less than 50 feet and by road from the

building it is to serve. **More restrictive hydrant requirements may be applied by the Reviewing Authority**. Each hydrant/valve shall be identified with a reflectorized blue marker, with minimum dimensions of 3 inches, located on the driveway address sign, non-combustible post or fire hydrant riser.

153. **Standard Defensible Space Requirements.** Combustible vegetation shall be removed from within a minimum of 100 feet or to the property line from structures, whichever is closer.

154. **Final Fire Inspection.** To schedule a final fire life safety inspection and pay associated fees please call (831) 636-4325.

Fire Department – Project Specific

155. Requirements that are essential for the public safety of an existing or proposed activity, building or structure, or for the safety of the occupants thereof, that are not specifically provided for by this code, shall be determined by the fire code official.

156. **Additional Fire Protection Systems.** In occupancies of a hazardous nature, where special hazards exist in addition to the normal hazards of the occupancy, or where the fire code official determines that access for fire apparatus is unduly difficult, the fire code official shall have the authority to require additional safeguards. Such safeguards include, but shall not be limited to, the following: automatic fire detection systems, fire alarm systems, automatic fire-extinguishing systems, standpipe systems, or portable or fixed extinguishers. Fire protection equipment required under this section shall be installed in accordance with this code and the applicable referenced standards.

157. **Patio and BBQ Area.** The fire department will require the patio are to have sprinklers if the patio is attached, is a closed cover or if the cooking area is within 20 feet of the structure. If the patio is open and the BBQ is open covered and the cooking area is more than 20 feet from the building, then sprinklers will not be required.

Police Department – Standard Conditions

158. **Lighting.** 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 are to be downcast except where it can be proven to not adversely affect other parcels.

159. **Security Contact.** Prior to occupancy, the applicant shall provide three security contact persons to the City Police Department every two years. Please provide this to the Community Services Officer (831) 636-4330.

160. **Graffiti.** The Applicant shall maintain a clean facility and keep walls, fencing, signage, etc. free from graffiti. All graffiti must be removed or painted over within 48 hours of it appearing.

PASSED AND ADOPTED, at a regular meeting of the Planning Commission of the City of Hollister on this 22nd day of September 2022, by the following vote:

AYES:
NOES:
ABSTAINED:
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 to contact the staff planner. Also, if the applicant does not agree with the proposed conditions, there is an opportunity to present your case to the Planning Commission at their meeting. In addition, the City provides for a 15-day appeal period.

ABBREVIATIONS: WHEN USED IN THESE DOCUMENTS SHALL CONFORM TO THE FOLLOWING LIST, UNLESS OTHERWISE NOTED. INDIVIDUAL SECTIONS (SUCH AS GRADING PLANS, STRUCTURAL, MECHANICAL, PLUMBING AND ELECTRICAL PLANS) MAY CONTAIN SPECIFIC REFERENCES AND LEGENDS WITH INTERPRETATION INTENDED ONLY FOR THOSE SHEETS &/OR DRAWINGS.

&	AND
∠	ANGLE
@	AT
℄	CENTERLINE
Ø	DIAMETER OR ROUND
⊥	PERPENDICULAR
#	POUND OR NUMBER
(E)	EXISTING
ACOUS.	ACOUSTICAL
A.D.	AREA DRAIN
ADJ.	ADJUSTABLE
AGG.	AGGREGATE
AL.	ALUMINUM
APPROX.	APPROXIMATE
ARCH.	ARCHITECTURAL
ASB.	ASBESTOS
ASPH.	ASPHALT
A.F.F.	ABOVE FINISHED FLOOR
BD.	BOARD
BITUM.	BITUMINOUS
BLDG.	BUILDING
BLK.	BLOCK
BLKG.	BLOCKING
BLW.	BELOW
BM.	BEAM
'BOTS'	BANK OF THE SIERRA
BTM.	BOTTOM
CAB.	CABINET
C.B.	CATCH BASIN
CEM.	CEMENT
CER.	CERAMIC
C.I.	CAST IRON
CLNG./CLG.	CEILING
C.L.	CARPET LINE
CLKG.	CAULKING
CLO.	CLOSET
CLR	CLEAR
COL.	COLUMN
CONC.	CONCRETE
CONN.	CONNECTION
CONST.	CONSTRUCTION
CONT.	CONTINUOUS/CONTINUATION
CORR.	CORRIDOR
C.O.H.	'CITY OF HOLLISTER'
CPT.	CARPET
CTSK.	COUNTERSUNK
CNTR.	COUNTER
C.F.	CUBIC FEET
CTR.	CENTER
DBL.	DOUBLE
DECOR.	DECORATIVE
DEPT.	DEPARTMENT
DF.	DRINKING FOUNTAIN
D.F.	DOUGLAS FIR
DET.	DETAIL
DIA.	DIAMETER
DIAG.	DIAGONAL
DIM.	DIMENSION
DIS	DISPENSER
DN.	DOWN
D.O.	DOOR OPENING
DR.	DOOR
DWR.	DRAWER
DS.	DOWNSPOUT
D.S.P.	DRY STANDPIPE
DWG.	DRAWING
E.	EAST
EA.	EACH
E.I.F.S.	EXTERIOR INSULATION & FINISH SYSTEM
E.J.	EXPANSION JOINT
ELEV.	ELEVATION
ELEC.	ELECTRICAL
EMER.	EMERGENCY
ENCL.	ENCLOSURE
E.P.	ELECTRICAL PANEL
E.P.S.	EXPANDED POLYSTYRENE
EQ.	EQUAL
EQPT.	EQUIPMENT
E.W.C.	ELECTRIC WATER COOLER
(E) OR EXIST.	EXISTING
EXPO.	EXPOSED
EXP.	EXPANSION
EXT.	EXTERIOR
F.A.	FIRE ALARM
F.B.	FLAT BAR
F.B.O.	FURNISHED BY OTHERS
F.D.	FLOOR DRAIN
FOUND.	FOUNDATION
F.E.	FIRE EXTINGUISHER
F.E.C.	FIRE EXTINGUISHER CABINET
F.G.	FIXED GLASS
F.H.C.	FIRE HOSE CABINET
FIN.	FINISH
FLR	FLOOR
F.M.C.	FLOOR MATERIAL CHANGE
FLASH.	FLASHING
FLUOR.	FLUORESCENT
F.O.C.	FACE OF CONCRETE
F.O.F.	FACE OF FINISH
F.O.H.C.	FREE OF HEART CENTER
F.O.S.	FACE OF STUD
FPRF.	FIREPROOF
F.S.	FLOOR SINK
FT.	FOOT/FEET
FURR.	FURRING
FUT.	FUTURE
F.V.	FIELD VERIFY
GA.	GAUGE
GALV.	GALVANIZED
G.B.	GRAB BAR
G.I.	GALVANIZED IRON
GL.	GLASS
GND.	GROUND
GR.	GRADE
GYP.	GYPSUM
H.B.	HOSE BIBB
H.C.	HOLLOW CORE
HDWD.	HARDWOOD
HDWE.	HARDWARE
H.M.	HOLLOW METAL
HORIZ.	HORIZONTAL
HR.	HOUR
HT./HGT.	HEIGHT
H.	HIGH
I.D.	INSIDE DIMENSION (DIM.) OR INSIDE DIAMETER
INSUL.	INSULATION
IND.	INDICATED/INDICATES
INT.	INTERIOR
JAN.	JANITOR
JT.	JOINT
KIT.	KITCHEN
LAB.	LABORATORY
LAM.	LAMINATE
LAV.	LAVATORY
LKR.	LOCKER
LT.	LIGHT
MAX.	MAXIMUM
M.C.	MEDICINE CABINET
MECH.	MECHANICAL
MEMB.	MEMBRANE
MTL.	METAL
MFG./ MANUF.	MANUFACTURER
MH.	MANHOLE
MIN.	MINIMUM
MIR.	MIRROR
MISC.	MISCELLANEOUS
M.O.	MASONRY OPENING
M.T.	METAL THRESHOLD
MTD.	MOUNTED
MUL.	MULLION
(N)	NEW
N.	NORTH
N.I.C.	NOT IN CONTRACT
NO./#	NUMBER
NOM.	NOMINAL
N.T.S.	NOT TO SCALE
O.A.	OVERALL
OBSC.	OBSCURE
O.C.	ON CENTER
O.D.	OUTSIDE DIMENSION (DIM.) OR OUTSIDE DIAMETER
O.F.D.	OVER FLOW DRAIN
OFF.	OFFICE
O.H.	OPPOSITE HAND
OPNG.	OPENING
OPP.	OPPOSITE
OPT.	OPTION
O/	OVER
P.E.N.	PANEL EDGE NAILING
P.E.M.B.	PRE-ENGINEERED METAL BUILDING
PL.	PLATE
P. LAM.	PLASTIC LAMINATE
PLAS.	PLASTIC
PLYWD.	PLYWOOD
PR.	PAIR
PRCST.	PRE-CAST
P.T.	PRESSURE TREATED
PT.	POINT
P.T.D.	PAPER TOWEL DISPENSER
P.T.D./R.	COMBINATION PAPER TOWEL DISPENSER & RECEPTACLE
PTN.	PARTITION
P.T.R.	PAPER TOWEL RECEPTACLE
Q.T.	QUARRY TILE
R.	RISER
RAD.	RADIUS
RAG	RETURN AIR GRILLE
R.D.	ROOF DRAIN
REF.	REFERENCE
REFR.	REFRIGERATOR
RGTR.	REGISTER
REINF.	REINFORCED/REINFORCEMENT
REQ.	REQUIRED
REQ'MTS	REQUIREMENTS
RESIL.	RESILIENT
RM.	ROOM
RO.	ROUGH
R.O.	ROUGH OPENING
RWD.	REDWOOD
R.W.L.	RAIN WATER LEADER
S.	SOUTH
SAG	SUPPLY AIR GRILLE
S.C.	SOLID CORE
S.C.D.	SEAT COVER DISPENSER
SCHED.	SCHEDULE
S.D.	SOAP DISPENSER
SEC.	SECTION
S.F.	SQUARE FEET
SH.	SHELF
SHWR.	SHOWER
SHT.	SHEET
SIM.	SIMILAR
S.N.D.	SANITARY NAPKIN DISPENSER
S.N.R.	SANITARY NAPKIN RECEPTACLE
SPEC.	SPECIFICATION
SQ.	SQUARE
S.S.	STAINLESS STEEL
S.SK.	SERVICE SINK
STA.	STATION
STD.	STANDARD
STL.	STEEL
STOR.	STORAGE
STRUCT.	STRUCTURAL
SUSP.	SUSPENDED
SYM.	SYMMETRICAL
'TAG'	TOWNSEND ARCHITECTURAL GROUP
TRD.	TREAD
T.B.	TOWEL BAR
T.B.R.	TO BE REMOVED
T.C.	TOP OF CONCRETE
TEL.	TELEPHONE
TER.	TERRAZZO
T.& G.	TONGUE AND GROOVE
THK/THK.	THICK
T.P.	TOP OF PAVEMENT
T.O.B.	TOP OF BEAM
T.O.C.	TOP OF CURB
T.P.D.	TOILET PAPER DISPENSER
T.R.	TO REMAIN
T.V.	TELEVISION
T.O.W.	TOP OF WALL
TYP.	TYPICAL
U.G.	UNDERGROUND
UNF.	UNFINISHED
U.O.N.	UNLESS OTHERWISE NOTED
UR.	URINAL
U.S.C.	UNDER SEPARATE CONTRACT
V.B.	VAPOR BARRIER
V.C.T.	VINYL COMPOSITION TILE
VERT.	VERTICAL
VEST.	VESTIBULE
W.	WEST
W/	WITH
WDW.	WINDOW
W.C.	WATER CLOSET
WD.	WOOD
W/O	WITHOUT
WP.	WATERPROOF
W.R.	WATER RESISTANT
WSCT.	WAINSCOT
WT.	WEIGHT
I.C.B.O.	INTERNATIONAL CONFERENCE OF BUILDING OFFICIALS
I.B.C.	INTERNATIONAL BUILDING CODE
C.B.C.	CALIFORNIA BUILDING CODE
C.P.C.	CALIFORNIA PLUMBING CODE
C.M.C.	CALIFORNIA MECHANICAL CODE
C.E.C.	CALIFORNIA ELECTRICAL CODE (OR) CALIFORNIA ENERGY COMMISSION
C.F.C.	CALIFORNIA FIRE CODE
C.B.S.C.	CALIFORNIA BUILDING STANDARDS COMMISSION
N.F.P.A.	NATIONAL FIRE PROTECTION ASSOCIATION
N.S.F.	NATIONAL SANITATION FOUNDATION
D.S.A.	DIVISION OF THE STATE ARCHITECT
C.C.R.	CALIFORNIA CODE OF REGULATIONS

ABBREVIATIONS:

1. ALL WORK SHALL COMPLY WITH THE 2019 EDITIONS OF THE CALIFORNIA BUILDING CODE, (C.B.C.), CALIFORNIA MECHANICAL CODE, (C.M.C.), CALIFORNIA PLUMBING CODE, (C.P.C.), CALIFORNIA ELECTRICAL CODE, (C.E.C.), CALIFORNIA FIRE CODE, (C.F.C.), CALIFORNIA GREEN BUILDING STANDARDS CODE; CALIFORNIA ENERGY CODE & THE 2019 CALIFORNIA ENERGY COMMISSION STANDARDS (CECS), TITLE 24 AND ALL OTHER LOCAL CODES & ORDINANCES. NOTHING IN THESE CONSTRUCTION DOCUMENTS SHALL BE INTERPRETED TO ALLOW NON-CONFORMING WORK
2. THE CONTRACTOR(S) SHALL VISIT THE SITE AND BECOME FAMILIAR WITH EXISTING CONDITIONS PRIOR TO SUBMITTING BIDS. CONTRACTOR TO VERIFY ALL DIMENSIONS AT THE JOB SITE AND SHALL BE RESPONSIBLE FOR NOTIFYING THE OWNER, (&/OR ARCHITECT) OF ALL DISCREPANCIES BETWEEN DIMENSIONS OF ACTUAL WORK AND THOSE SHOWN IN THE APPROVED 'BUILDING PERMIT SET' OF CONSTRUCTION DOCUMENTS
3. THE CONTRACTOR SHALL AT ALL TIMES KEEP THE PREMISES FREE FROM ACCUMULATION OF WASTE MATERIALS OR RUBBISH CAUSED BY THE (SUB) CONTRACTOR'S OPERATIONS. AT THE COMPLETION OF THE WORK, THE CONTRACTOR SHALL REMOVE ALL THE CONTRACTOR'S WASTE MATERIAL AND RUBBISH FROM AND ABOUT THE PROJECT SITE AS WELL AS ALL THE CONTRACTORS TOOLS, CONSTRUCTION EQUIPMENT AND SURPLUS MATERIALS
4. ANY DAMAGE TO EXISTING WORK THAT MAY OCCUR DURING THE COURSE OF CONSTRUCTION SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR TO THE APPROVAL OF AND AT NO ADDITIONAL COST TO THE OWNER &/OR ARCHITECT
5. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL QUANTITIES OF MATERIAL &/OR EQUIPMENT CALLED FOR TO PROPERLY COMPLETE THE WORK INDICATED IN THE CONSTRUCTION DOCUMENTS
6. (AS APPLIES) ALL IMPROVEMENTS TO CITY OF HOLLISTER, (C.O.H.) STANDARDS, EXCEPT WHERE INDICATED OTHERWISE
7. ANY INSPECTION TO BE PERFORMED BY THE 'C.O.H.' SHALL REQUIRE A TWENTY-FOUR (24) HOUR NOTICE
8. (AS APPLIES) ALL THERMAL-AND SOUND-INSULATING MATERIALS SHALL BE INSTALLED IN COMPLIANCE WITH THE FLAME SPREAD RATING AND SMOKE DENSITY REQUIREMENTS OF THE 2019 C.B.C.
9. SUBJECT TO OTHER PROVISIONS OF LAW; PROVISIONS RELATED TO PLAN CHECKING, PROHIBITION TO EXCESSIVE DELAYS & CONTRACTING WITH OR EMPLOYMENT OF PRIVATE PARTIES TO PERFORM PLAN CHECKING ARE SET FORTH IN THE STATE HOUSING LAW, HEALTH AND SAFETY CODE 17960.1, AND 2019 C.B.C.
10. ALL REFERENCES TO 'OWNERS' WITHIN THE CONSTRUCTION DOCUMENTS SHALL BE DEFINED AS: DENNIS & HEIDI PACK (FOR POLAR SERVICE CO., INC.) ADDRESS: 307 WEST MARKET STREET, SALINAS, CA 93901, CONTACT NUMBER: 831-424-3988
11. CONTRACTORS SHALL BE FULLY & SOLELY RESPONSIBLE & LIABLE FOR ALL DESIGN, ENGINEERING & CONSTRUCTION FOR HIS/HER PHASE OF THE WORK AS INDICATED IN THE CONSTRUCTION DOCUMENTS. BY THE ACT OF COMMENCING WORK ON THIS PROJECT, OR BY THEIR SIGNATURES ON DRAWINGS INCLUDED HEREIN, OR TO BE SUBMITTED SEPARATELY FOR THIS PROJECT. EACH CONTRACTOR HAS DIRECTLY AND INDIRECTLY ASSUMED FULL RESPONSIBILITY FOR THE COMPLETENESS AND COMPLIANCE WITH ALL APPLICABLE CODES & ORDINANCES, AND THE REQUIREMENTS OF THE OWNERS

(FOR CONTINUATION OF GEN. NOTES & CONDITIONS SEE BELOW)

GENERAL NOTES & CONDITIONS:

NEW OFFICE AND WAREHOUSE FOR:

POLAR SERVICE CO., INC.

1901 LANA WAY
HOLLISTER
95023
COUNTY OF SAN BENITO
STATE OF CALIFORNIA

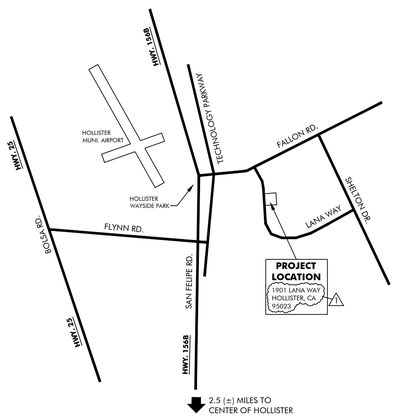
BEYOND THE BASE BID THE GENERAL CONTRACTOR WILL PROVIDE THE FOLLOWING BID ALTERNATES FOR POTENTIAL EXPANSION OF THE PROJECT SCOPE. THE OWNER'S DECISION TO INCLUDE AN ADDITIVE ALTERNATE IN THE PROJECT IS NOT DETERMINED UNTIL THE TIME OF THE CONTRACT AWARD.

1. PROVIDE AN ALTERNATE PRICE FOR ETCHED AND COLORED BUSINESS LOGO, REFER TO FRONT EXT. OFFICE BUILDING ELEVATION FOR SAMPLE GRAPHIC, (DESIGN, SIZE & LOCATION OF LOGO TO BE APPROVED BY OWNERS) ON THE CONCRETE SLAB @ THE 'RECEPTION/WAITING' AREA OF THE OFFICE PRIOR TO SEALING THE STAINED CONCRETE FLOOR
2. PROVIDE AN ALTERNATE PRICE FOR UPGRADES TO THE SPECIFIED SUSPENDED T-BAR CEILING SYSTEM NOTED IN THE CONSTRUCTION DOCUMENTS TO: FACTORY COLOR TO BE APPLIED TO THE CHICAGO METALLIC 1200 15/16 SUSPENDED CEILING GRID OF THE OFFICE, (COLOR BY OWNERS/ARCH.). 24'x24'x5/8" CEILING PANELS W/ TEGULAR EDGE, MOLD, MILDEW & SAG RESISTANT, NON-DIRECTIONAL PATTERN, W/ FACTORY APPLIED COLOR, (COLOR/TEXTURE BY OWNERS/ARCH.), SAMPLES BY GEN. CONTR.

BID ALTERNATES:

12. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AND PAYING FOR THE COST OF ALL INSPECTIONS AND TESTS INDICATED ON THE PLANS, (&/OR SPECIFICATIONS), RECOMMENDED BY THE GEOTECHNICAL REPORT, AND/OR REQUIRED BY ANY GOVERNMENT AGENCY. CONTRACTOR SHALL PROVIDE PROTECTION AS NECESSARY PER CITY & LOCAL CODE REQUIREMENTS. CONTRACTOR SHALL PROVIDE FIRE EXTINGUISHER(S), AND ANY REQUIRED SIGNAGE AS DIRECTED BY THE LOCAL FIRE DEPARTMENT
13. IT IS THE CONTRACTORS RESPONSIBILITY TO VERIFY ALL FIELD MEASUREMENTS & CONDITIONS FOR CONFORMANCE WITH THE PLANS, SHOULD THE CONTRACTOR FIND ANY ERRORS, OMISSIONS OR DISCREPANCIES IN THE PLANS WITH RESPECT TO THE FIELD OBSERVATIONS OR OTHER PARTS OF THE PLANS, THE ERRORS, OMISSIONS OR DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE PROJECT ARCHITECT OR ENGINEER OF RECORD. THE CONTRACTOR AND ARCHITECT (OR ENGINEER) SHALL RESOLVE ALL IDENTIFIED ERRORS, OMISSIONS &/OR DISCREPANCIES BEFORE COMMENCING THAT PORTION OF THE WORK. DIMENSIONS GOVERN ANY DISCREPANCIES. ALL CHANGES TO THE PLANS SHALL REQUIRE THE APPROVAL OF THE OWNERS AND PROJECT ARCHITECT (OR ENGINEER) OF RECORD.
14. CONTRACTOR SHALL PROVIDE THE OWNER, WITH ONE (1) SET OF 'AS-BUILT' DRAWINGS SHOWING THE LOCATION & CONSTRUCTION OF ALL ITEMS THAT ARE A DEVIATION FROM THE ORIGINAL PLANS. THE CONTRACTOR/SUBCONTRACTORS MAY 'RED LINE' A SET OF CONSTRUCTION DOCUMENTS COVERING HIS (OR HER) WORK TO MEET THIS PROJECT REQUIREMENT
15. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, PROCEDURES OR SAFETY PRECAUTIONS REQUIRED FOR THE CONTRACTOR TO PERFORM HIS WORK. SERVICES NOT PROVIDED BY THE ARCHITECT INCLUDE, BUT ARE NOT LIMITED TO: DEMOLITION, SHORING, SCAFFOLDING, UNDERPINNING, TEMPORARY RETAINMENT OF EXCAVATIONS AND ANY ERECTION METHODS & TEMPORARY BRACING
16. THE ARCHITECT'S DECISION SHALL BE BINDING IN THE CASE OF DETERMINING INTENT AND MEANINGS. ABBREVIATIONS AND SYMBOLS NOT INDICATED ON LEGENDS SHALL BE PER THE ARCHITECT'S DISCRETION REGARDLESS OF PERCEIVED STANDARDS OF THE CONSTRUCTION INDUSTRY. THE CONTRACTOR AND SUBCONTRACTORS SHALL CONFIRM ANY DIFFERENCES PRIOR TO BIDDING
17. NOTIFICATION: SUCCESSFUL CONTRACTOR(S) BIDDING ON THE PROJECT SHALL BE RESPONSIBLE FOR PROTECTING ALL (E) ON-SITE, OR OFF-SITE WORK &/OR IMPROVEMENTS SLATED TO REMAIN INCLUDING BUT NOT LIMITED TO; CONCRETE C.O.H. SIDEWALKS, CONCRETE CURB & GUTTER, FENCES, FIRE HYDRANTS, STREET LIGHTS, PROTECTING KNOWN UNDERGROUND WATER PIPING SUPPLYING THE (E) SITE, & P.G. & E. GAS STUBS. ANY DAMAGE TO THESE ITEMS AS A RESULT OF THE CONTRACTOR OR HIS SUB-CONTRACTORS SHALL BE REPLACED/REPAIRED BY THE CONTRACTOR @ HIS (OR HER) EXPENSE, AND TO THE SATISFACTION OF THE OWNER, (&/OR ARCHITECT) OR C.O.H., IF & WHERE APPLICABLE
18. (IF APPLICABLE) DUST CONTROL: THE CONTRACTOR SHALL MAINTAIN DUST CONTROL ABOUT THE SITE OF WORK, INCLUDING ANY HAUL ROADS TO OR FROM THE SITE, BY WHATEVER MEANS ARE NECESSARY, SUCH AS WATERING, SWEEPING OR OILING, SO AS TO CAUSE THE LEAST POSSIBLE DUST NUISANCE TO THE GENERAL PUBLIC
19. ALL FILL MATERIAL (WHERE REQUIRED) SHALL BE NON-EXPANSIVE IN NATURE & SHALL BE COMPACTED TO 90% RELATIVE COMPACTION (R.C.) UNDER BUILDING SLABS ON GRADE & BOTTOM OF FOOTINGS. REFER TO PROJECT GEOTECHNICAL REPORT FOR OTHER SITE REQUIREMENTS, AND SHALL BE TESTED IN ACCORDANCE W/ TEST METHOD ASTM-D1557 METHOD (A) AND/OR SEC. 39-6.03 STATE OF CA STD. SPEC'S.
20. STATEMENT OF SPECIAL INSPECTIONS, (AS LISTED IN THE C.B.C.): WHERE SPECIAL INSPECTION OR TESTING IS REQUIRED BY THE 2019 C.B.C., THE REGISTERED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE SHALL PREPARE A STATEMENT OF SPECIAL INSPECTIONS IN ACCORDANCE W/ THE 2019 C.B.C. FOR SUBMITTAL BY THE APPLICANT TO THE C.O.H., (TYP.) SEE CONST. DOC'S FOR SPECIAL INSPECTIONS
21. CONTRACTOR RESPONSIBILITY, (AS LISTED IN THE C.B.C.): (IF APPLICABLE) EACH CONTRACTOR RESPONSIBLE FOR THE CONSTRUCTION OF A MAIN WIND-OR SEISMIC-FORCE-RESISTING SYSTEM, DESIGNATED SEISMIC SYSTEM OR A WIND-OR SEISMIC-RESISTING COMPONENT LISTED IN THE STATEMENT OF SPECIAL INSPECTIONS (PER 2019 C.B.C.) SHALL SUBMIT A WRITTEN STATEMENT OF RESPONSIBILITY TO THE C.O.H. BUILDING OFFICIAL & THE OWNER PRIOR TO COMMENCEMENT OF WORK ON THE SYSTEM OR COMPONENT. THE CONTRACTORS STATEMENT OF RESPONSIBILITY SHALL CONTAIN ACKNOWLEDGEMENT OF AWARENESS OF THE SPECIAL REQUIREMENTS CONTAINED IN THE STATEMENT OF SPECIAL INSPECTION

GENERAL NOTES & CONDITIONS, (CONT.):



VICINITY MAP:

NO SCALE

PER 2019 CALIFORNIA ENERGY CODE, A CERTIFICATE OF ACCEPTANCE IS REQUIRED TO BE SUBMITTED TO THE BUILDING DEPARTMENT PRIOR TO OCCUPANCY. (REFER TO PROJECT T-24 REPORT, (BY OTHERS) FOR ADDITIONAL INFORMATION &/OR REQUIREMENTS).
THE CERTIFICATE IS TO CONTAIN THE FOLLOWING AS APPLIES:

a. CERTIFIES THAT THE PLANS, SPECIFICATIONS, AND OPERATING AND MAINTENANCE INFORMATION MEET THE REQUIREMENTS OF THE CA ENERGY CODE
b. CERTIFIES THAT THE SPACE-CONDITIONING CONTROLS AND SYSTEM MEETS THE REQUIREMENTS OF THE APPLICABLE SECTIONS OF THE CA ENERGY CODE
c. CERTIFIES THAT THE AIR DISTRIBUTION DUCTS AND PLENUMS MEET REQUIREMENTS OF THE CA ENERGY CODE
d. CERTIFIES THAT LIGHTING CONTROLS MEET THE APPLICABLE SECTIONS OF THE CA ENERGY CODE
e. CERTIFIES THAT OCCUPANT SENSORS AND AUTOMATIC LIGHTING CONTROLS MEET THE REQUIREMENTS OF THE CA ENERGY CODE
f. CERTIFIES THAT THE AUTOMATIC DAY-LIGHTING CONTROLS MEET THE APPLICABLE SECTIONS OF THE CA ENERGY CODE

ENERGY CERTIFICATE NOTES:

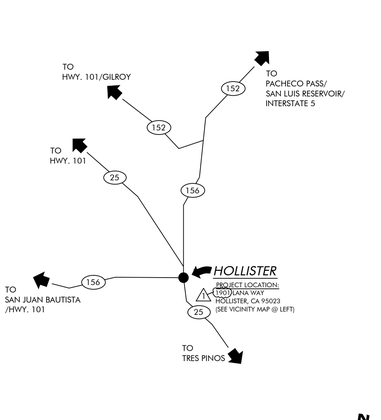
C.B.C. TABLE 1004.5
MAX. FLR AREA ALLOWANCES PER OCCUPANT
BUSINESS AREAS: 150 GROSS
3,039.0 S.F./150 = 20.26 PEOPLE
WAREHOUSES: 500 GROSS
3,600.0 S.F./500 = 7.2 PEOPLE
TOTAL OCCUPANTS ALLOWED @ FACILITY = 27.46 PEOPLE

OCCUPANT LOAD FACTOR:

INSTALLATION OF THE FOLLOWING EQUIPMENT, AND/OR WORK SHALL NOT BE STARTED UNTIL DRAWINGS, SPECIFICATIONS, AND/OR ENGINEERING FOR THE ACTUAL SYSTEM TO BE INSTALLED HAVE BEEN ACCEPTED AND SIGNED BY THE ARCHITECT OR ENGINEER OF RECORD, & APPROVED BY THE *CITY OF HOLLISTER*

1. PRE-MANUFACTURED WOOD ROOF TRUSSES, SHOP DRAWINGS AND CALC'S GENERATED BY AN ENGINEER LICENSED IN THE STATE OF CA

DEFERRALS:



AREA MAP:

NO SCALE

ARCHITECTURAL:

SEQ.	SHEET NO.	DESCRIPTION
1	A-0	COVER SHEET; VICINITY MAP, AREA MAP, SHEET INDEX, ABBREVIATIONS, GENERAL NOTES AND PROJECT DATA
2	A-1	SITE PLAN; ON-SITE PARKING & SITE NOTES, CA GREEN BUILDING STANDARDS CODE NOTES, OCCUPANT LOAD FACTOR, & ON-SITE PARKING ANALYSIS
3	G-1	GRADING & DRAINAGE PLAN
4	1	TOPOGRAPHIC SITE MAP (BY: SAN BENITO ENGINEERING & SURVEYING)
5	A-2	FLOOR PLAN
6	A-3	EXTERIOR ELEVATIONS, KEY NOTES & LEGEND, & GENERAL NOTES
7	A-3.1	EXTERIOR ELEVATIONS W/ BUILDING COLOR NOTATIONS
8	A-3.2	EXTERIOR ELEVATIONS COLOR PALETTE
9	A-6	WINDOW TYPES AND ARCHITECTURAL DETAILS
10	A-7	ARCHITECTURAL DETAILS
11	L-1	LANDSCAPE PLAN
12	L-2	LANDSCAPE IRRIGATION PLAN
13	ES-2	PHOTOMETRIC PLAN

SHEET INDEX:

GOVERNING CODES :

2019 EDITION(S) OF THE CALIFORNIA BUILDING CODE (C.B.C.); CALIFORNIA PLUMBING CODE (C.P.C.); CALIFORNIA MECHANICAL CODE (C.M.C.); CALIFORNIA ELECTRICAL CODE (C.E.C.); CALIFORNIA FIRE CODE (C.F.C.) ; CALIFORNIA GREEN BUILDING STANDARDS CODE; 2019 CALIFORNIA ENERGY CODE, AND THE 2019 CALIFORNIA ENERGY COMMISSION STANDARDS (C.E.C.S.), TITLE 24 AND ANY OTHER LOCAL CODES & ORDINANCES OF C.O.H.

PROJECT ADDRESS/A.P.N.:

1901 LANA WAY
HOLLISTER, CA 95023
A.P.N.: 051-162-002
ACREAGE: 1.01 AC.

PROJECT DATA:

OFFICE OCCUPANCY - 'B'
CONSTRUCTION TYPE - 'V-B' (WD. FRAMED CONST.)
NUMBER OF STORIES - '1'
OFFICE SQUARE FOOTAGE - 3,039.0 S.F.
ZONING - 'M1', LIGHT INDUSTRIAL DISTRICT
FEMA FLOOD ZONE - 'AO'
OFFICE HIGH POINT ABV. GRADE - 22'-0" (±), PITCHED PEAK @ MAIN ENTRY
WAREHOUSE/SHOP OCCUPANCY - 'S-2' (LOW HAZARD)
CONSTRUCTION TYPE - 'V-B'
NUMBER OF STORIES - '1'
WAREHOUSE/SHOP SQUARE FOOTAGE - 3,600.0 S.F.
WAREHOUSE/SHOP HIGH POINT ABV. GRADE - 24'-2" (±), UPPER END OF MTL. ROOF
TOTAL SQUARE FOOTAGE OF BUILDINGS @ FACILITY = 6,639.0 S.F.

LOT COVERAGE:

LOT SIZE = 1.01 ACRES (OR 43,995.6 S.F.)
OFFICE BUILDING = 3,039.0 S.F.
P.E.M.B. SHOP BUILDING = 3,600.0 S.F.
TOTAL BUILDINGS = 6,639.0 S.F.
STRUCTURES LOT COVERAGE = 15%
OPEN AREA = 85%

UTILITY PURVEYORS:

SANITARY SEWER : CITY OF HOLLISTER
WATER SUPPLY: CITY OF HOLLISTER
NAT. GAS : P.G. & E.
ELECTRICAL POWER : P.G. & E.
TELEPHONE: (F.V. OWNER'S CURRENT CARRIER)

AUTOMATIC SPRINKLER SYSTEM:

BASED UPON C.B.C. TABLE 508.4; PROVIDING A 2-HOUR RATED WALL BETWEEN THE INDICATED OCCUPANCIES AN AUTOMATIC FIRE SPRINKLER SYSTEM WILL NOT BE REQUIRED

SIGNAGE:

NEW PROPOSED EXTERIOR BUILDING BUSINESS SIGNAGE &/OR REMOTE ON-SITE MONUMENT BUSINESS SIGNAGE SHALL BE UNDER A SEPARATE REVIEW AND BUILDING PERMIT PROCESS W/ THE C.O.H., (F.V. W/ OWNER)

PROJECT DATA:

TOWNSEND ARCHITECTURAL GROUP:
DENNIS A. TOWNSEND, A.I.A C-24088
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LOGAN COUCH PE x15
MIKE TAYLOR x12

CANTELMI ENGINEERING:
(ELECTRICAL, MECHANICAL & PLUMBING)
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FAX NO.: (661) 324-8439
EMAIL: frank@cantelmi.net
CONTACT: FRANK CANTELMI,
DANIEL CANTELMI, AND
TINA CANTELMI

PROJECT DESIGN TEAM

TOWNSEND ARCHITECTURAL GROUP
484 NORTH PROSPECT STREET, SUITE 'B'
PORTERVILLE, CA 93257
(559) 789-9999 FAX (559) 781-3201

Licensed Architect
Dennis A. Townsend
No. C-24088
Ren. 9-30-23
State of California

New Office & Warehouse for:

POLAR SERVICE CO., INC.
Hollister, CA

DRAWN BY:	M. Taylor
DES. BY:	D. Townsend/M. Taylor
PLOT DATE:	07-22-2022
CHK'D BY:	D. Townsend/M. Taylor

REVISION

DESCRIPTION	DATE
1 CITY OF HOLLISTER 'DRC' COMMENTS	02-08-2022

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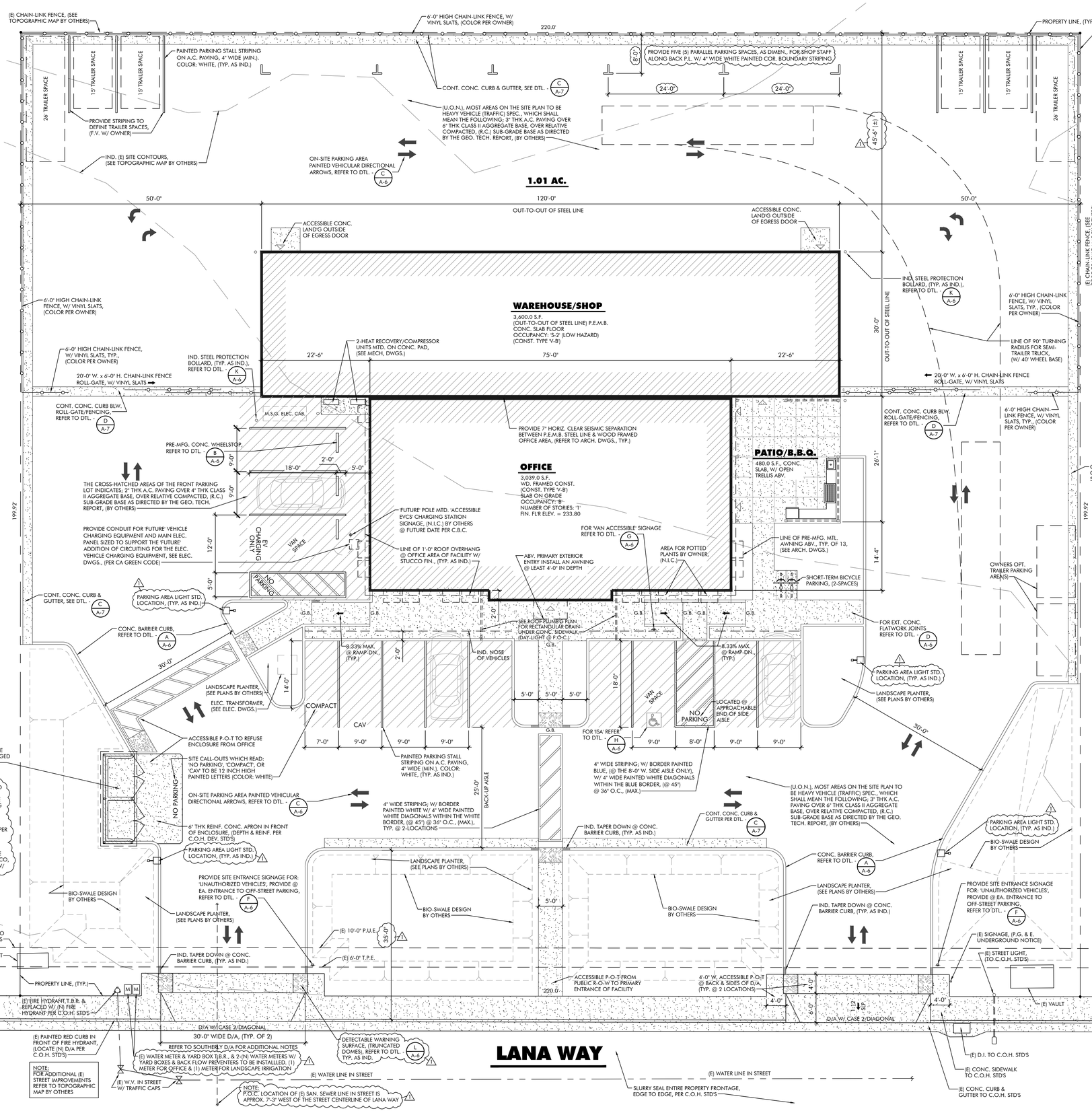
COVER SHEET

PROJECT NUMBER: 20T39

SHEET NUMBER: A-0

ON-SITE PARKING AND SITE NOTES:

1. A PHOTOMETRIC PLAN SHALL BE INCLUDED W/ THE BUILDING PERMIT SUBMITTAL THAT ILLUSTRATES COMPLIANCE W/ C.O.H. PARKING AREA DESIGN & DEVELOPMENT STANDARDS, ALSO OUTDOOR LIGHTING SYSTEMS SHALL BE DESIGNED AND INSTALLED TO COMPLY W/ (LIGHT POLLUTION REDUCTION) PER SEC. 5.106.8 CA GREEN BLDG. STD'S CODE
2. THE DEVELOPER/APPLICANT SHALL COMPLY W/ THE C.O.H. STANDARD FOR 'BACKFLOW' PREVENTION. A DOUBLE BACKFLOW PREVENTER IS REQUIRED OFF THE WATER MAIN AND IS TO BE LOCATED IN AN ABOVE GROUND ENCLOSURE PER C.O.H. STD'S
3. PLAN SUBMITTALS SHALL COMPLY W/ CURRENT ACCESS LAWS, (BOTH STATE & FEDERAL). THE MOST STRINGENT CODE SHALL PREVAIL, (TYP.)
4. SIGNS REQUIRE SEPARATE PLAN SUBMITTAL, REVIEW AND PERMIT PROCESS PER THE C.O.H. DEVELOPMENT ORDINANCES
5. THE DEVELOPER/APPLICANT SHALL COMPLY W/ ANY ESTABLISHED C.O.H. ORDINANCE CODES FOR 'WATER EFFICIENT LANDSCAPING', AS IT RELATES TO WATER CONSERVATION, LANDSCAPE IRRIGATION, LANDSCAPING DESIGN PRINCIPALS, IRRIGATION DESIGN CRITERIA, GRADING DESIGN REQUIREMENTS AND OTHER LANDSCAPING & IRRIGATION REQUIREMENTS
6. ALL (ON-SITE) ROADS SHALL BE DESIGNED AND MAINTAINED TO SUPPORT THE IMPOSED LOADS OF FIRE APPARATUS & SHALL BE SURFACED SO AS TO PROVIDE ALL-WEATHER DRIVING CAPABILITIES. ANY REQUIRED 'FIRE LANES' ON-SITE TO BE DETERMINED BY THE C.O.H. FIRE DEPT. DURING PLAN CHECK PHASE
7. VEHICLE SPACES & ACCESS AISLES SERVING THEM SHALL COMPLY W/ C.B.C. SEC. 11B-302. ACCESS AISLES SHALL BE THE SAME LEVEL AS THE VEHICLE SPACE THEY SERVE. CHANGES IN LEVEL, SLOPES EXCEEDING 1:48, & DETECTABLE WARNINGS SHALL NOT BE PERMITTED IN VEHICLE SPACES & ACCESS AISLES, (11B-812.3)
8. THE INDICATED REFUSE BIN ENCLOSURE ON-SITE IS DESIGNED TO BE ACCESSIBLE. A.C. PAVED OR CONC. AREAS SHOULD BE ENGINEERED TO WITHSTAND A 60,000 LB. REFUSE TRUCK
9. 10% OF ON-SITE PARKING SPACES ALLOWED TO BE 'COMPACT'
10. PER C.B.C. 11B-208; FOR PURPOSES OF THIS SECTION, ELECTRIC VEHICLE CHARGING STATIONS ARE NOT PARKING SPACES
11. A KNOX BOX WILL BE REQUIRED. A 'GRAND MASTER' KEY THAT OPENS ALL LOCKED AREAS INCLUDING LOCKED GATES WILL ALSO BE REQUIRED AND PLACED INSIDE THE KNOX BOX & INSTALLED IN AN APPROVED LOCATION BY THE C.O.H. FIRE DEPARTMENT. APPLICATION & ORDERING TO BE COORDINATED W/ THE C.O.H.
12. ACCESSIBLE WALKING SURFACES @ ACCESSIBLE ROUTES SHALL HAVE A RUNNING SLOPE NOT STEEPER THAN 1:20. THE CROSS SLOPE OF WALKING SURFACES SHALL NOT BE STEEPER THAN 1:48, C.B.C. SEC. 11B-403.3



ON-SITE PARKING ANALYSIS:

OFFICE SPACE: 3,039.0 S.F./250 = 12.2 SPACES
WAREHOUSE/SHOP SPACE: 3,600.0 S.F./1,000 = 3.6 SPACES
TOTAL PARKING REQUIRED = 15.7 SPACES

PROVIDED ON-SITE:
PER C.B.C. TABLE 11B-208.2 - ONE (1) ACCESSIBLE 'VAN' SPACE
PER C.B.C. TABLE 5.106.5.3.3 & 11B-228.3.2.1 - ONE (1) EV 'VAN' ACCESSIBLE CHARGING STATION
PER C.B.C. TABLE 5.106.5.2 - ONE (1) CLEAN AIR VEHICLE (C.A.V.)
ONE (1) COMPACT PARKING SPACE PROVIDED
EIGHT (8) REGULAR PARKING SPACES PROVIDED
FIVE (5) PARALLEL PARKING SPACES (8'x24') PROVIDED FOR SHOP STAFF

TOTAL PARKING @ SITE = 16 PARKING SPACES (THEREFORE COMPLIES)

NOTE:
PER C.B.C. 11B-208.1; FOR THE PURPOSE OF THIS SECTION, ELECTRIC VEHICLE CHARGING STATION(S) ARE NOT PARKING SPACES

10% OF THE ON-SITE PARKING MAY BE COMPACT VEHICLE(S)

PROVIDE A PERMANENTLY ANCHORED PRE-MFG. MTL. BICYCLE RACK (COLOR BY OWNER) TO THE CONC. FLATWORK, WITHIN 200 FEET OF THE VISITORS ENTRANCE TO THE FACILITY, SEE SITE PLAN ABOVE FOR LOCATION, (MIN. TWO BIKE CAPACITY MTL. RACK)

CA GREEN BLDG. STD'S CODE NOTES:

1. SITE DEVELOPMENT EARTHWORK AND CONSTRUCTION PRACTICES ON-SITE AND OFF-SITE SHALL COMPLY W/ BEST MANAGEMENT PRACTICES ('BMP') PER CA GREEN BLDG. STD'S CODE, SEC. 5.106.1.2 (1)(2)
2. OWNER SHALL PROVIDE SHORT-TERM BICYCLE PARKING MEETING THE REQUIREMENTS OF CA GREEN BLDG. STD'S CODE SEC. 5.106.4.1.1
3. THE CONSTRUCTION WASTE MANAGEMENT ('CWM') PLAN, WORKSHEETS, & ACKNOWLEDGMENT DOCUMENTATION SHALL MEET THE REQUIREMENTS OF THE CA GREEN BLDG. STD'S CODE
4. AT TIME OF PROJECT PLAN CHECK SUBMITTAL PROVIDE REQUIRED COMPLIANCE FORMS THAT COVER: 'BASELINE WATER USE' AND 'WATER USE REDUCTION', PER CA GREEN BLDG. STD'S CODE
5. THE DEVELOPER/APPLICANT SHALL PROVIDE CA BUILDING ENERGY EFFICIENCY STD'S FORMS TO COVER 'SOLAR READY AREAS', W/ CERTIFICATE OF COMPLIANCE STATEMENT ON THE PROJECT.
   NOTE: NO SOLAR IS BEING PROPOSED UNDER THIS BUILDING PERMIT
6. PROVISIONS OF SEC. 5.304 (CA GREEN BLDG. STD'S CODE) OUTDOOR WATER USE REFERENCE THE 'MANDATORY MODEL WATER EFFICIENCY LANDSCAPE ORDINANCE' ('MWELO') CONTAINED WITHIN CHAPTER 2.7, DIVISION 2, TITLE 23, CA CODE OF REGULATIONS SHALL APPLY TO THE PROJECT
7. ADHESIVE VOC LIMIT SHALL COMPLY W/ TABLE 5.504.4.1 OF THE CA GREEN BLDG. STD'S CODE. SEALANT VOC LIMIT SHALL COMPLY W/ TABLE 5.504.4.2 OF THE CA GREEN BLDG. STD'S CODE. VOC CONTENT LIMITS FOR ARCHITECTURAL COATINGS SHALL COMPLY W/ TABLE 5.504.4.3 OF THE CA GREEN BLDG. STD'S CODE
8. SHADE TREES SHALL BE PLANTED TO COMPLY W/ SECTIONS 5.106.12.1, 5.106.12.2, AND 5.106.12.3. PERCENTAGES SHOWN SHALL BE MEASURED @ NOON ON THE SUMMER SOLSTICE. LANDSCAPE IRRIGATION NECESSARY TO ESTABLISH AND MAINTAIN TREE HEALTH SHALL COMPLY W/ SEC. 5.304.6
9. OUTDOOR LIGHTING SYSTEMS SHALL BE DESIGNED AND INSTALLED TO COMPLY W/ SEC. 5.106.8 LIGHT POLLUTION REDUCTION ITEMS 1 THRU 4 COMPLY W/ LOCAL ORDINANCE LAWFULLY ENACTED PURSUANT TO SECTION 101.7, WHICHEVER IS MORE STRINGENT
10. PER SEC. 5.303.3 - WATER CONSERVING PLUMBING FIXTURES AND FITTINGS SHALL COMPLY W/ THE FOLLOWING:
    > WATER CLOSETS EFV NOT TO EXCEED 1.28 GPF
    > WALL MTD. URINALS EFV NOT TO EXCEED 0.125 GPF
    > NON-RESIDENTIAL LAVATORY FAUCETS SHALL HAVE A MAXIMUM FLOW RATE OF NOT MORE THAN 0.5 GAL'S PER MINUTE @ 60 PSI
    > KITCHEN FAUCETS SHALL HAVE A MAXIMUM FLOW RATE OF NOT MORE THAN 1.8 GAL'S PER MINUTE @ 60 PSI

OCCUPANT LOAD FACTOR:

C.B.C. TABLE 1004.5
MAX. FLR' AREA ALLOWANCES PER OCCUPANT
BUSINESS AREAS: 150 GROSS
3,039.0 S.F./150 = 20.26 PEOPLE
WAREHOUSES: 500 GROSS
3,600.0 S.F./500 = 7.2 PEOPLE
TOTAL OCCUPANTS ALLOWED @ FACILITY = 27.46 PEOPLE

PARCEL DESCRIPTION:

A.P.N. : 051-162-002
ACREAGE: 1.01 AC
ADDRESS: (1901) LANA WAY
HOLLISTER, CA 95023

PRELIMINARY SITE PLAN

SC.: 1" = 10'-0"

(THIS SHEET ONLY);
ABBREVIATIONS:
(E) - EXISTING
(N) - NEW
T.R. - TO REMAIN
F.V. - FIELD VERIFY
G.B. - GRADE BREAK
W.V. - WATER VALVE
D/A - DRIVE APPROACH
EV - ELECTRIC VEHICLE
D.I. - DROP INLET
F.O.C. - FACE OF CURB
CAV - CLEAN AIR VEHICLE
T.B.R. - TO BE REMOVED
C.O.H. - CITY OF HOLLISTER
R-O-W - RIGHT-OF-WAY
P-O-T - PATH-OF-TRAVEL
T.B.R. - TO BE REMOVED
U.O.N. - UNLESS OTHERWISE NOTED
EVSE - ELECTRIC VEHICLE SUPPLY EQUIPMENT
ISA - INTERNATIONAL SYMBOL OF ACCESSIBILITY

WORKING NORTH

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Licensed Architect
Dennis A. Townsend
No. C-24088
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State of California

New Office & Warehouse for:
POLAR SERVICE CO., INC.
Hollister, CA

DRAWN BY:	M. Taylor
DES. BY:	D. Townsend/M. Taylor
PLOT DATE:	07-22-2022
CHK'D BY:	D. Townsend/M. Taylor

REVISION

DESCRIPTION	DATE
1 CITY OF HOLLISTER 'DRC' COMMENTS	02-08-2022

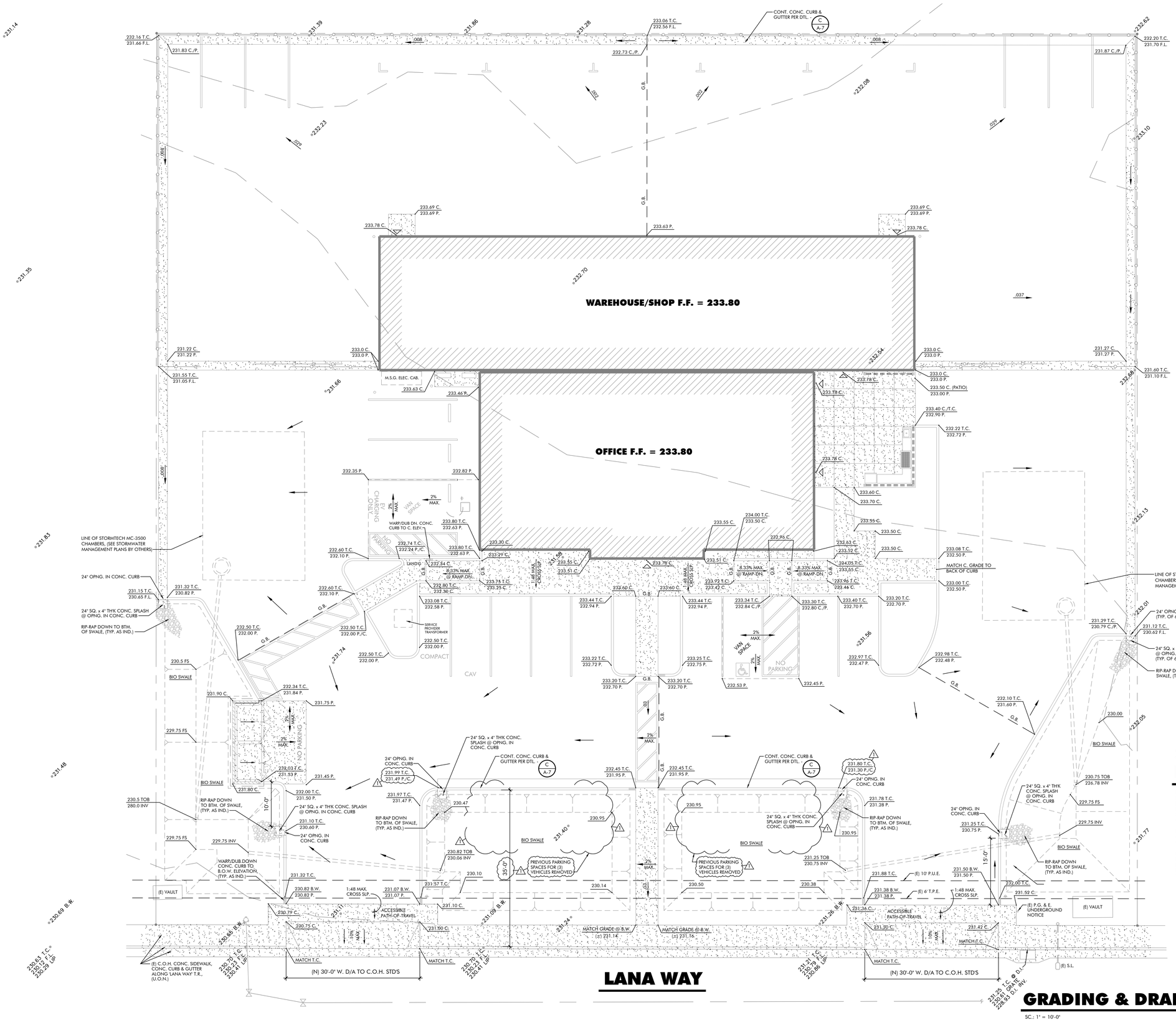
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PRELIMINARY

SITE PLAN

PROJECT NUMBER: 20T39

SHEET NUMBER: A-1



SITE GRADING PLAN LEGEND:

B.W. - BACK OF WALK	(E) - EXISTING
P. - PAVEMENT	(N) - NEW
F.L. - FLOW LINE	PROPOSED GRADE - 000.00
DWY. - DRIVEWAY	
SLP. - SLOPE	
CR. - CROWN	EXISTING GRADE - 57.36
T.C. - TOP OF CURB	
LIP - LIP OF GUTTER	
O.G. - ON GRADE	DIRECTION OF SURFACE FLOW - (PAVEMENT)
G.B. - GRADE BREAK	
S.L. - STREET LIGHT	
C. - CONCRETE	
D.I. - DROP INLET	DIRECTION OF SURFACE FLOW - (FIN. GROUND)
F.F. - FINISHED FLOOR	
D/A - DRIVE APPROACH	
TOB - TOP OF BUBBLER	

GRADING & DRAINAGE PLAN

SC.: 1" = 10'-0"

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CHK'D BY:	D. Townsend/M. Taylor

REVISION

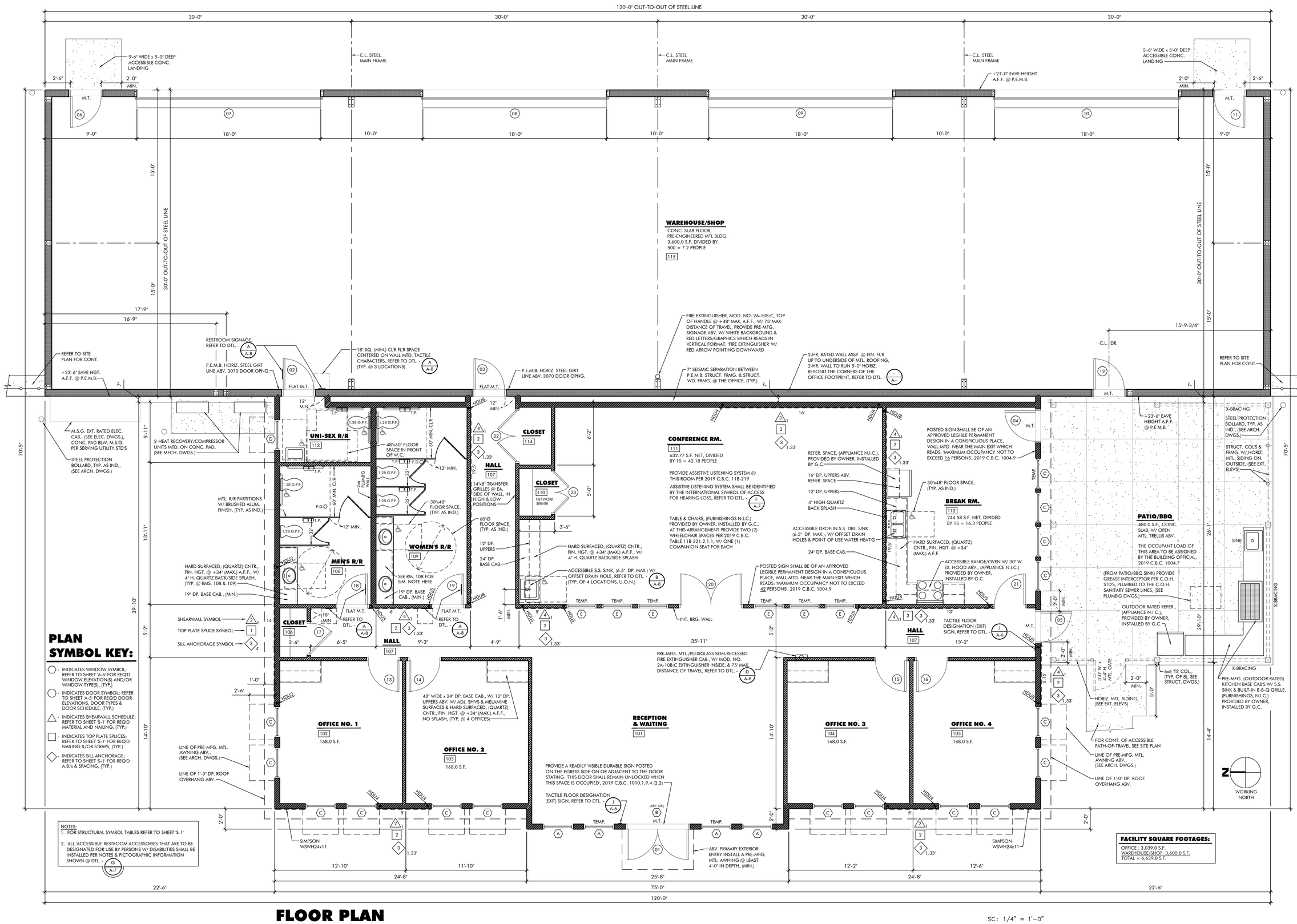
DESCRIPTION	DATE
1 CITY OF HOLLISTER 'DRC' COMMENTS	02-08-2022

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GRADING & DRAINAGE PLAN

PROJECT NUMBER: 20T39

SHEET NUMBER: G-1



PLAN SYMBOL KEY:

- ⬡ - INDICATES WINDOW SYMBOL; REFER TO SHEET 'A-6' FOR REQ'D WINDOW ELEVATION(S) AND/OR WINDOW TYPE(S), (TYP.)
- ◯ - INDICATES DOOR SYMBOL; REFER TO SHEET 'A-5' FOR REQ'D DOOR ELEVATIONS, DOOR TYPES & DOOR SCHEDULE, (TYP.)
- △ - INDICATES SHEARWALL SCHEDULE; REFER TO SHEET 'S-1' FOR REQ'D MATERIAL AND NAILING, (TYP.)
- □ - INDICATES TOP PLATE SPLICES; REFER TO SHEET 'S-1' FOR REQ'D NAILING &/OR STRAPS, (TYP.)
- ◇ - INDICATES SILL ANCHORAGE; REFER TO SHEET 'S-1' FOR REQ'D A.B.'s & SPACING, (TYP.)

NOTES:
1. FOR STRUCTURAL SYMBOL TABLES REFER TO SHEET 'S-1'
2. ALL 'ACCESSIBLE' RESTROOM ACCESSORIES THAT ARE TO BE DESIGNATED FOR USE BY PERSONS W/ DISABILITIES SHALL BE INSTALLED PER NOTES & PICTOGRAPHIC INFORMATION SHOWN @ DTL. - G / A-7

FACILITY SQUARE FOOTAGES:
OFFICE - 3,039.0 S.F.
WAREHOUSE/SHOP- 3,600.0 S.F.
TOTAL = 6,639.0 S.F.

FLOOR PLAN

SC.: 1/4" = 1'-0"

TOWNSEND ARCHITECTURAL GROUP
www.TownsendGroup.net
484 NORTH PROSPECT STREET, SUITE 'B'
PORTERVILLE, CA. 93257
(559) 789-9999 FAX (559) 781-3201

Licensed Architect
Dennis A. Townsend
No. C-24088
Ren. 9-30-23
State of California

New Office & Warehouse for:
POLAR SERVICE CO., INC.
Hollister, CA

DRAWN BY:	M. Taylor
DES. BY:	D. Townsend/M. Taylor
PLOT DATE:	07-22-2022
CHK'D BY:	D. Townsend/M. Taylor

REVISION

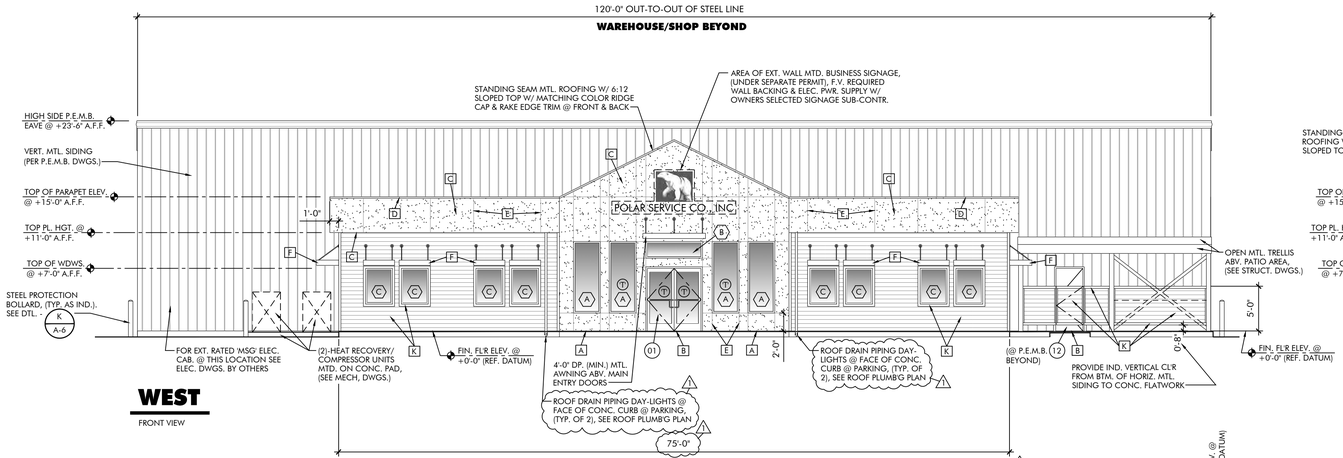
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FLOOR PLAN

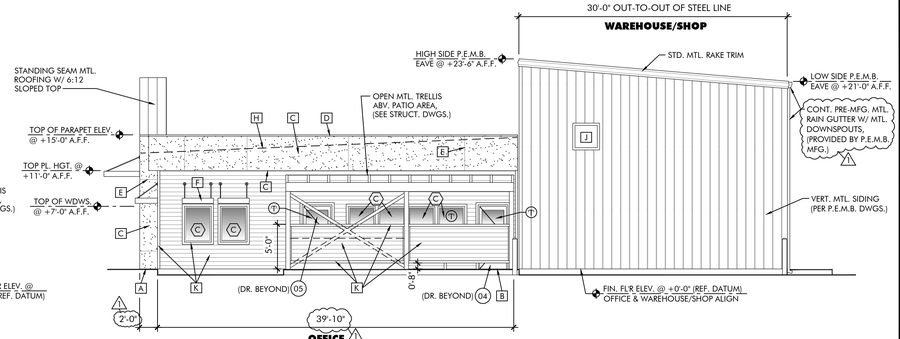
PROJECT NUMBER: 20T39

SHEET NUMBER: A-2



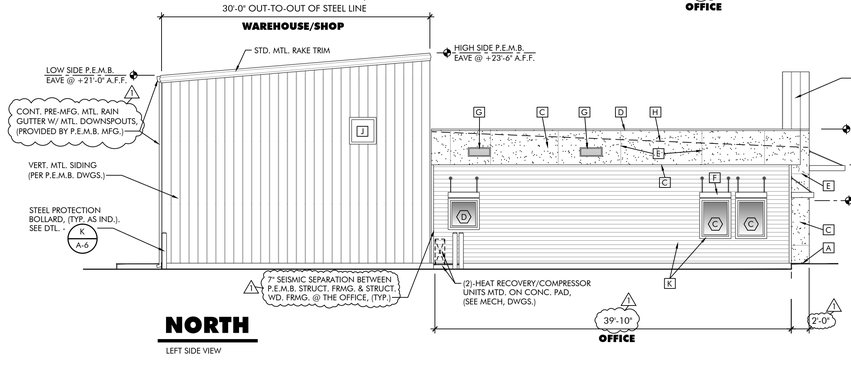
WEST

FRONT VIEW



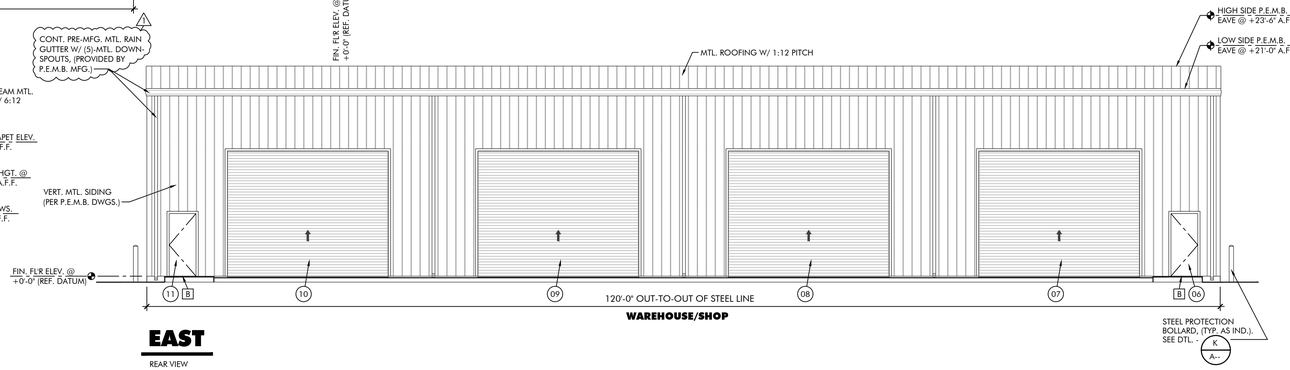
SOUTH

RIGHT SIDE VIEW



NORTH

LEFT SIDE VIEW



EAST

REAR VIEW

EXTERIOR ELEVATIONS

SC.: 1/8" = 1'-0"

GENERAL NOTES:

1. REQUIRED BATT-INSUL. (PER T-24 REPORT) @ ATTIC/CEILING AREAS TO BE INSTALLED BETWEEN STRUCT. ROOF FRAMING, (PER 2019 CA ENERGY CODE), NOT PERMITTED ON TOP OF SUSP. CLNG. PANELS, (TYP. THIS PROJECT)
2. EXT. WALL PLASTER (STUCCO) TO BE INSTALLED PER C.B.C. SEC. 2512 AND OTHER PERTINENT SECTIONS OF CHAPTER 25 OF THE C.B.C.. 3-STEP (7/8" TOTAL BUILT-UP THICKNESS), STUCCO FIN. OVER SELF-FURRING G.I. MTL. LATH (SEC. 2510.5) AND (2) LAYERS OF GRADE 'D' PAPER, STUCCO TEXTURE PER ARCH./OWNER, W/ ALL SCREEDS, GROUNDS, CORNER TRIMS, INSIDE CORNER TRIMS, SOFFIT VENT TRIMS, AND EXPANSION JOINTS SHOWN AND/OR NOTED ON THE EXTERIOR ELEVATIONS
   > SCRATCH COAT = 3/8" THK
   > BROWN COAT = 3/8" THK (SEC. 2512.5)
   > COLOR/FIN. COAT = 1/8" THK (SEC. 2512.9)

   CEMENT PLASTER (STUCCO) COATS SHALL BE PROTECTED FROM FREEZING FOR A PERIOD OF NOT LESS THAN 24 HOURS AFTER SET HAS OCCURRED. CEMENT PLASTER (STUCCO) SHALL BE APPLIED WHEN THE AMBIENT TEMPERATURE IS HIGHER THAN 40°, UNLESS PROVISIONS ARE MADE TO KEEP CEMENT PLASTER WORK ABV. 40° DURING APPLICATION & 48 HOURS THEREAFTER, C.B.C. SEC. 2512.4. CURING & INTERVAL: FIRST & SECOND COATS OF CEMENT PLASTER (STUCCO) SHALL BE APPLIED AND MOIST CURED AS SET FORTH IN ASTM C 926 AND TABLE 2512.6, C.B.C. SEC. 2512.6
3. A MIN. 0.019-INCH, (NO. 26 GALVANIZED SHEET GAGE), CORROSION-RESISTANT WEEP SCREED W/ A MIN. VERTICAL ATTACHMENT FLANGE OF 3-1/2" SHALL BE PROVIDED @ OR BLW. THE FOUNDATION PLATE LINE ON EXT. STUD WALLS IN ACCORDANCE W/ ASTM C926. THE WEEP SCREED SHALL BE PLACED A MIN. OF 4" ABV. THE EARTH OR 2" ABV. PAVED AREAS AND BE OF A TYPE THAT WILL ALLOW TRAPPED WATER TO DRAIN TO THE EXT. OF THE BLDG.. THE WATER-RESISTIVE BARRIER SHALL LAP THE ATTACHMENT FLANGE. THE EXTERIOR LATH SHALL COVER AND TERMINATE ON THE ATTACHMENT FLANGE OF THE WEEP SCREED, C.B.C. SEC. 2512.1.2
4. WEATHER PROTECTION AT BUILDING SHALL COMPLY W/ C.B.C. SEC. 1503 FLASHING SHALL BE INSTALLED AT WALL AND ROOF INTERSECTIONS, AT GUTTERS, WHEREVER THERE IS A CHANGE IN ROOF SLOPE OR DIRECTION AND AROUND ROOF OPENINGS. WHERE FLASHING IS OF METAL, THE METAL SHALL BE CORROSION RESISTANT WITH A THICKNESS OF NOT LESS THAN 0.019 INCH (0.483 mm) (NO. 26 GALVANIZED SHEET), C.B.C. SEC. 1503.2.1
5. FOR WINDOW AND EXTERIOR DOOR REQUIRED FLASHING & MOISTURE PROOFING REFER TO DTLS. - E A-8 / F A-8
6. ADDRESS NUMBERS TO BE PLACED ON THE EXT. OF THE WEST SIDE OF THE OFFICE BUILDING, IN SUCH A POSITION AS TO BE CLEARLY & PLAINLY VISIBLE FROM THE STREET. ADDRESS NUMBERS TO BE @ LEAST SIX INCHES (6") HIGH AND SHALL BE OF A COLOR TO CONTRAST WITH THE (BLDG. WALL COLOR) BACKGROUND OR MATERIAL BEING APPLIED TO. GEN. CONTR. SHALL F.V. THE ISSUED CORRECT ADDRESS NUMBER W/ THE C.O.H. PLANNING DEPT., (TYP.)
7. C.B.C. TABLE 1017.2 EXIT ACCESS TRAVEL DISTANCE, (WITHOUT SPRINKLER SYSTEM)
   OCCUPANCY 'B': 200'-0" - OFFICE COMPLIES
   OCCUPANCY 'S-2' (LOW HAZARD): 300'-0" - WAREHOUSE/SHOP COMPLIES
8. REFER TO P.E.M.B. DWGS. FOR LOCATION OF PRE-MFG. MTL. RAIN GUTTER & MTL. DOWNSPOUTS @ THE LOW END EAVE, (BY MTL. BLDG. CONTR.)
1. ANY LIGHT FIXTURES INSTALLED FOR ALL OUTDOOR LIGHTING SHALL BE SHIELDED TO CONFINE LIGHT SPREAD WITHIN THE SITE BOUNDARIES AND REDUCE 'SKY GLOW'. OUTDOOR LIGHT FIXTURES SHALL BE CONSISTENT WITH THE DESIGN AND TYPES RECOMMENDED BY THE INTERNATIONAL DARK SKY ASSOC.. THESE INCLUDE LOW OR HIGH PRESSURE SODIUM OR ALTERNATIVE LIGHTS. THE USE OF MERCURY VAPOR UTILITY YARD LIGHTS OR OTHER LIGHT FIXTURES WITH HIGH-INTENSITY DISCHARGE LAMPS OR BULBS, WHICH ARE NOT DESIGNED TO LIMIT OR CONTROL LIGHT DIRECTION ARE PROHIBITED

EXT. MTL. AWNING NOTES:

1. PROVIDE FOURTEEN (14) PRE-MFG. EXT. METAL AWNINGS AROUND THE PERIMETER OF THE OFFICE BLDG. AS IND. IN THE 'TAG' CONSTRUCTION DOC'S
2. THE PRE-MFG. EXT. METAL AWNINGS TO BE BY: 'VICTORY AWNING', (OR EQ.), TOLL FREE NO.: (866) 502-4462, WEBSITE: www.victoryawning.net
3. PRE-MFG. EXT. METAL AWNING PACKAGES TO INCLUDE: (BUT NOT LIMITED TO) METAL FASCIA, ROOF DECK PANELS, WALL PLATES, RETURN ARMS, CLEVIS BRACKETS, & BUILT-IN RAIN COLLECTION & DRAIN PORTS. ALL METAL WORK TO BE POWDER COLOR COATED AND PREPARED FOR INSTALLATION
4. THE FOLLOWING TO BE SELECTED BY ARCH./OWNERS:
   a. ROOF PANEL
   b. AWNING PROFILE
   c. STRUCTURAL/DECORATIVE WALL PLATES
   d. COLOR OF POWDER COAT ON AWNINGS
5. GEN. CONTR. SHALL PROVIDE 6x D.F. WALL BACKING, (SEE STRUCT. DWGS.) @ REQUIRED AREAS OF EXT. WALLS OF OFFICE BLDG. FOR THE HIGH/LOW CONNECTIONS OF ALL THE IND. PRE-MFG. METAL AWNINGS AS WELL AS THE UPPER RETURN SUPPORT ARMS CONNECTIONS, (TYP.)

PLAN SYMBOL KEY:

- ⬡ - INDICATES WINDOW SYMBOL; REFER TO SHEET 'A--' FOR REQUIRED WINDOW ELEVATION(S) AND/OR WINDOW TYPE(S), (TYP.)
- ◯ - INDICATES DOOR SYMBOL; REFER TO SHEET 'A--' FOR REQUIRED DOOR ELEVATIONS, DOOR TYPES & DOOR SCHEDULE, (TYP.)
- ▢ - INDICATES KEY NOTE SYMBOL; REFER TO LEGEND ON THIS SHEET & CALL-OUTS ON EXTERIOR ELEVATIONS FOR CORRESPONDING PLAN INFORMATION
- Ⓣ - SYMBOL INDICATES TEMP. (SAFETY) DUAL PANE LOW-E GLAZING, REFER TO T-24 REPORT FOR REQUIRED U-VALUE, (TYP. THIS SHEET), F.V. W/ OWNER ON ANY REQUIRED GLAZING TINT @ OFFICE AREA OF THE PROJECT

(THIS SHEET ONLY, SEE CVR. SHEET FOR ADDITIONAL PROJECT ABBREVIATIONS)

EXTERIOR ELEVATIONS KEY NOTES & LEGEND:

F.V. - FIELD VERIFY
N.I.C. - NOT IN CONTRACT
C.O.H. - CITY OF HOLLISTER
A.F.F. - ABOVE FINISHED FLOOR
S.F. - SQUARE FEET
O.H. - OVER HANG
T.G. - TEMPERED GLASS
G.I. - GALVANIZED IRON

1. FOR PRE-ENGINEERED METAL BUILDING (P.E.M.B.) INFORMATION FOR:
   a. METAL SIDING
   b. METAL ROOFING
   c. METAL BLDG. TRIMS &/OR CLOSURES
   d. METAL RAIN GUTTERS & METAL DOWNSPOUTS
   e. METAL MAN (SWING) DOORS
   f. METAL ROLL-UP DOORS

   REFER TO SHOP DRAWINGS, ERECTION PLANS AND DETAILS BY OTHERS

A - CONT. MTL. (G.I.) WEEP SCREED ALONG HORIZ. FOUNDATION EDGE TO PLASTER TERMINATION @ PERIMETER OF OFFICE BLDG., (TYP. WHERE OCCURS), REFER TO 'GEN. NOTES' NO. 3 THIS SHEET

B - METAL THRESHOLD (M.T.) @ EGRESS DOOR OPENING SHALL COMPLY W/ C.B.C. ACCESSIBILITY STD'S, REFER TO DTL. - E A-7

C - 3-STEP EXTERIOR PLASTER (STUCCO) WALL FINISH AND 1'-0" DP. SOFFIT AROUND OFFICE AREA, COLOR SELECTIONS & PLASTER FINISH/TEXTURE SHALL BE APPROVED BY THE ARCH./OWNERS, (TYP.). REFER TO 'GEN. NOTES' NO. 2 THIS SHEET

D - 26 GA. G.I. PARAPET (COPING) CAP FLASHING W/ 2% INWARD SLOPE @ TOP, AND 2" TALL SIDES; FRONT & BACK W/ DRIP-EDGES, W/ 6" MIN. OVERLAP @ ALL IN-LINE COPING FLASHING SPLICES

E - PRE-MFG. EXP. SCREEDS, MOD. NO. NVS: NARROW 'V' SCREED, GALVANIZED STEEL, X SIZE = 7/8", Y SIZE = 3/8", MFG. BY STOCKTON PRODUCTS, (OR EQ.), THIS SCREED OCCURS @ THE PLASTER (STUCCO) EXT. WALL FIN./EXT. PARAPET FIN. & 1'-0" DP. EXT. SOFFIT FIN. @ THE OFFICE AREA, (TYP.)

NOTE:
ALIGN VERT. PLASTER (STUCCO) SCREEDS SHOWN @ UPPER PARAPET AREAS OF THE OFFICE W/ HORIZ. TRANSITION OF PLASTER SCREEDS @ THE 1'-0" DP. EXT. PLASTER SOFFITS, (TYP.)

F - PRE-MFG. METAL AWNINGS, (WALL MTD.), SEE ARCH. DWGS. FOR LOCATIONS AROUND THE OFFICE AREA, & FOR REQUIRED DEPTHS OF AWNINGS, (REFER TO 'EXT. MTL. AWNING NOTES' THIS SHEET)

G - 30" x 12" 50% FREE AREA EXHAUST OR INTAKE LOUVER W/ DRAINABLE BLADES, (SEE MECH. DWGS.)

H - (BEYOND PARAPET) LINE OF STANDING SEAM MTL. ROOFING W/ 1/2":12 PITCH ABV. OFFICE AREA

J - WALL MTD. BLDG. AIR EXHAUST VENT/BLDG. AIR INTAKE VENT, (REFER TO MECH. DWGS. BY OTHERS)

K - 7.2 STRUCTURAL BOX RIB HORIZ. MTL. SIDING, TRIMS & STOPS AS MFG. BY: 'BRIDGER STEEL PRODUCTS', (OR EQUAL), OVER C.B.C. APPROVED WEATHER BARRIER

TOWNSEND ARCHITECTURAL GROUP
www.TownsendGroup.net
484 NORTH PROSPECT STREET, SUITE 'B'
PORTERVILLE, CA. 93257
(559) 789-9999 FAX (559) 781-3201

Licensed Architect
Dennis A. Townsend
No. C-24088
Ren. 9-30-23
State of California

New Office & Warehouse for:

POLAR SERVICE CO., INC.

Hollister, CA

DRAWN BY:	M. Taylor
DES. BY:	D. Townsend/M. Taylor
PLOT DATE:	07-22-2022
CHK'D BY:	D. Townsend/M. Taylor

REVISION

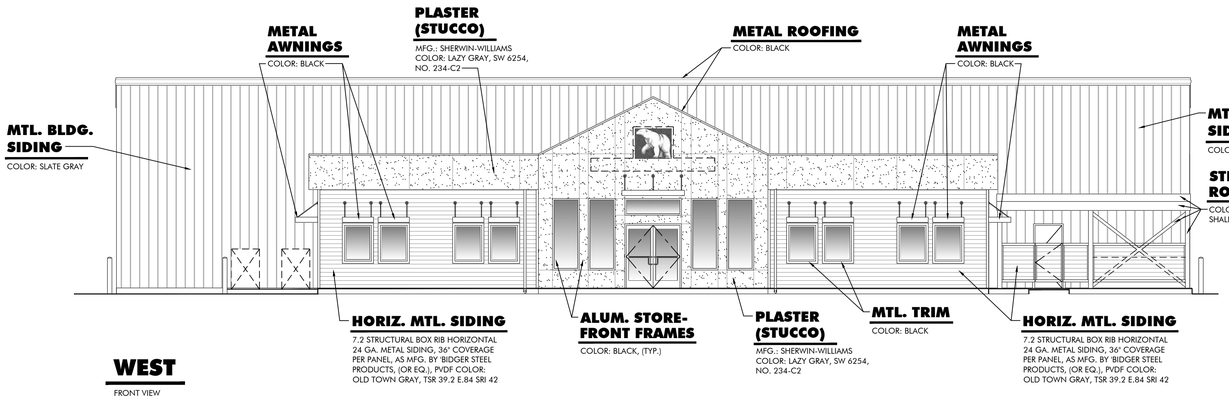
DESCRIPTION	DATE
1 CITY OF HOLLISTER 'DRC' COMMENTS	02-08-2022

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EXTERIOR ELEVATIONS, AND NOTES

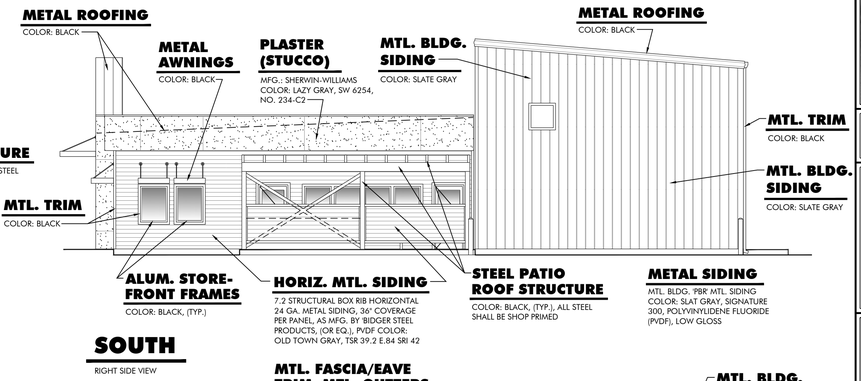
PROJECT NUMBER: 20T39

SHEET NUMBER: A-3



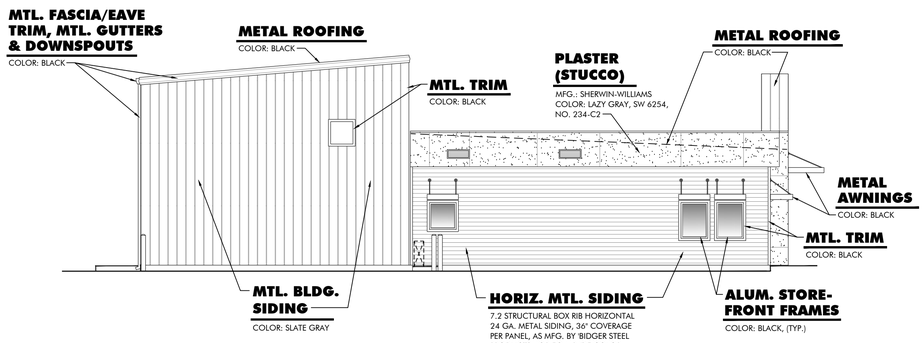
WEST

FRONT VIEW



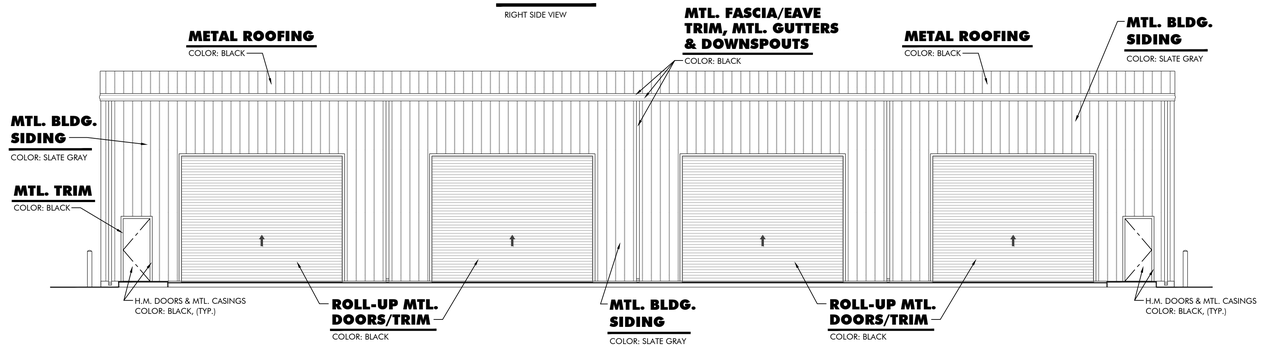
SOUTH

RIGHT SIDE VIEW



NORTH

LEFT SIDE VIEW



EAST

REAR VIEW

EXTERIOR ELEVATIONS W/ BUILDING COLOR NOTATIONS

SC.: 1/8" = 1'-0"

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Licensed Architect
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POLAR SERVICE CO., INC.

Hollister, CA

DRAWN BY:	M. Taylor
DES. BY:	D. Townsend/M. Taylor
PLOT DATE:	07-22-2022
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REVISION

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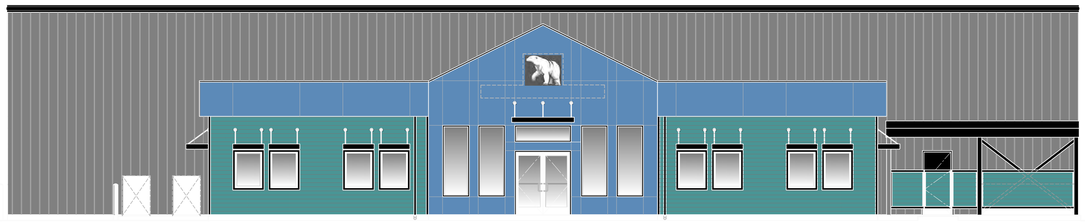
W/ COLOR KEY INFORMATION

PROJECT NUMBER: 20T39

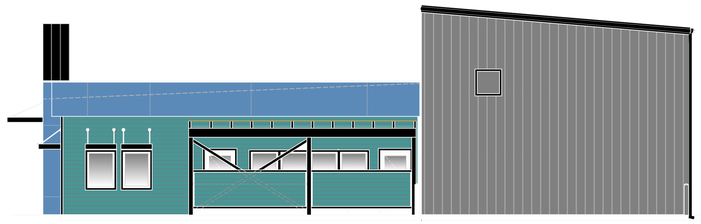
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ENTIRE SHEET WAS ADDED ⚠

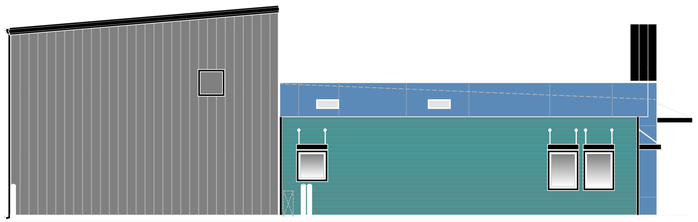
A-3.1



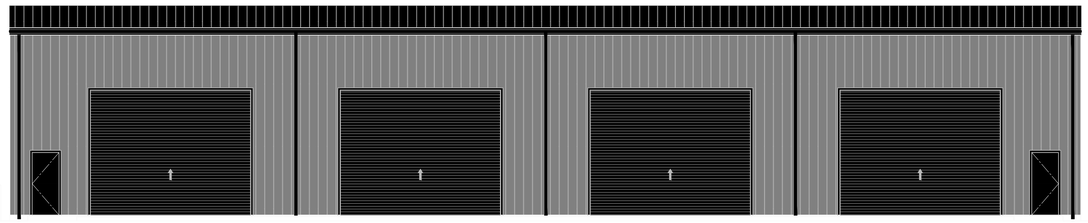
WEST



SOUTH



NORTH



EAST

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Licensed Architect
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No. C-24088
Ren. 9-30-21
State of California

NEW OFFICE & WAREHOUSE FOR:

POLAR SERVICE CO., INC.

HOLLISTER CA

DRAWN BY: LC
DES. BY: 'TAG'
PLOT DATE: 2-7-2021
CHK'D BY: D. Townsend

REVISION

DESCRIPTION	DATE

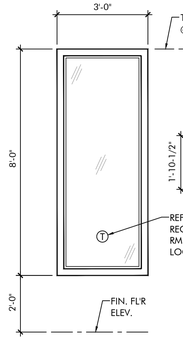
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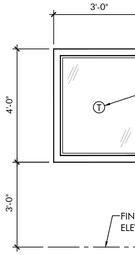
EXTERIOR ELEVATIONS

COLOR PALETTE

PROJECT NUMBER:
20T39

SHEET NUMBER
A-3.2

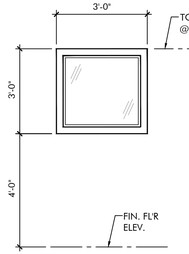




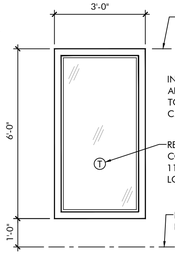
WINDOW TYPE 'A' (EXTERIOR):
STOREFRONT ALUM. WINDOW SYSTEM, W/ 4-1/2" WIDE ALUM. FRAMES W/ DUAL PANE LOW-E GLAZING, (MEETING T-24 REQUIREMENTS), ALUM. FRAME FINISH TO BE DARK BRONZE FINISH

WINDOW TYPE 'B' (EXTERIOR):
STOREFRONT ALUM. WINDOW SYSTEM, W/ 4-1/2" WIDE ALUM. FRAMES W/ DUAL PANE LOW-E GLAZING, (MEETING T-24 REQUIREMENTS), ALUM. FRAME FINISH TO BE DARK BRONZE FINISH

WINDOW TYPE 'C' (EXTERIOR):
STOREFRONT ALUM. WINDOW SYSTEM, W/ 4-1/2" WIDE ALUM. FRAMES W/ DUAL PANE LOW-E GLAZING, (MEETING T-24 REQUIREMENTS), ALUM. FRAME FINISH TO BE DARK BRONZE FINISH



WINDOW TYPE 'D' (EXTERIOR):
STOREFRONT ALUM. WINDOW SYSTEM, W/ 4-1/2" WIDE ALUM. FRAMES W/ DUAL PANE LOW-E GLAZING, (MEETING T-24 REQUIREMENTS), ALUM. FRAME FINISH TO BE DARK BRONZE FINISH



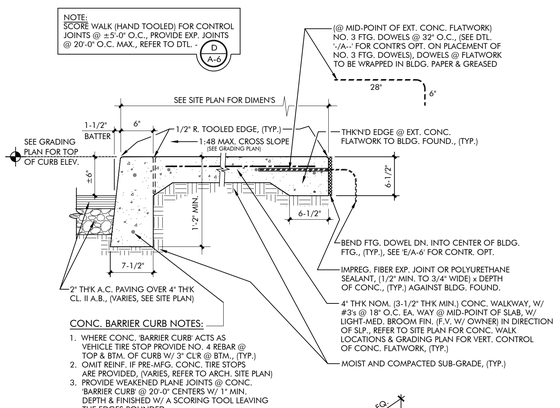
INTERIOR GLAZING INSTALLED ADJACENT TO WALKING SURFACE TO MEET REQUIREMENTS OF C.B.C. SEC. 2403.4

WINDOW TYPE 'E' (INTERIOR):
STOREFRONT ALUM. WINDOW SYSTEM, W/ 4-1/2" WIDE ALUM. FRAMES W/ SINGLE PANE GLAZING, ALUM. FRAME FINISH TO BE DARK BRONZE FINISH

WINDOW TYPES:

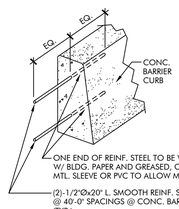
N.T.S.

T - SYMBOL INDICATES TEMP. (SAFETY) DUAL PANE LOW-E GLAZING, REFER TO T-24 REPORT FOR REQUIRED U-VALUE FOR EXT. WINDOW LOCATIONS @ OFFICE. SYMBOL ALSO APPLIES TO INT. WINDOW LOCATIONS WHERE TEMP. (SAFETY) GLAZING IS REQUIRED BY THE C.B.C.



CONC. BARRIER CURB NOTES:
1. WHERE CONC. 'BARRIER CURB' ACTS AS VEHICLE TIRE STOP PROVIDE NO. 4 REBAR @ TOP & BTM. OF CURB W/ 3" CLR @ BTM., (TYP.)
2. OMIT REINF. IF PRE-MFG. CONC. TIRE STOPS ARE PROVIDED, (VARIES, REFER TO ARCH. SITE PLAN)
3. PROVIDE 'WEAKENED PLANE JOINTS @ CONC. 'BARRIER CURB' @ 20'-0" CENTERS W/ 1" MIN. DEPTH & FINISHED W/ A SCORING TOOL LEAVING THE EDGES ROUNDED
4. CONC. 'BARRIER CURBS' SHALL HAVE 1/2" EXP. JOINT @ END OF CURVE & BEGINNING OF CURVE AND @ 40'-0" CENTERS
5. EXTRUDED 'CONC. 'BARRIER CURB' SHALL BE APPROVED BY THE C.O.H. ENGINEER PRIOR TO USE
6. PROVIDE LIGHT-MED. BROOM FINISH ON BARRIER CURBS, (F.V. W/ OWNER)

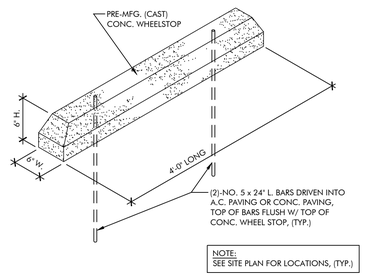
CONTR. OPT.:
POUR CONC. 'BARRIER CURBS', (PER C.O.H. STD'S) ON 1st POUR & CONC. WALKWAYS ON 2nd POUR W/ IND. EXP./CONTROL JOINTS, THK'ND EDGES & 1/2" RADIUS CORNER EDGES PER ARCH. DTLS.



A DETAIL

N.T.S.

SECTION THRU CONC. PARK'G BARRIER CURB/CONC. WALKWAY & START OF BLDG. FOUNDATION, (VARIES)

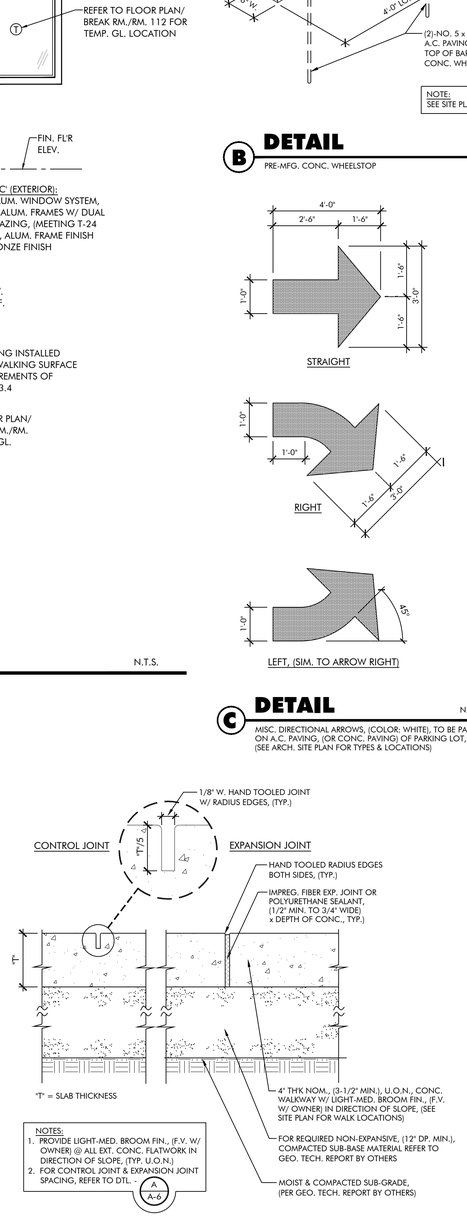


NOTE:
SEE SITE PLAN FOR LOCATIONS, (TYP.)

B DETAIL

N.T.S.

PRE-MFG. CONC. WHEELSTOP

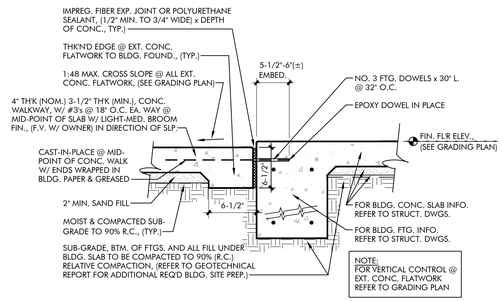


NOTES:
1. PROVIDE LIGHT-MED. BROOM FIN., (F.V. W/ OWNER) @ ALL EXT. CONC. FLATWORK IN DIRECTION OF SLOPE, (TYP. U.O.N.)
2. FOR CONTROL JOINT & EXPANSION JOINT SPACING, REFER TO DTL. - A A-6

C DETAIL

N.T.S.

MISC. DIRECTIONAL ARROWS, (COLOR: WHITE), TO BE PAINTED ON A.C. PAVING, (OR CONC. PAVING) OF PARKING LOT, (SEE ARCH. SITE PLAN FOR TYPES & LOCATIONS)

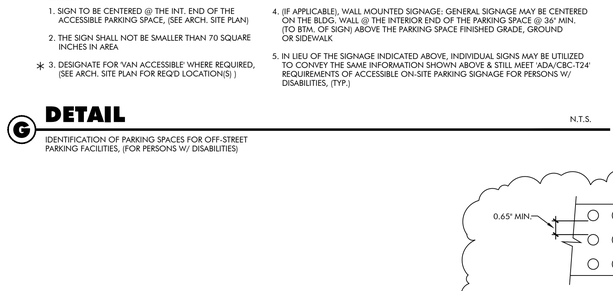


NOTE:
FOR VERTICAL CONTROL @ EXT. CONC. FLATWORK REFER TO GRADING PLAN

E DETAIL

N.T.S.

CONTR'S OPT. FOR HORIZ. BLDG. FTG. DOWELS TO EXT. CONC. FLATWORK; WALKWAYS, LANDINGS, OR PATIO



NOTE:
PARKING SIGNAGE TO BE OF HIGHER INTENSITY PRISMATIC SHEETING OR BETTER, AND BOLTED TO GALV. PIPE, PERMANENTLY POSTED

NOTES:
1. WARNING SIGNAGE REGARDING UNAUTHORIZED USE OF DISABLED PARKING SPACES IS POSTED CONSPICUOUSLY @ EACH ENTRANCE TO OFF STREET PARKING FACILITIES, OR IMMEDIATELY ADJACENT TO & VISIBLE FROM EACH STALL OR SPACE, REFER TO ARCH. SITE PLAN FOR REQUIRED LOCATION(S)
2. SIZE OF LETTERING ON SIGNAGE IS A MIN. OF 1" IN HEIGHT
3. *BLANK SPACES* ARE TO BE FILLED IN W/ APPROPRIATE INFORMATION AS A 'PERMANENT' PART OF THE SIGN
4. SIGN TO BE BOLTED TO 1-1/2"Ø STD. GALV. PIPE, (CONTR. OPT.: USE 1-1/2" SQ. MTL. POST) W/ 12"Ø x 36" DP. CONC. FTG. SIM. TO DTL. - G A-6

F DETAIL

N.T.S.

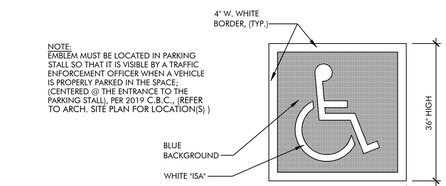
SITE ENTRANCE SIGNAGE FOR 'UNAUTHORIZED VEHICLES'

NOTES:
1. SIGN TO BE CENTERED @ THE INT. END OF THE ACCESSIBLE PARKING SPACE, (SEE ARCH. SITE PLAN)
2. THE SIGN SHALL NOT BE SMALLER THAN 70 SQUARE INCHES IN AREA
3. * DESIGNATE FOR 'VAN ACCESSIBLE' WHERE REQUIRED, (SEE ARCH. SITE PLAN FOR REQ'D LOCATION(S))
4. (IF APPLICABLE), WALL MOUNTED SIGNAGE: GENERAL SIGNAGE MAY BE CENTERED ON THE BLDG. WALL @ THE INTERIOR END OF THE PARKING SPACE @ 36" MIN. (TO BTM. OF SIGN) ABOVE THE PARKING SPACE FINISHED GRADE, GROUND OR SIDEWALK
5. IN LIEU OF THE SIGNAGE INDICATED ABOVE, INDIVIDUAL SIGNS MAY BE UTILIZED TO CONVEY THE SAME INFORMATION SHOWN ABOVE & STILL MEET 'ADA/CBC-T24' REQUIREMENTS OF ACCESSIBLE ON-SITE PARKING SIGNAGE FOR PERSONS W/ DISABILITIES, (TYP.)

G DETAIL

N.T.S.

IDENTIFICATION OF PARKING SPACES FOR OFF-STREET PARKING FACILITIES, (FOR PERSONS W/ DISABILITIES)



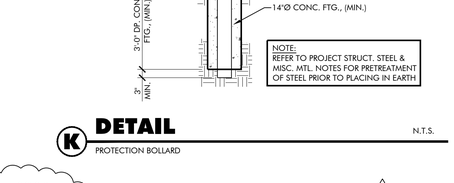
NOTE:
EMBLEM MUST BE LOCATED IN PARKING STALL SO THAT IT IS VISIBLE BY A TRAFFIC ENFORCEMENT OFFICER WHEN A VEHICLE IS PROPERLY PARKED IN THE SPACE; (CENTERED @ THE ENTRANCE TO THE PARKING STALL), PER 2019 C.B.C., (REFER TO ARCH. SITE PLAN FOR LOCATION(S))

ACCESSIBLE PARKING GRAPHIC
FOR PERSONS W/ DISABILITIES, PAINTED OVER PARKING SURFACE, (A.C. PAVING OR CONC. HARD SURFACE), 1:48 MAX. SLOPE IN ANY DIRECTION

H DETAIL

N.T.S.

'INTERNATIONAL SYMBOL OF ACCESSIBILITY' ((ISA) PER 2019 C.B.C. 11B, PAINTED OVER PARKING SURFACE, REFER TO ARCH. SITE PLAN FOR LOCATIONS

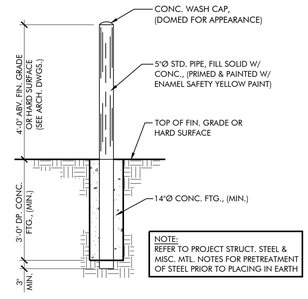


NOTES:
1. SEE ELEC. DWGS. FOR ADDITIONAL INTERNALLY ILLUMINATED 'EXIT' SIGN/FIXTURES LOCATIONS TO MEET REQUIREMENTS OF THE 2019 C.B.C.
2. WHERE A TACTILE SIGN IS PROVIDED @ A DOOR, THE SIGN SHALL BE LOCATED ALONGSIDE THE DOOR @ THE LATCH SIDE. WHERE A TACTILE SIGN IS PROVIDED @ DBL. DOORS W/ ONE ACTIVE LEAF, THE SIGN SHALL BE LOCATED ON THE INACTIVE LEAF. WHERE A TACTILE SIGN IS PROVIDED @ DBL. DOORS W/ TWO ACTIVE LEAFS, THE SIGN LOCATED TO THE RIGHT OF THE RIGHT HAND DOOR. WHERE THERE IS NO WALL SPACE @ THE LATCH SIDE OF A SINGLE DOOR OR @ THE RIGHT SIDE OF DBL. DOORS, SIGNS SHALL BE LOCATED ON THE NEAREST ADJACENT WALL. SIGNS CONTAINING TACTILE CHARACTERS SHALL BE LOCATED SO THAT A CLEAR FLOOR SPACE OF 18" MIN. BY 18" MIN., CENTERED ON THE TACTILE CHARACTERS, IS PROVIDED BEYOND THE ARC OF ANY DOOR SWING BETWEEN THE CLOSED POSITION AND 45 DEGREE OPEN POSITION, 2019 C.B.C. CHAP. 11B
3. TACTILE CHARACTERS ON SIGNS SHALL BE LOCATED 48 INCHES MIN. A.F.F. OR GROUND SURFACE, MEASURED FROM THE BASELINE OF THE LOWEST BRAILLE CELLS AND 60" MAX. A.F.F. OR GROUND SURFACE, MEASURED FROM THE BASELINE OF THE HIGHEST LINE OF RAISED CHARACTERS, 2019 C.B.C. CHAP. 11B
4. BRAILLE SHALL BE POSITIONED B.W. THE CORRESPONDING TEXT IN A HORIZONTAL FORMAT, FLUSH LEFT OR CENTERED. IF TEXT IS MULTI-LINED, BRAILLE SHALL BE PLACED B.W. THE ENTIRE TEXT. BRAILLE SHALL BE SEPARATED 3/8" MIN. AND 1/2" MAX. FROM ANY OTHER TACTILE CHARACTERS AND 3/8" MIN. FROM RAISED BORDERS & DECORATIVE ELEMENTS, 2019 C.B.C. CHAP. 11B
5. REFER TO THE FLOOR PLAN(S) FOR TACTILE EXIT SIGNAGE LOCATIONS
6. LETTERING SIZE AND FINISH TO COMPLY W/ THE 2019 C.B.C.

J DETAIL

N.T.S.

TACTILE FLOOR DESIGNATION SIGN(S)

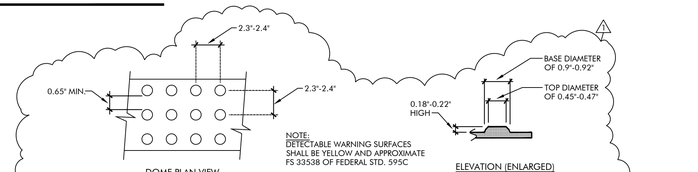


NOTE:
REFER TO PROJECT STRUCT. STEEL & MISC. MTL. NOTES FOR PRETREATMENT OF STEEL PRIOR TO PLACING IN EARTH

K DETAIL

N.T.S.

PROTECTION BOLLARD



NOTE:
DETECTABLE WARNING SURFACES SHALL BE YELLOW AND APPROXIMATE FS 33538 OF FEDERAL STD. 595C

GEN. NOTES FOR DETECTABLE WARNING SURFACE, (TRUNCATED DOMES):
1. (DOME SIZE) TRUNCATED DOMES IN A DETECTABLE WARNING SURFACE SHALL HAVE A BASE DIAMETER OF 0.9 INCH MIN. AND 0.92 INCH MAX., A TOP DIAMETER OF 0.45 INCH MIN. AND 0.47 INCH MAX., AND A HEIGHT OF 0.2 INCH
2. (DOME SPACING) TRUNCATED DOMES IN A DETECTABLE WARNING SURFACE SHALL HAVE A CENTER-TO-CENTER SPACING OF 2.3 INCHES MIN. AND 2.4 INCHES MAX., AND A BASE-TO-BASE SPACING OF 0.65 INCHES MIN., MEASURED BETWEEN THE MOST ADJACENT DOMES ON A SQUARE GRID
3. 'TRUNCATED DOME PANELS': SHALL BE 3'-0" DP. IN DIRECTION OF TRAVEL x FULL WIDTH OF FLUSH INTERFACE, AND HAVE DETECTABLE WARNING (TRUNCATED DOMES) LEADING INTO THE VEHICULAR WAY AS IND. IN DTL. ABV.. PANELS AS MFG. BY "MASCO MASON SUPPLY", (OR EQ.), "CASTinTACT" TRUNCATED DOME PANELS. INTEGRAL PANEL COLOR SHALL CONTRAST VISUALLY W/ THE ADJOINING SITE SURFACE, SEE ARCH. SITE PLAN, (&/OR CIVIL DWGS.) FOR 'TRUNCATED DOME PANEL' LOCATIONS

L DETAIL

N.T.S.

DETECTABLE WARNING SURFACE, (TRUNCATED DOMES) PER 2019 C.B.C. CHAP. 11B

TOWNSEND ARCHITECTURAL GROUP
www.TownsendGroup.net
484 NORTH PROSPECT STREET, SUITE 'B'
PORTERVILLE, CA. 93257
(559) 789-9999 FAX (559) 781-3201

Licensed Architect
Dennis A. Townsend
No. C-24088
Ren. 9-30-23
State of California

New Office & Warehouse for:
POLAR SERVICE CO., INC.
Hollister, CA

DRAWN BY:	M. Taylor
DES. BY:	D. Townsend/M. Taylor
PLOT DATE:	07-22-2022
CHK'D BY:	D. Townsend/M. Taylor

REVISION

DESCRIPTION	DATE
⚠1 CITY OF HOLLISTER 'DRC' COMMENTS	02-08-2022

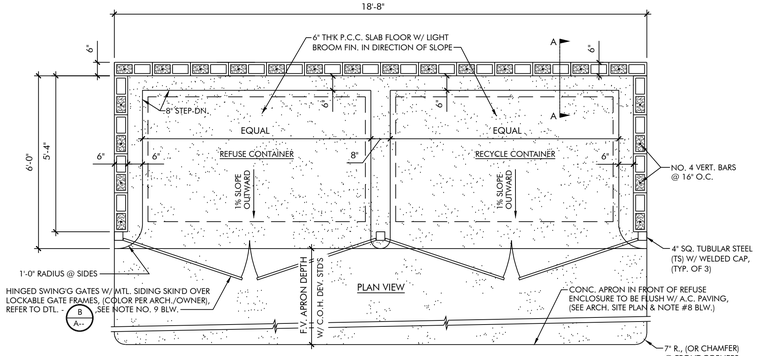
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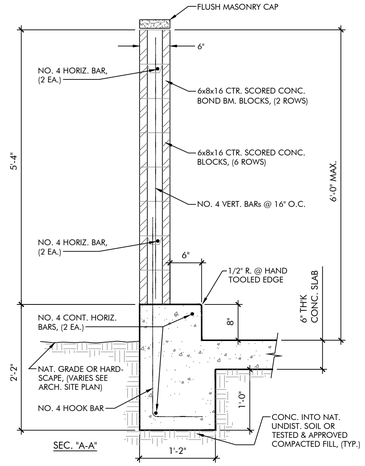
"PRELIMINARY" NOT FOR CONSTRUCTION

WINDOW TYPES AND ARCHITECTURAL DETAILS

PROJECT NUMBER: 20T39

SHEET NUMBER: A-6





SEC. "A-A"

MASONRY REFUSE CONTAINER NOTES:

1. ALL CELLS IN CONC. BLOCKS W/ STEEL SHALL BE FILLED SOLID W/ COURSE GROUT
2. CORNER BLOCK ENDS & CENTER WEB SHALL BE CUT TO FORM CONT. BOND BEAM
3. ALL HORIZ. AND VERT. JOINTS SHALL BE RAKED TO MATCH CENTER SCORED BLOCK
4. ALL MASONRY UNITS, (GRADE "N" BLOCK), MORTAR & COURSE GROUT SHALL COMPLY W/ THE LATEST C.B.C. STD's
5. REFER TO ARCH. DWGS. FOR CONC. NOTES & GRADE/STD's OF REINFORCING STEEL
6. 6" CONC. SLAB FLOOR & FOOTING CONC. SHALL BE A MIN. OF 2,500 P.S.I. AT 28 DAYS, (5 SACK MIX) PORTLAND CONC. CEMENT (P.C.C.)
7. (IF APPLICABLE) GROUND SHALL BE SLOPED AWAY FROM ENCLOSURE WALLS
8. DEPTH OF CONC. APRON IN FRONT OF DBL. BIN REFUSE CONTAINER ENCLOSURE TO BE 6" THK (NOM.) 5-1/2" THK (MIN.) W/ NO. 4's EA. WAY @ MID-POINT OF SLAB @ 24" O.C. W/ LIGHT-MED. BROOM FIN. IN DIRECTION OF SLOPE, (FOR VERT. CONTROL OF IND. CONC. SEE GRADING PLAN)
9. TRASH ENCLOSURE GATES SHALL HAVE ACCESSIBLE DOOR OPERATING HARDWARE. DESIGN & MATERIALS PER APPROVAL OF C.O.H. ENGINEER
10. ACCESSIBLE PATH OF TRAVEL REQUIRED FROM OFFICE BUILDING TO ENCLOSURE, (MAX. 2% IN ANY DIRECTION). PATH OF TRAVEL SHALL BE STRIPED WHERE IT CROSSES VEHICULAR WAY. (REFER TO ARCH. SITE PLAN)
11. THE TRASH ENCLOSURE SHALL ALSO INCLUDE THE FOLLOWING:
    a. HOSE BIBB W/ NON-REMOVABLE VACUUM BREAKER, (SEE PLUMB'G DWGS. BY OTHERS)
    b. METAL ROOF COVER ABV. ENCLOSURE, (SEE ARCH. DWGS.)
    c. PLUMBED TO THE C.O.H. SANITARY SEWER LINES, (SEE PLUMB'G DWGS. BY OTHERS)
    d. EXT. C.M.U. WALL FINISH @ THE TRASH ENCLOSURE TO BE 7/8" THK 3-STEP STUCCO, (MATCH TEXTURE AND COLOR W/ OFFICE BLDG.)

NOTE: FOR REBAR BENDS & SPLICES REFER TO STRUCT. DWGS.

A DETAIL

N.T.S.

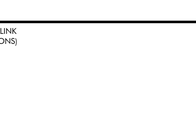
DUAL (MASONRY) REFUSE CONTAINER ENCLOSURE; (1) BIN FOR SOLID WASTE & (1) BIN FOR RECYCLABLE MATERIALS, W/ MTL. SWING DOORS, GEN. CONTR. SHALL FIELD VERIFY THAT THE DUAL REFUSE CONTAINER ENCLOSURE INDICATED ABOVE MEETS THE C.O.H. REQUIREMENTS, (SEE ARCH. SITE PLAN FOR LOCATION OF ENCLOSURE)

ELEVATION VIEW

NOTES:

1. MTL. GATES TO BE PRIMED/PAINTED TO MATCH BUILDING (COLOR) ACCENT FEATURES
2. DESIGN, ENGINEERING AND CONSTRUCTION NOT SPECIFICALLY NOTED SHALL BE IN ACCORDANCE W/ ACCEPTED INDUSTRY STANDARDS & OF FIRST QUALITY
3. CONCRETE APRON SHALL INCLUDE STEEL PIPES, BASED ON LOCATION OF CANE BOLTS ON GATE, TO SECURE GATE IN AN OPEN POSITION
4. GATE POST SHALL ABUT C.M.U. REFUSE CONTAINER ENCLOSURE

GATE POST DETAIL
ISOMETRIC VIEW



CANE BOLT DETAIL
ISOMETRIC VIEW

NOTE: ARRANGEMENT OF MTL. DOOR PAIRS TO C.M.U. RETURN WALLS &/OR 4" SQ. TS' CTR. POST(S) VARY, REFER TO DTL. ABOVE FOR ACTUAL GATE LAYOUT

PLAN VIEW

B DETAIL

N.T.S.

ON-SITE REFUSE CONTAINER ENCLOSURE METAL GATE DETAILS

C DETAIL

N.T.S.

SECTION @ CONC. CURB & GUTTER ON-SITE

D DETAIL

N.T.S.

SECTION BLW. ROLL-GATES @ CHAIN-LINK FENCING, (SEE SITE PLAN FOR LOCATIONS)

EXTERIOR THRESHOLD:

CONTR'S OPTION:
EXT. ALUM. THRESHOLD

FLOOR LEVEL CHANGES:
(W/ A VERT. EDGE)

E DETAIL

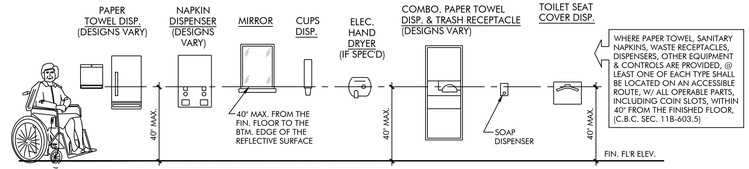
N.T.S.

EXT. DOOR SILLS/THRESHOLD & FLOOR TRANSITIONS

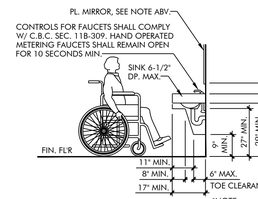
F DETAIL

N.T.S.

INTERNATIONAL SYMBOL OF ACCESS FOR HEARING LOSS, TO BE DISPLAYED IN CONF. RM. 111

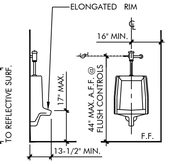


REQUIRED ACCESSIBILITY MOUNTING HEIGHT FOR PERSONS W/ DISABILITIES

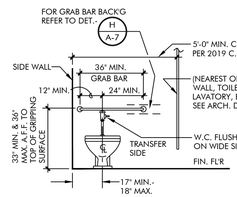


LAVATORY

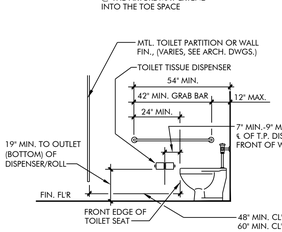
*NOTE: IF A MIN. 9" HEIGHT OF TOE CL'R IS PROVIDED, A MAX. OF 6" OF THE 48" OF CL'R FL'R SPACE REQ'D @ THE FIXTURE MAY EXTEND INTO THE TOE SPACE

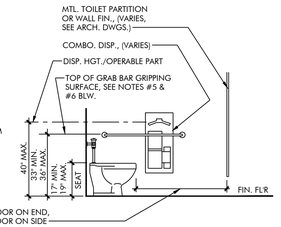


URINAL MOUNTING
(WHERE APPLICABLE)

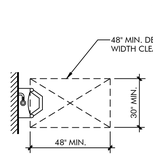


WATER CLOSET, ("W.C.")



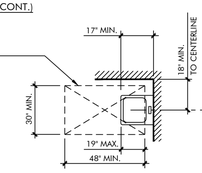


WATER CLOSET, (CONT.)



PLAN VIEW

MIN. H/C URINAL CLEARANCE
(IF APPLICABLE)



PLAN VIEW

MIN. H/C LAVATORY CLEARANCE

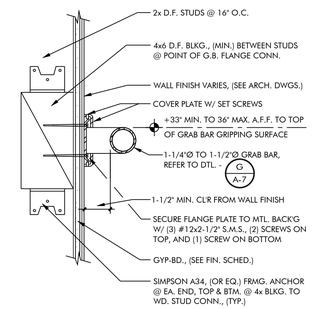
NOTES:

1. (IF APPLICABLE) THE REQUIRED CLEAR SPACE IN FRONT OF URINALS MAY EXTEND A MAXIMUM OF (6") SIX INCHES UNDERNEATH THE URINAL, IF THE URINAL PROVIDES A MINIMUM OF (9") NINE INCHES OF TOE CLEARANCE FROM THE FLOOR TO THE BOTTOM OF THE URINAL
2. (EXPOSED) WATER SUPPLY & DRAIN PIPES UNDER LAVATORIES & SINKS SHALL BE INSULATED OR OTHERWISE CONFIGURED TO PROTECT AGAINST CONTACT. THERE SHALL BE NO SHARP OR ABRASIVE SURFACES UNDER (EXPOSED) LAVATORIES AND SINKS
3. IN ALL OCCUPANCIES, ACCESSORIES SUCH AS GRAB BARS, TOWEL BARS, PAPER DISPENSERS AND SOAP DISHES, PROVIDED ON OR WITHIN WALLS, SHALL BE INSTALLED AND SEALED TO PROTECT STRUCTURAL BUILDING ELEMENTS FROM MOISTURE EXPOSURE
4. WATER CLOSET ELEVATIONS & PROFILES SHOWN MAY VARY W/ ACTUAL PLUMBING FIXTURES INSTALLED @ JOBSITE & STILL MEET THE REQUIREMENTS OF THE NOTES, DETAILS & G.P.F. SHOWN WITHIN THE CONST. DOC'S
5. GRAB BAR DYNAMICS: MIN. STRUCTURAL STRENGTH SHALL BE 250 LBS. POINT LOAD, GRAB BARS AND ANY WALL OR OTHER SURFACES TO GRAB BARS SHALL BE FREE OR ABRASIVE ELEMENTS AND SHALL HAVE ROUNDED EDGES,
6. GRAB BARS SHALL NOT ROTATE WITHIN THERE FITTINGS
7. WATER CLOSETS SHALL HAVE A 1.28 G.P.F., (TYP.). WATER CLOSET SEATS TO BE 2" HIGH MAX.
8. WATER CLOSET SEATS SHALL BE OF SMOOTH, NON-ABSORBENT MATERIAL. SEATS FOR PUBLIC USE SHALL CONFORM TO THE APPLICABLE STANDARD REFERENCED IN THE 2019 C.P.C.
9. WATERS CLOSET SEATS FOR PUBLIC USE SHALL BE OF THE ELONGATED TYPE, EITHER OF THE OPEN FRONT TYPE OR HAVE AN AUTOMATIC SEAT COVER DISPENSER
10. THE ALLOWABLE REACH RANGES FOR (ELEC.) SWITCHES AND RECEPTACLES SHALL BE 48 INCHES MAX. HEIGHT FROM TOP OF OUTLET BOX TO FINISH FLOOR ELEV., AND 15 INCH MIN. FROM BOTTOM OF OUTLET BOX TO FINISH FLOOR ELEV.

G DETAIL

N.T.S.

SHOWING COMPLIANCE W/ THE LATEST ACCESSIBILITY REQUIREMENTS FOUND IN THE CBC TITLE 24, & THE AMERICANS W/ DISABILITIES ACT ACCESSIBILITY GUIDELINES FOR BUILDINGS AND FACILITIES



GRAB BAR NOTES:

1. ALLOWABLE STRESSES SHALL NOT BE EXCEEDED FOR MATERIALS USED WHEN A VERTICAL OR HORIZONTAL FORCE OF 250 POUNDS (1112 N) IS APPLIED @ ANY POINT ON THE GRAB BAR, FASTENER, MOUNTING DEVICE, OR SUPPORTING STRUCTURE, (C.B.C. SEC. 11B-609.8)
2. THE SPACING BETWEEN THE WALL AND THE GRAB BAR SHALL BE 1-1/2". THE SPACING BETWEEN THE GRAB BAR AND PROJECTING OBJECTS BLW. & AT THE ENDS SHALL BE 1-1/2" MIN., THE SPACE BETWEEN THE GRAB BAR AND PROJECTING OBJECTS ABOVE SHALL BE 12" MIN., (C.B.C. SEC. 11B-609.3)

H DETAIL

N.T.S.

GRAB BAR (G.B.) CONNECTION TO WOOD WALL BACKING

TOWNSEND ARCHITECTURAL GROUP
www.TownsendGroup.net
484 NORTH PROSPECT STREET, SUITE 'B'
PORTERVILLE, CA. 93257
(559) 789-9999 FAX (559) 781-3201

Licensed Architect
Dennis A. Townsend
No. C-24088
Ren. 9-30-23
State of California

New Office & Warehouse for:

POLAR SERVICE CO., INC.

Hollister, CA

DRAWN BY:	M. Taylor
DES. BY:	D. Townsend/M. Taylor
PLOT DATE:	07-22-2022
CHK'D BY:	D. Townsend/M. Taylor

REVISION

DESCRIPTION	DATE
CITY OF HOLLISTER 'DRC' COMMENTS	02-08-2022

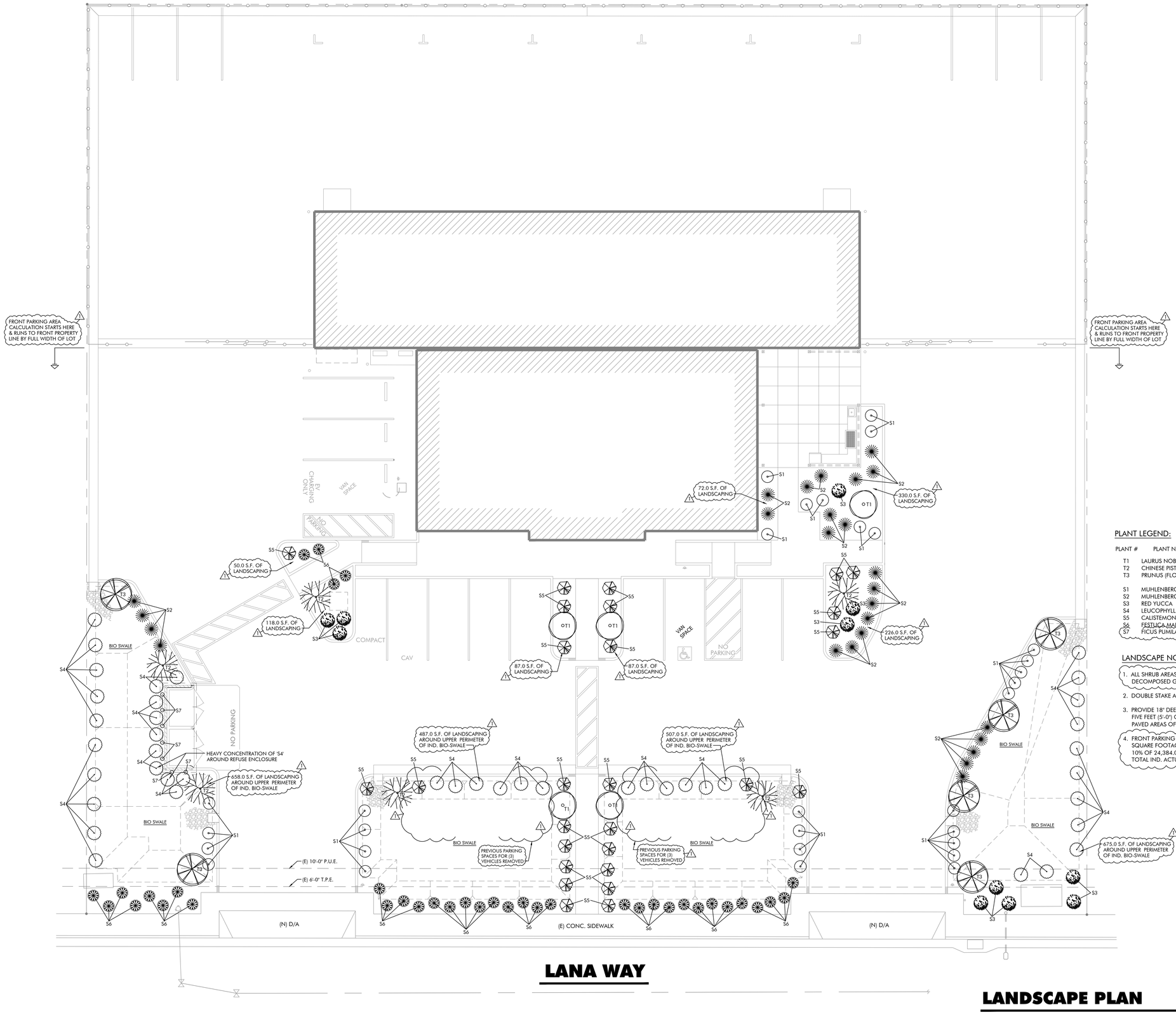
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"PRELIMINARY" NOT FOR CONSTRUCTION

ARCHITECTURAL DETAILS

PROJECT NUMBER: 20T39

SHEET NUMBER: A-7



PLANT LEGEND:

PLANT #	PLANT NAME	SIZE	QTY.	HGT.
T1	LAURUS NOBLIS STD.	15 GAL.	5	12'-40'
T2	CHINESE PISTACHE STD.	15 GAL.	6	50'-60'
T3	PRUNUS (FLOWERING PLUM)	15 GAL.	6	15'-20'
S1	MUHLENBERGIA PINK	1 GAL.	30	4'
S2	MUHLENBERGIA WHITE	1 GAL.	26	4'
S3	RED YUCCA	1 GAL.	11	3'-4'
S4	LEUCOPHYLLUM	5 GAL.	43	4'-6'
S5	CALISTEMON	1 GAL.	27	10'-15'
S6	FESTUCA MAIREI	1 GAL.	38	2'-4'
S7	FICUS PUMILA	1 GAL.	7	CLINGING VARIETY @ REFUSE ENC. WALL

LANDSCAPE NOTES:

1. ALL SHRUB AREAS ARE TO RECEIVE TWO INCH (2") DEEP DECOMPOSED GRANITE, OVER PRE-EMERGENCE
2. DOUBLE STAKE ALL TREES W/ 2"Ø x 8'-0" H. LODGEPOLE STAKES
3. PROVIDE 18" DEEP (TREE) ROOT BARRIER IF IND. TREE IS WITHIN FIVE FEET (5'-0") OF CONCRETE FLATWORK, AND/OR A.C. PAVED AREAS OF PROJECT, (TYP.)
4. FRONT PARKING LOT AREA MINUS OFFICE BUILDING AREA
   SQUARE FOOTAGE = 24,384.0 S.F.
   10% OF 24,384.0 = 2,438.0 S.F.
   TOTAL IND. ACTUAL LANDSCAPE COVERAGE = 3,297.0 S.F.

LANDSCAPE PLAN

SC.: 1" = 10'-0"

WORKING NORTH

TOWNSEND ARCHITECTURAL GROUP
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PORTERVILLE, CA. 93257
(559) 789-9999 FAX (559) 781-3201

Licensed Architect
Dennis A. Townsend
No. C-24088
Ren. 9-30-23
State of California

New Office & Warehouse for:

POLAR SERVICE CO., INC.

Hollister, CA

DRAWN BY:	M. Taylor / Rain scape
DES. BY:	D. Townsend/M. Taylor
PLOT DATE:	07-22-2022
CHK'D BY:	D. Townsend/M. Taylor

REVISION

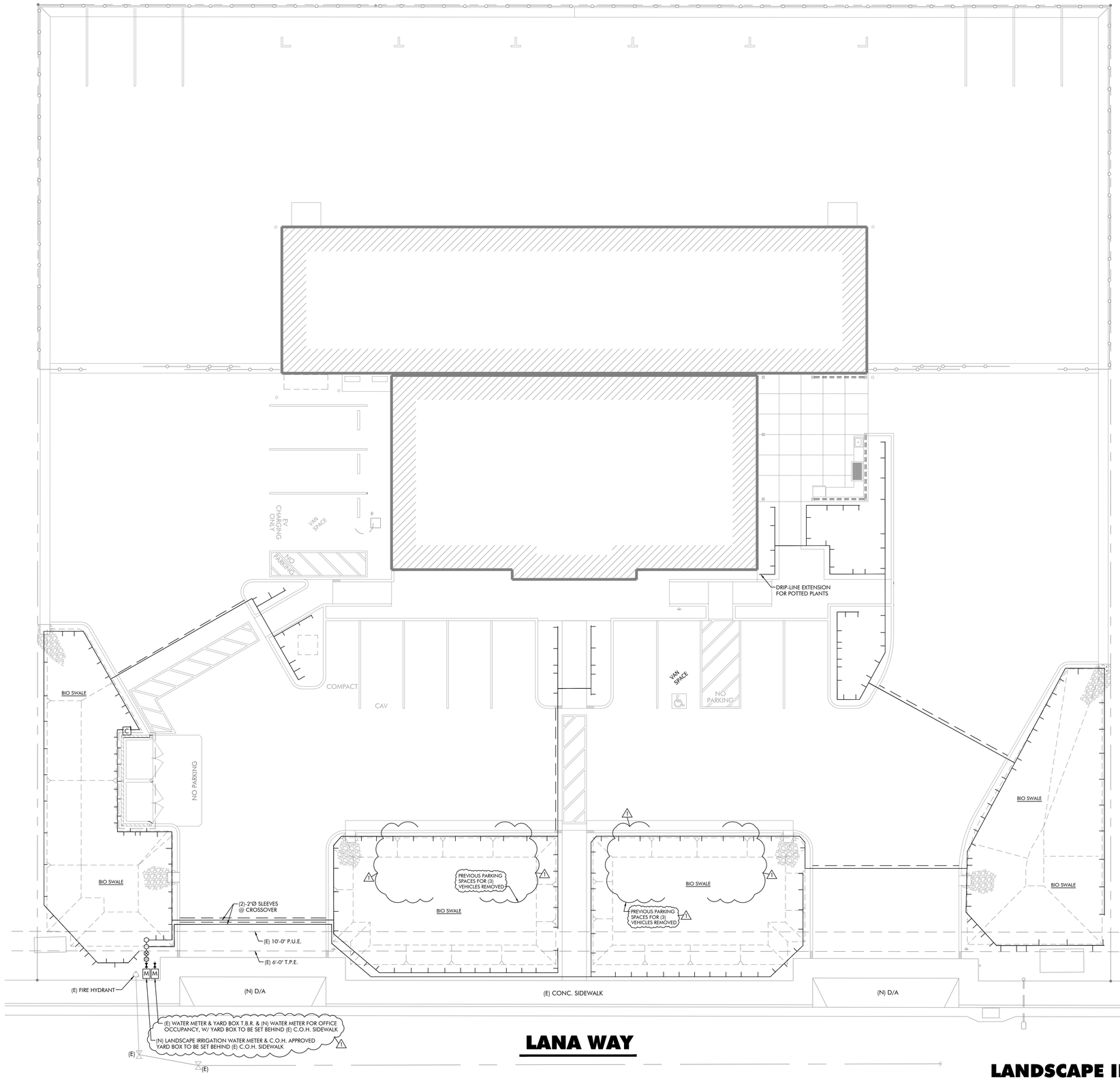
DESCRIPTION	DATE
1 CITY OF HOLLISTER 'DRC' COMMENTS	02-08-2022

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LANDSCAPE PLAN

PROJECT NUMBER: 20T39

SHEET NUMBER: L-1



LANA WAY

IRRIGATION LEGEND:

- M - WATER METER, (BY OTHERS)
- 1"Ø 'FEBCO' 825Y BACKFLOW (VACUUM BREAKER)
- 1"Ø MASTER VALVE
- 1"Ø FLOW METER
- 1"Ø 'HUNTER' ICV/FILTER & REGULATOR
- PVC PIPE TO 1/2"Ø SWING JOINT, W/ 2 GPH 'SALCO' BUBBLER, (1/SHRUB AND 2/TREE)
- C - 'HUNTER' X-CORE CONTROLLER W/ RAIN SENSOR
- 2"Ø SLEEVE UNDER DRIVE

LANDSCAPE IRRIGATION PLAN

SC.: 1" = 10'-0"

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Licensed Architect
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New Office & Warehouse for:

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DRAWN BY:	M. Taylor / Rain scape
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REVISION

DESCRIPTION	DATE
1 CITY OF HOLLISTER 'DRC' COMMENTS	02-08-2022

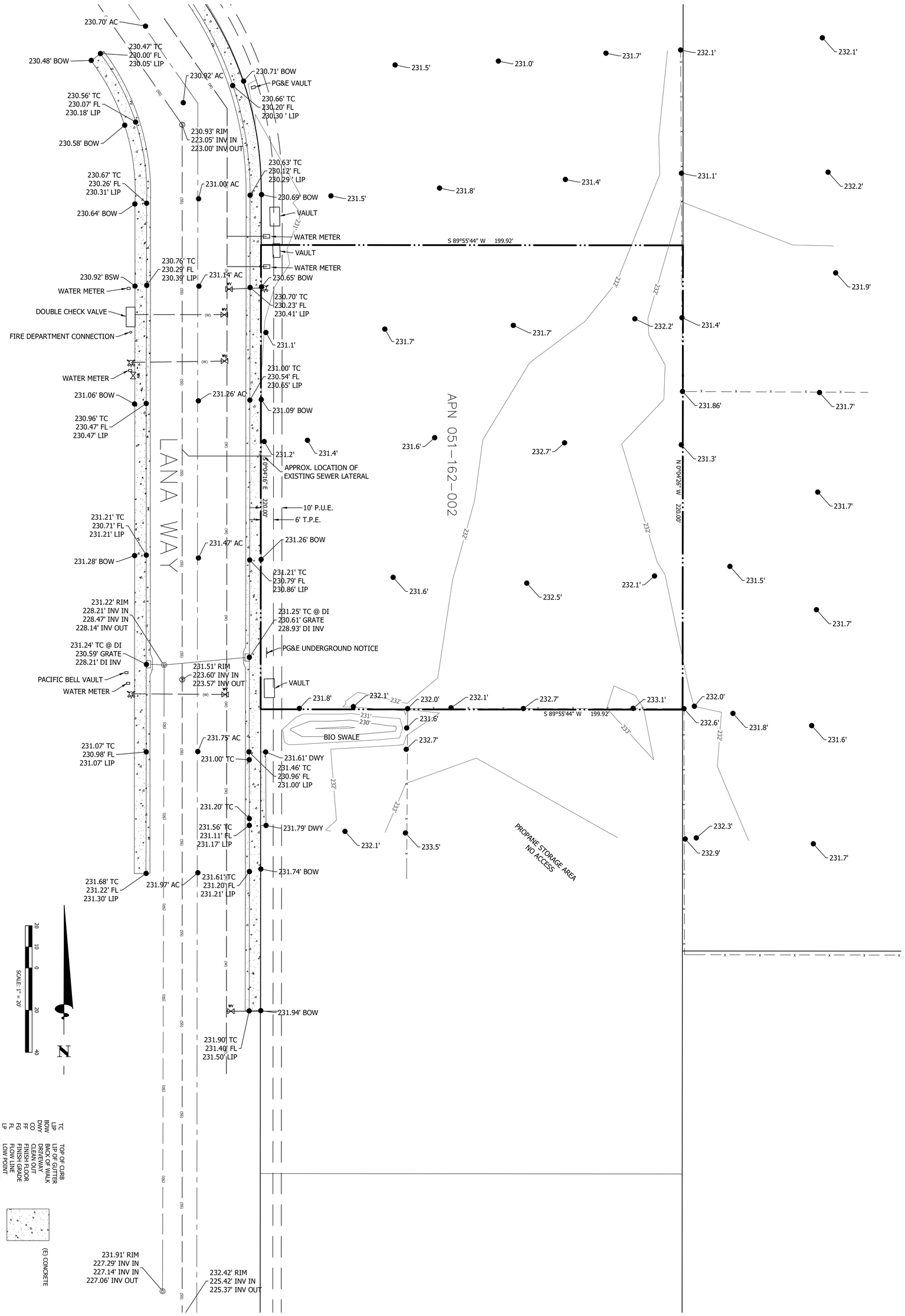
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LANDSCAPE

IRRIGATION PLAN

PROJECT NUMBER: 20T39

SHEET NUMBER: L-2



OF SHEETS SHEET: 1

DWG: 121018topo.dwg
JOB #: 121018
DATE: 11 January 2022
SCALE: 1" = 20'

TOPOGRAPHIC MAP

CM CONSTRUCTION SERVICES

CITY OF HOLLISTER

APN 051-162-002
LANA WAY

SAN BENITO COUNTY, CALIFORNIA

NO.	REVISIONS	DATE
1	ADD GRND SHOTS @ 50' FROM PL, GS TO NEAR 0.1'	01/10/22
1	ADD WATER METERS SEWER LAT.	01/10/22

PRELIMINARY
NOT
FOR
CONSTRUCTION

SAN BENITO ENGINEERING
& SURVEYING, INC.

502 Monterey Street Hollister, California 95023
(831) 637-2763 FAX (831) 854-9581 email: info@sanbenitoeng.com

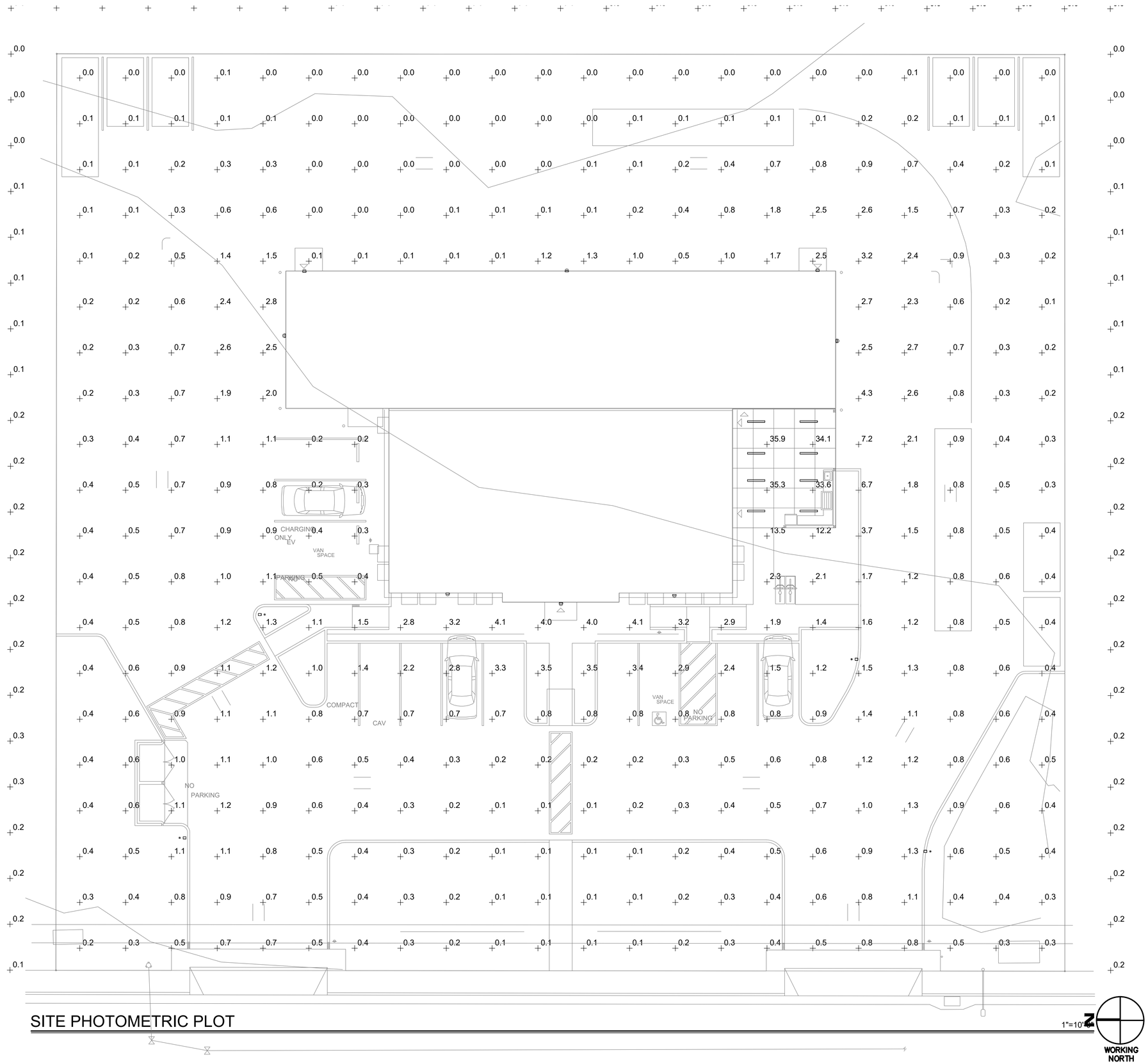
Lighting Statistics

Automotive Hardscape

Average	1.2	fc
Maximum	35.9	fc
Minimum	0.0	fc
Max/Min	N/A	
Average/Min	N/A	

Property Line Offsett

Average	0.1	fc
Maximum	0.3	fc
Minimum	0.0	fc
Max/Min	N/A	
Average/Min	N/A	



SITE PHOTOMETRIC PLOT

1"=10'-0"

WORKING NORTH

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PORTERVILLE, CA. 93257
(559) 789-9999 FAX (559) 781-3201

NEW OFFICE AND WAREHOUSE FOR POLAR SERVICE CO., INC.
HOLLISTER, CA
95023

DRAWN BY:	M. Taylor
DES. BY:	D. Townsend/M. Taylor
PLOT DATE:	06-17-21
CHK'D BY:	D. Townsend/M. Taylor

REVISION

DESCRIPTION	DATE

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REGISTERED PROFESSIONAL ENGINEER
Mark A. Taylor
E 18218
ELECTRICAL
STATE OF CALIFORNIA

PHOTOMETRIC PLOT

PROJECT NUMBER: 20T39

SHEET NUMBER ES-2

File: S:\JW\2020\TOWNSEND\POLAR SERVICE CO HOLLISTER\20-152 ELECTRICAL.dwg Date: 2/10/2022 12:00 PM

Planning Commission
Staff Report
September 22, 2022
Item 2

SUBJECT: **Minor Subdivision 2022-2** for the subdivision of an approximately 4.85-acre vacant parcel into two lots. The project site consists of one parcel with two APNs, located at the northwest and northeast corners of the intersection of Fourth Street and Westside Boulevard. The 4.079-acre northwest portion of the parcel identified as APN 052-180-005 is in the West Gateway (WG) Zoning District, and the 0.564-acre northeast portion of the parcel identified as APN 052-040-020 is located in the Neighborhood Mixed Use (NMU) Zoning District.

STAFF PLANNER: Liz Gagliardi, Associate Planner (831) 636-4360

ATTACHMENTS: 1. Resolution approving Minor Subdivision 2022-2
2. Tentative Parcel Map

RECOMMENDATION: Approval with conditions

PROJECT DESCRIPTION:

The applicant is requesting a Minor Subdivision approval to subdivide an approximately 4.85-acre vacant parcel into two new parcels. The project consists of one parcel bisected by Westside Boulevard. The parcel is located at the northwest and northeast corners of the intersection of Fourth Street and Westside Boulevard, further identified by two San Benito County Assessor Parcel Numbers: 052-180-005 and 052-040-020. The 4.019-acre northwest portion of the parcel identified as APN 052-180-005 is in the West Gateway (WG) Zoning District, and the 0.564-acre northeast portion of the parcel identified as APN 052-040-020 is located in the Neighborhood Mixed Use (NMU) Zoning District.

ANALYSIS:

Tentative Map (Sheet 1):

The Applicant is proposing to subdivide the existing 4.85-acre parcel into new parcels, referenced on the Tentative Map as Parcel 1 and Parcel 2. The resultant parcels would align with the existing portions that are currently one parcel, which is intersected by Westside Boulevard.

The following aerial photo depicts the location of the project site and the surrounding area.

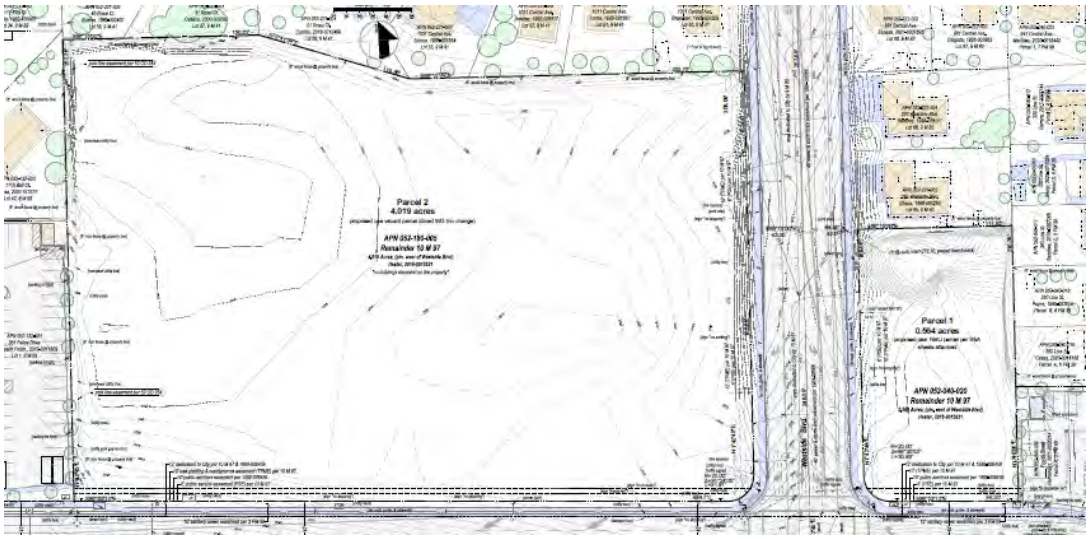
Figure 1: Project Site and the Surrounding Area



The existing parcel currently consists of two portions with separate APNs and Zoning Designations. The existing parcel is made up of a 4.019-acre portion west of Westside Boulevard (APN 052-180-005) in the West Gateway (WG) Zoning District, and a 0.564-acre portion east of Westside Boulevard (APN 052-040-020) in the Neighborhood Mixed Use (NMU) Zoning District.

The proposed Tentative Map would formally split these existing portions into two parcels, with no changes to the existing zoning. Parcel 1 would be 4.019-acres, and Parcel 2 would be 0.564-acres. This subdivision will create two legal parcels consistent with the existing separation of the parcel into two portions on either side of Westside Boulevard. The applicant is not proposing any development of the parcels as a part of this Minor Subdivision Application.

Figure 2: Tentative Parcel Map



General Plan Compliance:

The proposed minor subdivision meets the Goals and Policies of the General Plan, as the existing parcel currently straddles two different Zoning Districts (NMU and WG) and General Plan Designations (Mixed Use and West Gateway). Splitting this parcel into two separate legal parcels will allow for any subsequent development proposals to be evaluated in accordance with the different Zoning Districts and General Plan Designations. This parcel is an outlier in that it is technically recognized as one legal parcel, but already consists of two separate APNs, is intersected by Westside Boulevard, and is located in two different Zoning Districts and General Plan Designations.

California Environmental Quality Act:

The proposed project includes the subdivision of an approximately 4.85-acre vacant parcel into two new parcels. Under Article 19 *Categorical Exemptions* Section 15315 *Minor Land Divisions*, Class 15, Categorically Exempts projects from further review under the California Environmental Quality Act (CEQA) if the following conditions are met:

1. *Consists of the minor division of property in urbanized areas zoned for residential, commercial, or industrial.*
    a. The parcel is zoned WG and NMU (Mixed Use, which includes residential and commercial).
2. *The land is divided into four or fewer parcels when the division is in conformance with the General Plan and zoning.*
    a. The land is proposed to be divided into two parcels.
3. *No variances or exceptions are required*
    a. This condition is met.
4. *All services and access to the proposed parcels to local standards are available.*
    a. The proposed parcels are already served by access via Westside Boulevard and 4th Street, and services are available.
5. *The parcel was not involved in a division of a larger parcel within the previous two years.*
    a. This condition is met.
6. *The parcel does not have an average slope greater than 20 percent.*
    a. This condition is met.

Based on the above, the proposed project is Categorically Exempt from CEQA pursuant to Class 15 *Minor Land Divisions.*

CONCLUSION:

The applicant is requesting a Minor Subdivision approval to subdivide an approximately 4.85-acre vacant parcel into two new parcels. The existing one parcel is bisected by Westside Boulevard, with two separate portions at the northwest and northeast corners of the intersection of Fourth Street and Westside Boulevard, further identified by two San Benito County Assessor Parcel Numbers: 052-180-005 and 052-040-020. The 4.019-acre northwest portion of the parcel identified as APN 052-180-005 is in the West Gateway (WG) Zoning District, and the 0.564-acre northeast portion of the parcel identified as APN 052-040-020 is located in the Neighborhood Mixed Use (NMU) Zoning District. The proposed minor subdivision

will create two separate legal parcels that align with the already separate APNs, Zoning Districts, and General Plan Designations. This subdivision will make way for future development of the existing parcel to comply with the different Zoning Districts and General Plan Designations of the West Gateway and Neighborhood Mixed Use. The proposed project meets the Goals and Policies of the General Plan and the Zoning Ordinance. Conditions of Approval have been included to ensure that the project will continue to comply with all Hollister regulations, will not impact the surrounding area, and will maintain an attractive site.

PLANNING COMMISSION OPTIONS:

The Planning Commission can choose one of the following options:

1. Adopt a Resolution approving Minor Subdivision 2022-2, subject to the Conditions of Approval (Attachment 1);

2. Adopt a Resolution approving Minor Subdivision 2022-2, with Conditions of Approval modified by the Planning Commission;

3. Deny the Proposed Project; or

4. Continue the hearing and direct Staff to provide additional information or clarification.

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

GENERAL INFORMATION

APPLICANT: Bebek Development Co.
31921 Calle Winona
San Juan Capistrano, CA 92675

PROPERTY OWNER: Chad Hester, as Trustee of the Chad Hester Rev. Trust
16111 Escobar Ave.
Los Gatos, CA 95032

LOCATION: NE and NW corners of Fourth Street and Westside Boulevard

ASSESSOR PARCEL NUMBER: APN 052-040-020, and APN 052-180-005

GENERAL PLAN DESIGNATION: Mixed Use – APN 052-040-020
West Gateway – APN 052-180-005

ZONING DISTRICT: NMU (Neighborhood Mixed Use) – APN 052-040-020
WG (West Gateway) – APN 052-180-005

SURROUNDING USES:

Location	Zoning Designation	General Plan Land Use	Current use of Property
Project Site APN 052-040-020 APN 052-180-005	 NMU WG	 Mixed Use West Gateway	 Vacant Vacant
North	R1	Low Density Residential	Residential
South	R4 & WG	High Density Residential & West Gateway	Residential / Vacant
East	NMU & R1	Mixed Use & Low Density Residential	Commercial & Residential
West	WG & R1	West Gateway & Low Density Residential	Residential / Commercial (Health Center)

PLANNING COMMISSION RESOLUTION NO. 2022-XX

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HOLLISTER APPROVING MINOR SUBDIVISION 2022-2 TO SUBDIVIDE A 4.85-ACRE VACANT PARCEL INTO 2 INDIVIDUAL PARCELS WITH NO ASSOCIATED DEVELOPMENT PROPOSALS LOCATED AT THE NORTHEAST AND NORTHWEST CORNERS OF FOURTH STREET AND WESTSIDE BOULEVARD IN THE WEST GATEWAY AND NEIGHBORHOOD MIXED USE ZONING DISTRICTS. APNS 052-180-005, 052-040-020

WHEREAS, the Applicant, Bebek Development Co., has submitted an application for Minor Subdivision 2022-2 to subdivide 4.85-acres into two new parcels with no associated development proposals, located at the northeast and northwest corners of the intersection of Fourth Street and Westside Boulevard, further identified as San Benito County Assessor Parcels Numbers 052-180-005 and 052-040-020 ("the Project"); and

WHEREAS, the Applicant has submitted a complete application and Tentative Parcel Map for the requested entitlement prepared by Allen T. Andrade for MH Engineering Co. received by the Planning Division on July 17, 2022; and

WHEREAS, under the provisions of Section 17.24.060 of the Hollister Municipal Code, the City Planning Division received the Applicant's plans and forwarded the request to the Development Review Committee (DRC) to assess the proposal for compliance with all relevant regulations; and

WHEREAS, under the provisions of Section 16.36.070 of the Hollister Municipal Code, the Planning Commission is charged with receiving, investigating, and taking action on Tentative Parcel Map applications; and

WHEREAS, the Development Review Committee considerations were presented to the Planning Commission as part of the Staff Report and the Conditions of Approval for the project; and

WHEREAS, a Staff report was submitted to the Planning Commission of the City of Hollister recommending approval of the proposed Minor Subdivision; and

WHEREAS, the Planning Commission held a duly noticed public hearing on September 22, 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 determined that the project qualifies as Categorically Exempt as an in-fill development project pursuant to Section 15332, Class 32, of the California Environmental Quality Act (CEQA) because the project is consistent with the General Plan Land Use Designation of Medium Density Residential, the Zoning Designation of Medium Density Residential (R3), the project is located within the City Limits of Hollister on property with urban services, and the project site is less than five acres and is surrounded by developed properties; and

NOW THEREFORE BE IT RESOLVED that the Planning Commission of the City of Hollister does hereby make the following findings and determinations regarding the proposed Minor Subdivision:

A. The Project, as conditioned, will comply with the policies of the General Plan because:

1. The project proposes a subdivision of a 4.85-acre site along the pre-existing boundary of Westside Boulevard, which intersects the parcel.

2. The existing parcel consists of two portions, each with a separate Assessor's Parcel Number, separate Zoning Districts, and separate General Plan Designations. The subdivision will bring the existing parcel further into conformance with the General Plan.

B. The Project, as conditioned, is consistent with Chapter 17.08.020 Commercial and Mixed Use Zone land uses and permit requirements, and Section 17.08.060, West Gateway Mixed Use supplemental standards because:

1. The applicant has applied for a Minor Subdivision to separate the existing parcel that is currently within two separate zoning districts. A portion of the parcel is designated West Gateway, and a portion of the parcel is designated Neighborhood Mixed Use. The Minor Subdivision into two separate legal parcels would bring the existing parcel further into conformance with the Zoning Ordinance, and allow for future developments to be evaluated for conformance with the appropriate Zoning Districts on each resultant parcel.

2. The Minor Subdivision application has been submitted separately from any proposed development of the parcel, and should be evaluated for determination prior to any subsequent development proposals being considered at the project location.

C. The proposed Project would 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 because:

1. The proposed project is a minor subdivision, proposing one parcel to be divided into two new parcels. The project has been determined to be Categorically Exempt from CEQA pursuant to Class 15 *Minor Land Divisions.*

BE IT FURTHER RESOLVED that the Planning Commission of the City of Hollister hereby approves Minor Subdivision 2022-2 4 to allow the subdivision of 4.85-acres into two new parcels with no associated development proposals, located at the northeast and northwest corners of the intersection of Fourth Street and Westside Boulevard, further identified as San Benito County Assessor Parcels Numbers 052-180-005 and 052-040-020, subject to the following Conditions of Approval.

CONDITIONS OF APPROVAL
MS 2022-2

General Conditions

1. **Approval.** This approval is for APNs 052-180-005 and 052-040-020 (MS 2022-2). The proposed development shall be in substantial conformance to Exhibit A (Project plans) prepared by Allen T. Andrade for MH Engineering Co., dated June 6, 2022 and stamped "Received August 9, 2022" on file with the Planning Division, and other plans, text and diagrams relating to this Tentative Parcel Map, except as modified by the following conditions. The parcel map and improvements

shall strictly adhere to the approved set of plans unless prior approval is granted by the Director for changes.

2. **Permit Expiration.** In accordance with Section 16.40.010(A) of the Municipal Code, this Tentative Parcel Map approval shall expire two (2) years from the date of approval unless a Parcel Map is recorded with San Benito County.

3. **Time Extension.** In accordance with Section 16.40.010(B) of the Municipal Code, the Planning Commission may extend the time for an approved tentative parcel map upon the Applicant(s) written request for an extension of approval submitted at least thirty (30) days prior to the expiration of the permit, together with the filing fee. The application for an extension shall state the reasons for requesting an extension. A request for an extension may be approved, approved conditionally, or denied by the Planning Commission.

4. **Appeal Period.** The parcel map and improvement plan check package will be accepted for submittal after the completion of the 15-day appeal period for the project, unless the Director of Development Services authorizes the project developer to submit a signed statement acknowledging that the plan check fees will be forfeited in the event that the approval is overturned on appeal or that the design is significantly changed as a result of the appeal. In no case will a Parcel Map be approved or recorded until the appeal period has expired or a final action is taken on appeal.

5. **Indemnification.** The Applicant/Developer shall defend, indemnify, and hold harmless the City of Hollister and its agents, officers, employees, advisory board from any claim, action, or proceeding against the City of Hollister or its agents, officers, or employees to attack, set aside, void or annul an approval of the City of Hollister or its advisory agency, appeal board, Planning Commission, City Council, Director of Development Services or any other department, committee, or agency of the City related to this project to the extent that such actions are brought within the time period required by Government Code Section 66499.37 or other applicable law; provided, however that the Applicant/Developer's duty to so defend, indemnify, and hold harmless shall be subject to the City's promptly notifying the Applicant/Developer of any claim against the City and shall cooperate in the defense.

6. **Clarification of Conditions.** In the event that there needs to be clarification to the Conditions of Approval, the Director of Development Services and the City Engineer have the authority to clarify the intent of these Conditions of Approval to the Developer without going to a public hearing. The Director of Development Services and City Engineer also have the authority to make minor modifications to these conditions without going to a public hearing in order for the Developer to fulfill needed improvements or mitigations resulting from impacts to this project.

7. **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 a.m. to 6:00 p.m. Monday through Friday and 8:00 a.m. to 6:00 p.m. 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 maintenances actives shall occur on

federal holidays. Construction equipment and activities shall not use noise suppression devices and techniques.

8. **Overtime Inspections.** Arrangements for overtime inspection services and payment of fees for same shall be made at least 48 hours in advance and are subject to inspection availability and approval by the City Engineer. Alternatively, the Applicant may engage a third-party inspector at its own expense, so long as the identity of such inspector and work is approved in advance in writing by the City. Any work performed without inspection is subject to rejection by the City if in City's reasonable determination.

9. **Code Enforcement.** Prior to issuance of a building permit, the applicant shall not be in violation of the City of Hollister Municipal Code involving the project site. More specifically, Section 1.16.100, Refusal to issue permits, licenses or other entitlements, which states "no departments, 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 approved 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."

Planning Department – Standard Conditions of Approval

10. **Final Landscape and Irrigations Plans.** Final Landscape and Irrigation Plans, all written documentation and an Application Fee as required by Chapter 15.22 Water Efficient Landscape Ordinance, shall be submitted to the Planning Division in conjunction with an application for a building permit. The Plans shall be prepared and stamped by a State licensed landscape architect or registered engineer and shall be submitted for review and approval by the Development Services Director. The Plans shall be approved and all landscaping shall be installed prior to Occupancy.

11. **Landscaping.** The Applicant/Development shall construct all landscaping within the site and along the project frontage. The on-site landscaping shall be to the satisfaction of the Director of Development Services. The street trees on the frontage landscaping shall be a minimum of 36" box, their exact tree locations and varieties shall be approved by the Director of Development Services and the City Engineer.

Engineering Department – Standard Conditions of Approval

12. **Standard Plans and Specifications.** 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.

13. **Right-of-Way Indicated.** The parcel 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.

14. **Easements Indicated.** The parcel 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.

15. **Parcel Map Submittal.** The developer shall submit a parcel 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.

16. **Water Supply.** Prior to filing of the parcel 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.

17. **Subdivision Improvement Agreement.** Prior to filing of the parcel 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.

18. **Utility Providers.** The developer shall submit three prints of the approved tentative parcel 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.

19. **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 tentative parcel 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. **4th Street Improvements.** As shown of the tentative parcel map, 4th Street frontage to the south of the site shall have full road improvements including but not limited to sidewalk, curb, gutter, lighting, undergrounding of any existing overhead utilities, irrigation, and landscaping on the north side of 4th Street, connecting to the existing roads, as determined by the City Engineer and in conformance with the West Gateway Beautification Plan.
    b. **Westside Boulevard Improvements.** As shown of the tentative parcel map, 4th Street frontage to the east and 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 and west sides of Westside Boulevard,

connecting to the existing roads, as determined by the City Engineer and in conformance with the West Gateway Beautification Plan.

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

21. **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.

22. **Street Names.** Prior to recordation of the parcel 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 parcel 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.

23. **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.

24. **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.

25. **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.

26. **Soils Report.** As part of the parcel 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.

27. **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.

28. **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.

29. **Drainage Report.** Prior to parcel 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.

30. **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.

31. **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.

32. **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.

33. **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.

34. **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.

35. **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.

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

37. **Developer Fees.** Prior to parcel 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.

38. **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.

39. **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.

40. **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.

41. **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

42. **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.

43. **Fire Hydrants.** Prior to improvement plan and parcel 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.

44. **Slurry Seal.** Prior to the City's acceptance of the subdivision improvements, 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.

45. **Water Sampling.** Prior to parcel 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.

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. **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.

49. **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.

50. **Water and Sewer Utility Clearance.** 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.

51. **Construction Equipment.** 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.

52. **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.

53. **Damage During Construction.** 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.

54. **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.

55. **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.

56. **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.

57. **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:

58. **Utility Work Authorization.** 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.

59. With respect to all off-site improvements, prior to filing of the Parcel 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.

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

61. 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.

62. 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 parcel map, the City Engineer shall make the final determination of design approval and/or exceptions.

63. 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.

64. 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.

65. 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.

66. 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.

67. 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.

68. 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.

69. 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.

70. 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.

71. 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.

72. 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.

73. 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.

74. **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.

Engineering – Project Specific Conditions of Approval

75. **West Gateway Beautification Plan.** All frontage improvements shall conform to the West Gateway Beautification Plan, and shall be approved by the City Engineer prior to approval of the improvement plans.

Airport – Standard Conditions of Approval

76. **Airport Land Use Commission (ALUC).** Prior to 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.

77. **FAA Crane Requirements.** 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.

78. **Lighting Plan.** 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

79. **Storm Drainage.** 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.

PASSED AND ADOPTED, at a regular meeting of the Planning Commission of the City of Hollister on this 22nd day of September 2022, by the following vote:

AYES:
NOES:
ABSTAINED:
ABSENT:

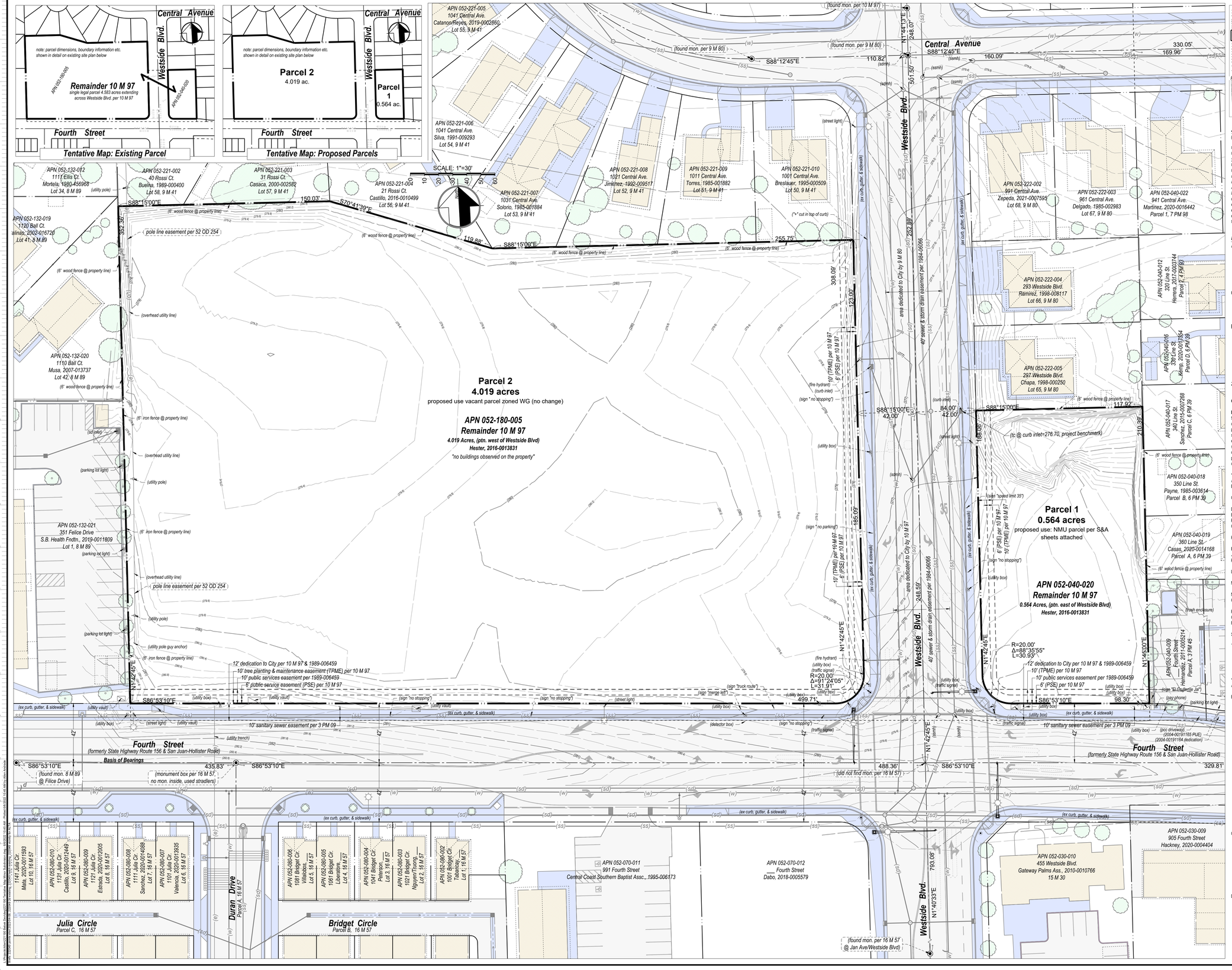
Chairperson of the Planning Commission
of the City of Hollister

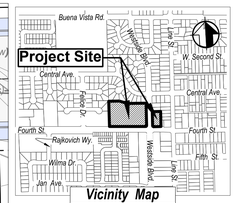
ATTEST:

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 to contact the staff planner. Also, if the applicant does not agree with the proposed conditions, there is an opportunity to present your case to the Planning Commission at their meeting. In addition, the City provides for a 15-day appeal period.





Abbreviations

(...) items italicized lower case and in parenthesis are existing: (typical)
non-italicized non-parenthesis are proposed; typical

## M ## Record Map	fl flowline
## PM ## Record Parcel Map	inv invert
yyyy-####### Record Document	pcc Portland Cement Concrete
## OD ## Record Document "of deeds"	pll property line
## OR ## Record Document "of records"	pue public utility easement
ab aggregate base	r/w right of way
ac Asphaltic Concrete	sd storm drain
APN Assessor's Parcel Number	sdmh storm drain manhole
bw back of walk	ss sanitary sewer
cl centerline	ssmh sanitary sewer manhole
eg existing ground	std. standard
ep edge of pavement	tc top of curb
ex existing	typ. typical
ff finish floor	vc vertical curve

Project Information:

Applicant: Bebek Development Co.
John Bebek III
31921 Calle Winona
San Juan Capistrano, CA 92675
(949) 235-3642 /
jbebek@bebekdevelopment.com

Owner: Chad Hester, as Trustee of the Chad Hester Revocable Trust
16111 Escobar Ave.
Los Gatos, CA 95032

Engineer/Surveyor: MH Engineering
attn: Allen Andrade
16075 Vineyard Blvd.
Morgan Hill, CA 95037
831.524.2212 / allena@mhengineering.com

Zoning Designation:
NMU APN 052-040-020 / WG APN 052-180-005

General Plan: Mixed Use (both APNs)

Description of Proposed Use: Subdivide existing Remainder of 10 M 97 into two parcels. Parcel 2 to remain vacant subject to further development entitlements. Parcel 1 to be developed as commercial project with building and required parking and appurtenances by separate S&A application by separate applicant. All right of way easement and public street construction necessary for this minor subdivision is already in existence - the effect of this application would be only the creation of separate legal parcels consistent with the APNs each parcel would be subject to further entitlement application for specific development.

16.36.030 - Data required.
A. Name of the proposed subdivision: MS 2022-
B. Names, addresses and telephone numbers of the record owner and subdivider: See Project Information, this sheet
C. Name and address of the registered civil engineer: See Project Information, this sheet
D. A vicinity map: See top right of this sheet
E. Scale, date, north arrow: provided
F. Adjoining subdivisions, improvements, etc.: as shown on this sheet.
G. Existing elevations, vegetation, watercourses, etc.: as shown on this sheet.
H. The boundary of the tract and proposed increments of development: as shown on this sheet
I. Proposed streets: N/A no new proposed streets.
J. Walks and walkways: as shown on this sheet
K. Proposed land uses: Parcel 1-vacant parcel zoned NMU (no change), Parcel 2-vacant parcel zoned WG (no change)
L. Recreation areas, open space, scenic or open space easements: None required or proposed.
M. Rights-of-way and easements including width and purpose: shown as exist, no new right of way or easements required.
N. Lot and block numbers: N/A
O. Lot dimensions: as shown Setback lines: standard per zoning (zero feet allowed per 17.08-030.A.3.a);
P. Non-access strips or other controls: N/A
Q. Proposed traffic control signs: all existing to remain as shown.
R. Proposed sanitary sewer, water and storm drainage systems: all public utilities are existing to remain as shown.
S. Proposed Development of these parcels shall be in the future by separate entitlement application.
T. By tabulation:
Total area=4.583 acres / Number of Parcels=2 / Average Parcel Size=2.291 acres / minimum parcel size = 0.564 acres / area of open space = not applicable / net density = not applicable.

16.36.040 - Accompanying material required.
A. Title Report: First American Title Co. Order, Number 0131-62500alla dated September 10, 2021 attached
B. Utilities Report:
B.A. Water: Existing City of Hollister water mains in both Fourth Street & Westside Blvd. available for proposed and future connection by development of these parcels. Future parcel connections to be per city standards and determined upon application for development when specific locations and demands are known.
B.B. Sewer: Existing City of Hollister sewer main lines in both Fourth Street & Westside Blvd. available for proposed and future connection of these parcels. Future parcel 1 and parcel 2 connections to per city standards and specifics to be determined upon application for future development.
B.C. Gas & Electric: Existing joint trench along the back of walk of Fourth Street and Westsid Blvd available all future connection of these parcels. Specific connections will be coordinated with PG&E upon approval of entitlements.
B.D. Storm Drain: Existing City of Hollister storm drain lines in both Fourth Street & Westside Blvd. available for proposed and future connection of these parcels - CCRWQCB & City required mitigation shall be provided on shall be provided with development plans for that parcel when development of that parcel is proposed (none required with this submittal as there is no proposed disturbance or impervious areas on the parcels as a part of this application).
C. The intention of this Parcel Map is to legally split the existing remainder of 10 M 97 into two legal parcels separated by Westside Blvd., This application is for Minor Subdivision of the current parcel. It is understood that S&A application for the development of Parcel 1 shall be submitted by different applicant shortly and Parcel 2 entitlement applications will also be submitted soon but for the purpose of this application each parcel shall be considered to remain vacant lots facilitating independent development of each parcel in the near future subject to specific requirements as defined and vetted by those separate entitlement applications on separate legal parcels.
D. This site is already practically established as 2 separate parcels with the required City rights of ways and easements already dedicated as documented on the face of this map and public streets sidewalks and utilities constructed. The proposed minor subdivision is necessary to legally separate these parcels as noted on the final map of Tract 162, Unit No. 4, San Benito Estates recorded 7/30/1990 as Book 10 of Maps 97.

06/06/2022 10:45am
FOR PLANCHECK ONLY
REGISTERED PROFESSIONAL ENGINEER
ALLEN T. ANDRADE
C58384
EXP 12-31-2022
STATE OF CALIFORNIA
FOR PLANCHECK ONLY
signature shall be provided upon approval

MH engineering Co.
16075 Vineyard Boulevard
Morgan Hill, CA 95037

Tentative Map _ Minor Subdivision

Bebek Development Co.- Westside Blvd. & Fourth St.

DATE:	2022-06-06
SCALE:	1"=30'
DRAWN BY:	aa
CHECKED BY:	jb
JOB NO.	221190
SHEET	1
OF	1

Planning Commission
Staff Report
September 22, 2022
Item 3

SUBJECT: **Extension of Time – Vesting Tentative Map 2020-1, Site & Architectural Review 2020-9 Extension** for the subdivision of an approximately 1.70-acre parcel into six (6) lots, and the construction of multifamily residential units with accessory dwelling units on each lot, located at 2001 Memorial Drive.

STAFF PLANNER: Liz Gagliardi, Associate Planner (831) 636-4360

ATTACHMENTS:
1. Resolution approving a one-year extension of time for Vesting Tentative Map No. 2020-1, Site & Architectural Review 2020-9
2. Annotti Landing Major Subdivision Plans
3. Annotti Landing Site & Architectural Review Plans
4. Annotti Landing Color Samples
5. Resolution 2020-15 approving VTM 2020-1
6. Resolution 2020-16 approving S&A 2020-9

RECOMMENDATION: Approval of a one-year extension of time with conditions

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PROJECT DESCRIPTION:

The applicant is requesting a one-year extension to previously approved Vesting Tentative Map 2020-1 and Site & Architectural Review 2020-9 to subdivide an approximately 1.70-acre parcel into six (6) lots and construct multifamily residential units and attached accessory dwelling units on each lot. There is currently an existing single family home on the site, which is proposed to be demolished. Two of the lots within the development would have a duplex with two attached accessory dwelling units. Four of the lots within the development would have a triplex with two attached accessory dwelling units for a total of sixteen (16) three-bedroom multifamily units and twelve (12) one-bedroom accessory dwelling units. To provide vehicle access to the site Memorial Drive would be extended to loop onto Hermosa Way. This project is located at 2001 Memorial Drive in the R3 Medium Density Residential Zoning District, further identified as San Benito County Assessor Parcel Number 057-770-040.

The Planning Commission adopted Resolution 2020-15 approving VTM 2020-1 and Resolution 2020-16 approving S&A 2020-9 at the regular meeting of August 27, 2020.

ANALYSIS:

Site Plan (Sheet 3):

The Applicant is proposing to subdivide the existing 1.70-acre parcel into six (6) lots and construct multifamily residential units and attached accessory dwelling units (ADUs) on each parcel.

On Lots 1 and 2, the applicant is proposing the construction of attached duplex units (Unit A and Unit B) with two attached ADUs (one on each unit), creating a total of 4 dwelling units each on Lots 1 and 2. Units A and B would be 3-bedroom, 1.5-bathroom units, each with an attached 2-car garage. The Accessory Dwelling Units would be 1-bedroom, 1-bathroom, with parking provided as tandem parking on the driveways.

On Lots 3, 4, 5, and 6 the applicant is proposing the construction of triplex units (Unit A, Unit B, and Unit C) with one attached ADU on Unit A and one attached ADU on Unit C, creating a total of 5 total dwelling units each on lots 3, 4, 5, and 6. Units A, B, and C would be 3-bedroom, 1.5-bathroom units. The Accessory Dwelling Units would be 1-bedroom, 1-bathroom. For lots 3, 4, 5, and 6 parking would be provided in a shared paved parking lot with a total of 32 striped parking stalls (8 stalls are proposed on each of these lots).

Lot sizes, building footprints, and parking provided for each proposed lot are listed in Table 1, below:

Table 1

Lot Number	Lot Size (SF)	Building Footprint (SF)	Parking Spaces Provided
1	7,928	4,440	6
2	7,955	4,445	6
3	10,921	4,609	8
4	11,375	5,241	8
5	11,008	5,531	8
6	11,130	4,907	8

The following aerial photo depicts the location of the project site and the surrounding area.

Figure 1: Project Site and the Surrounding Area



Each of the proposed lots is consistent with the minimum dimensions for lot size, lot area per dwelling unit, and lot depth in Section 17.04.030 in the Zoning Ordinance. The proposed units are consistent with the residential density, setback requirements, lot coverage, and building height requirements in Section 17.04.030 in the Zoning Ordinance. Note that pursuant to Section 65852.2 of the Government Code, Accessory Dwelling Units do not count at units when calculating density, lot coverage, etc.

While Lots 1, 2, 3 and 4 are consistent with the minimum lot depth of 70 feet in the R3 Zoning District, due to the irregular shape of the parcel, the western property line of Lot 5 is shown as 54', and the western property line of lot 4 is shown at 59', both slightly short of the 70-foot depth requirement. However, due to the irregular shape of each of these lots, the average lot depth of parcels 5 and 6 is consistent with the 70-foot minimum lot depth required pursuant to the Zoning Code.

Figure 2 – Proposed Project Site Plan



A trash enclosure is proposed north of the new road extension between lots 1 and 2 to serve lots 1 and 2 and another trash enclosure is proposed on lot 3 to serve lots 3 through 6. As a part of the extension approval, staff is recommending the addition of a Condition of Approval to ensure that the trash enclosures will be sized appropriately to fit 3-stream waste receptacles along with other standards requirements.

Lighting for the parking area south of the new road extension would consist of a light post between lots 3 and 4, a light post towards the north end of lot 5 and a light post towards the south end of lot 6. There would be additional street lighting along the new road extension. Additional lighting would consist of wall lights along the residential facades. Condition of Approval No. 51 in Resolution 2020-16 requires that the

applicant submit a final lighting plan to the City of Hollister for review and approval by the Development Services Department and Hollister Police Department prior to the issuance of a building permit.

To provide vehicle access to the site, the existing southern terminus of Memorial Drive would be would be extended to loop onto Hermosa Way. The new road would have a 60-foot-wide dedication and 20-foot road lanes. Lots 1 and 2 would be located to the north of the road, with lots 3, 4, 5, and 6 located to the south of the road. The site provides emergency vehicle access to the Twin Oaks Subdivision to the South, but does not provide public vehicular connection to the Twin Oaks subdivision. See Attachment 2, *Tentative Parcel Map.*

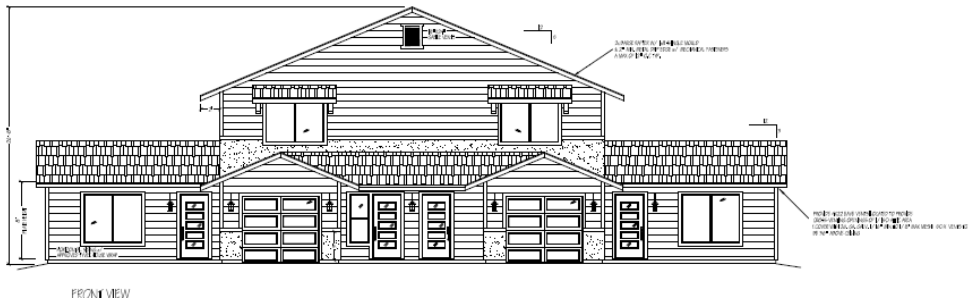
Lots 1, 2, 3, and 6 all have frontage access to a public street (Memorial Drive), consistent with Section 17.16.010 of the Zoning Ordinance. However, Lots 4 and 5 are proposed to have zero (0) feet of frontage on a public road, which is inconsistent with the Access Requirements in Chapter 17.16.010. Additionally, the project proposal suggests that the parking lot developed across sites 3, 4, 5, and 6 is to be shared. Therefore, to satisfy the access requirements per Section 17.16.010 of the Zoning Ordinance and formalize the proposed shared parking lot, Condition 33 of Resolution 2022-15 requires that a reciprocal parking and access agreement, including shared use of the trash enclosure, be provided to the City prior to recordation of the final map.

Architecture:

Duplex Units – Lots 1 & 2

Front – South Elevations:
The South Elevations of the proposed duplex units are the most prominent, facing Memorial Drive, and featuring the front door entrances to the duplex and ADU units, as well as the single car garages. The upstairs and downstairs body of the buildings will be painted in different complimentary colors, with a contrasting accent trim color (please refer to the Color Samples provided in Attachment 4). The front elevation will primarily feature horizontal siding, with some stucco on the second story and along the bottom of each garage.

Figure 3 – Duplex Front Elevation



Side - East and West Elevations:
The Right and Left Elevations (East and West) would each consists of horizontal siding on the main duplex units with stucco as it transitions into the second story. One window is proposed on the bottom floor and

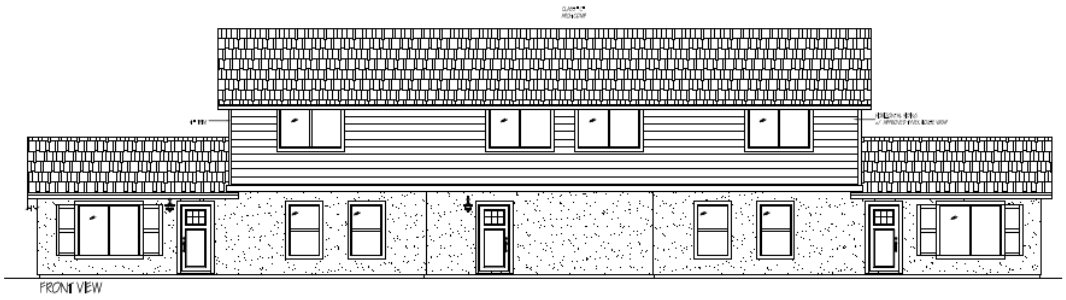
two on the second floor. The side elevations of the attached ADU's consist of stucco with a sliding door to the exterior.

Rear – North Elevations:
The North Elevations of the proposed duplexes consist of stucco on the first floor of Units A and B and horizontal siding on the second floor. Each Unit A and B would have a sliding door to the exterior and one window next to each sliding door on the first floor. The second floor consists of one double hung window for a total of two windows on second floor rear elevation. The rear elevations of the ADU's consist of horizontal siding with one window each.

Triplex Units – Lots 3, 4, and 5

Front Elevations:
Lots 3, 4, and 5 feature an identical design, though the building on Lot 5 has a different orientation than the two on Lots 3 and 4, which are oriented with the East Elevation serving as the Front, facing in towards the parking lot. On Lot 5, the same building is flipped about 90 degrees, with the South Elevation serving as the Front, facing in towards the pedestrian access path from the parking area. The front elevations of the proposed triplex buildings with attached ADUs consist of a stucco exterior on the first floor and horizontal siding on the second floor. The first floor of the triplex consists of four double hung windows and the second floor consists of four slider rectangular windows. The front elevation of each of the ADUs consists of a stucco exterior with one door and one rectangular window. The upstairs and downstairs body of the buildings will be painted in different complimentary colors, with a contrasting accent trim color (please refer to the Color Samples provided in Attachment 4).

Figure 4 – Triplex Front Elevation (Lots 3, 4, 5)



Side Elevations:
The Side Elevations of the proposed triplexes for Lots 3, 4, and 5 are all identical. The right and left elevations would each consist of a stucco exterior with horizontal siding towards the roof of the ADU and towards the roof of the second story. One window is proposed on the bottom floor for the ADU and two are proposed on the second floor side elevations.

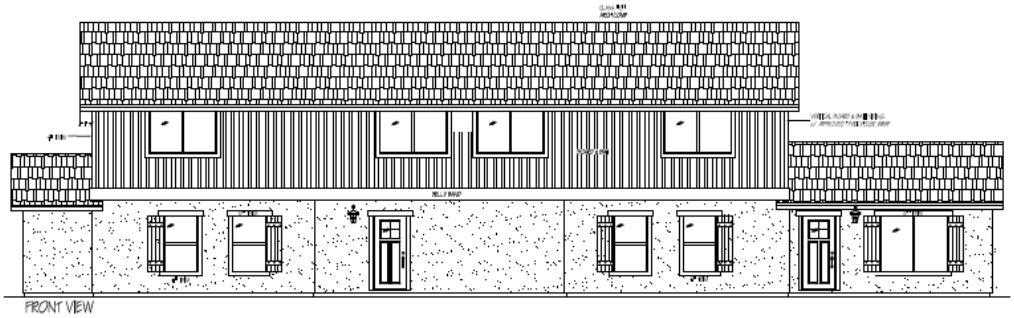
Rear Elevations:
Along the Rear Elevations the buildings will be stucco, with each of the triplex units and the two ADUs proposed featuring a sliding door to the exterior and one window near each sliding door on the first floor. The second floor consists of three double-hung windows and one rectangular slider window for a total of

four windows on the second floor rear elevation.

Triplex Units – Lot 6

Front Elevation:
Lot 6 features a triplex with a similar, but slightly different unit layout to fit the site, with the North Elevation serving as the Front, facing in towards the pedestrian access and the building on Lot 5. The attached ADU's on Lot 6 consist of a stucco exterior on the first floor and vertical siding on the second floor. The first floor of the triplex consists of four double hung windows and the second floor consists of four slider rectangular windows. The front entrance of the attached ADU on the right of the building is included on the front elevation, and consists of a stucco exterior with one door and one rectangular window with shutters.

Figure 5 – Triplex Front Elevation (Lot 6)



Side Elevations:
The right and left elevations would each consists of a stucco exterior. The left elevation includes the entrance of the ADU attached to the left side of the building, matching the ADU entrance proposed along the front elevation, with a stucco exterior, one door, and one rectangular window with shutters.

Rear Elevation:
The rear elevation of the proposed triplex for Lot 6 consists of a stucco exterior with multiple sliding doors to the exterior and multiple windows on the first floor. The second floor consists of three double hung windows and one rectangular slider window for a total of four windows on the second floor rear elevation

Building Use:

The allowable land uses for the R3 Zoning District can be found under Section 17.04.020 of the Zoning Ordinance. The applicant is proposing to construct duplex and triplex units which are a permitted use (requiring Site & Architectural Review) in the R3 Zoning District. The project also proposes attached ADUs, which are permitted consistent with Section 65852.2 of the Government Code, which provides for ministerial approval of Accessory Dwelling Units.

Parking (Sheet C1):
The project proposal suggests that the parking lot developed across sites 3, 4, 5, and 6 is to be shared.

Therefore, to satisfy the access requirements per Section 17.16.010 of the Zoning Ordinance and formalize the proposed shared parking lot, staff have proposed a Condition of Approval to require that a shared parking and access agreement be recorded for Lots 3, 4, 5, and 6.

Per Table 17.18-1 of Section 17.18.060 of the Hollister Municipal Code, multifamily housing requires one and one-half space per one or two-bedroom unit, two spaces for each unit with three or more bedrooms and one space per every four units for guest parking. Also, per Section 65852.2(D)(x) of the Government Code "parking requirements for accessory dwelling units shall not exceed one parking space per accessory dwelling unit or per bedroom, whichever is less. These spaces may be provided as tandem parking on a driveway."

Lot 1 and 2 would each have a duplex building with three bedrooms on each unit (Unit A and Unit B) plus two ADUs each with one bedroom. Therefore, Lots 1 and two would each require six (6) parking spaces and they each propose 6 parking spaces consisting of two enclosed one car garages and four off street spaces. The proposed parking for lots 1 and 2 meets and exceeds the Hollister Municipal Code requirement for parking.

Lots 3, 4, 5, and 6 would each have a triplex building with three bedrooms on each unit (Unit A, Unit B, and Unit C) plus two ADU's each with one bedroom. Therefore, Lots 3, 4, 5, and 6 would each require 8 parking spaces. Each of lots 3, 4, 5, and 6 propose 8 parking spaces which meets the Hollister Municipal Code requirement for parking.

Section 17.18.060 of the Hollister Municipal Code requires that ten percent of vehicle parking spaces be devoted to bicycle parking. Bicycle parking spaces are depicted in the site plan on lot 5 in conformance with the requirements of Section 17.18.060 of the Hollister Municipal Code.

Landscaping and Open Space (Sheet L-1):

Each multifamily residential unit has a private yard area between 500 SF and 651 SF, consistent with the residential open space requirements provided in Section 17.04.040 of the Zoning Code.

Landscaping is provided throughout the site consisting of the following:

- Nineteen (19) Deciduous Trees (Western Redbuds and Crape Myrtles);
- Two (2) Evergreen Trees;
- Five (5) Street Trees (Per City Standard);
- Various shrubs consisting of Cape Rush, Fortnight Lily, Bronze Baby, Dwarf Green Flax, Yellow Wave amongst others, and ground covers consisting of rock cotoneaster, trailing Myoporum, and Berkley Sedge amongst others for a total of a minimum of 26 trees and various shrubs and groundcovers.

Additionally, there are Oak Trees existing along the southern property line which will be retained in accordance with the original Conditions of Approval.

Amendments to Conditions of Approval:

In addition to the Conditions of Approval included in the Resolution 2020-15 and Resolution 2020-16,

which will still apply, the Fire Department has requested that of the following Conditions of Approval be added to the project:

1. **Fire Hydrant Updates.** The applicant shall update the following fire hydrants to the specification required by the City of Hollister Fire Department:
    a. Existing fire hydrant on Memorial Drive within the project site.
    b. Existing fire hydrant on Hermosa Way within the project site.

2. **New Fire Hydrants.** The applicant shall add two new fire hydrants, or more as required by the City of Hollister Fire Department within the proposed development site. The new fire hydrants shall be spaced between 200-300 feet apart, or as otherwise identified by the City of Hollister Fire Department.

As previously mentioned, the Planning Division is also recommending an additional Condition of Approval regarding trash enclosure requirements.

General Plan Compliance:

The proposed multi-family housing development meets the Goals and Policies of the General Plan. The proposed duplex units, triplex units, and ADU units are consistent with the property's current land use designation of Medium Density Residential. The proposed project is consistent with the intent of the Medium Density Residential (R3) Zoning District. Additionally, the proposed development provides much needed and highly desired market rate multifamily rental units in the City of Hollister.

California Environmental Quality Act:

15332, Class 32, Categorically Exempts projects from further review under the California Environmental Quality Act (CEQA) if the following conditions are met:

1. *Consistent with the existing general plan land use designation and all applicable policies and goals of the general plan and with the requirements of the zoning ordinance.* The proposed project is consistent with the General Plan Land Use Designation of Medium density residential and all relevant Goals and Policies of the General Plan. As discussed under the analysis portion of this Staff report, the proposed project meets or exceeds all requirements of the Zoning Ordinance;
2. *The project occurs within city limits on a project site of no more than five acres.* The project site is 1.70 acres in size and is located within the established City Limits of Hollister.
3. *The project site has no value as habitat for endangered, rare or threatened species.* The project site is located within an established residential area. Existing buildings occur on all parcels surrounding the area as shown in Figure 1. The project site is small and contains some grasses and other non-native plantings and has an existing single-family residence. No wetlands of other bodies of water are present on the site.
4. *Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.* The proposed building is located on a site that has been anticipated for development under the General Plan. The site is served by an existing roadway network. The proposed residential buildings are compatible with the land use designation of Medium

Density Residential and with existing buildings in the area. The City's Development Review Committee has reviewed the proposed project to ensure that the proposed project will not result in any significant impacts.

5. *The site can be adequately served by all required utilities and public services.* The project site is located within an urban area which is served by utilities and public services. The City's Development Review Committee has review the proposed project to ensure that the site can also be served.

Based on the above, the proposed project is Categorically Exempt from CEQA pursuant to Class 32, In-fill Development Projects.

CONCLUSION:

The applicant is proposing a one-year extension to Vesting Tentative Map 2020-1 and Site & Architectural Review 2020-9 to subdivide an approximately 1.70-acre parcel into six (6) lots and construct multifamily residential units and attached accessory dwelling units on each lot. There is currently an existing single family home on the site, which is proposed to be demolished. Two of the lots within the development would have a duplex with two attached accessory dwelling units. Four of the lots within the development would have a triplex with two attached accessory dwelling units for a total of sixteen (16) three-bedroom multifamily units and twelve (12) one-bedroom accessory dwelling units. To provide vehicle access to the site Memorial Drive would be extended to loop onto Hermosa Way.

The parcel has a General Plan Land Use Designation of Medium Density Residential and is located at 2001 Memorial Drive in the R3 (Medium Density Residential) Zoning District. The Vesting Tentative Map is included as Attachment 2.

The proposed project meets the requirements and intent of the R3 Zoning District, and is consistent with the Goals and Policies of the current General Plan. The project was previously approved by the Planning Commission at the regular meeting of August 27, 2020 by adoption of Resolution 2020-15 approving VTM 2020-1 and Resolution 2020-16 approving S&A 2020-9. The proposed extension of time is consistent with the previous approvals for this project, and will provide much needed multifamily rental housing in the City of Hollister.

PLANNING COMMISSION OPTIONS:

The Planning Commission can choose one of the following options:

1. Adopt a Resolution approving a one-year extension to the approval of Vesting Tentative Map 2020-1 and Site & Architectural Review 2020-9, subject to the Conditions of Approval (Attachment 1);

2. Adopt a Resolution approving a one-year extension to the approval of Vesting Tentative Map 2020-1 and Site & Architectural Review 2020-9, with Conditions of Approval modified by the Planning Commission;

3. Deny the Proposed Project; or

4. Continue the hearing and direct Staff to provide additional information or clarification.

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

GENERAL INFORMATION

APPLICANT: San Benito Engineering
502 Monterey Street
Hollister, CA 95023

PROPERTY OWNER: Annotti Landing, LLC
51 Old Ranch Road
Hollister, CA 95023

LOCATION: 2001 Memorial Drive

ASSESSOR PARCEL NUMBER: APN 057-770-040

GENERAL PLAN DESIGNATION: Medium Density Residential

ZONING DISTRICT: M1 (Light Industrial)

SURROUNDING USES:

Location	Zoning Designation	General Plan Land Use	Current use of Property
2001 Memorial Drive	R3	Medium Density Residential	Vacant
North	R1	Low Density Residential	Residential
South	R3	Medium Density Residential	Residential
East	R3	Medium Density Residential	Residential
West	R3	Medium Density Residential	Residential

PLANNING COMMISSION RESOLUTION NO. 2022-XX

A RESOLUTION OF THE PLANNING COMMISION OF THE CITY OF HOLLITER APPROVING A ONE-YEAR EXTENSION FOR VESTING TENTATIVE MAP 2020-1 TO SUBDIVIDE A 1.70-ACRE SITE INTO SIX (6) LOTS AND SITE AND ARCHITECTURAL REVIEW 2020-9 TO CONSTRUCT A DUPLEX RESIDENTAL BUILDING ON TWO LOTS (LOTS 1 AND 2) FOR A TOTAL OF FOUR RESIDENTAL UNITS ON EACH OF THE TWO LOTS AND A TRIPLEX RESIDENTAL BUILDING WITH TWO ATTACHED ACCESSORY DWELLING UNITS ON FOUR LOTS (LOTS 3 THROUGH 6) FOR A TOTAL OF FIVE RESIDENTAL UNITS ON EACH OF THE FOUR LOTS FOR A TOTAL OF TWENTY-EIGHT (28) RESIDENTAL UNITS CONSISTING OF SIXTEEN (16) MULTIFAMILY RESIDENTAL UNITS AND TWELVE (12) ACCESSORY DWELLING UNITS LOCATED AT 2001 MEMORIAL DRIVE IN THE MEDIUM DENSITY RESIDENTAL ZONING DISTRICT
APN 057-770-040

WHEREAS, the Applicant, San Benito Engineering, submitted a request for the extension of the approval for Vesting Tentative Map 2020-1 to subdivide a 1.70 acre site into six (6) lots and for Site & Architectural Review 2020-9 to construct a duplex residential building with two attached Accessory Dwelling Units on two lots (Lots 1 & 2) for a total of four residential units on each of the two lots and a triplex building with two attached accessory dwelling units on four lots (lots 3 through 6) for a total of five residential units on each of the four lots for a total of twenty-eight (28) residential units consisting of sixteen (16) multifamily residential units and twelve (12) accessory dwelling units located at 2001 Memorial Drive in the Medium Density Residential Zoning District; and

WHEREAS, the Applicant has submitted a complete application for the requested entitlement prepared by San Benito Engineering & Surveying Inc. received by the Planning Division on June 29, 2022; and

WHEREAS, under the provisions of Section 17.24.060 of the Hollister Municipal Code, the City Planning Division received the Applicant's plans and forwarded the request to the Development Review Committee (DRC) to assess the proposal for compliance with all relevant regulations; and

WHEREAS, under the provisions of Sections 16.36.070 and 17.24.190 of the Hollister Municipal Code, the Planning Commission approved Resolution 2020-15 for Tentative Map 2020-1 and Resolution 2020-16 for Site and Architectural Review 2020-9 during a duly notice public hearing on August 27, 2020.; and

WHEREAS, under the provisions of Sections 16.36.070 and 17.24.130 of the Hollister Municipal Code, the Planning Commission may grant a one-year extension to the approvals; and

WHEREAS, the Development Review Committee considerations were presented to the Planning Commission as part of the Staff Report and the Conditions of Approval for the project; and

WHEREAS, the Planning Commission held a duly noticed public hearing on September 22, 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 determined that the project qualifies as Categorically Exempt as an in-fill development project pursuant to Section 15332, Class 32, of the California Environmental Quality Act (CEQA) because the project is consistent with the General Plan

Land Use Designation of Medium Density Residential, the Zoning Designation of Medium Density Residential (R3), the project is located within the City Limits of Hollister on property with urban services, and the project site is less than five acres and is surrounded by developed properties; and

NOW THEREFORE BE IT RESOLVED that the Planning Commission of the City of Hollister does hereby make the following findings and determinations regarding the proposed one-year extension for Vesting Tentative Map 2020-1 and Site & Architectural Review 2020-9:

A. The proposed Project, as conditioned, will comply with the policies of the General Plan because:

1. The project site is designated Medium Density Residential in the City of Hollister 2005-2023 General Plan. The project consists of the construction of a duplex residential building with two attached accessory dwelling units on two lots (lots 1 and 2) for a total of four residential units on each of the two lots and triplex residential building with two attached accessory building units on four lots (lots 3 through 6) for total of five residential units on each of the four lots for a total of twenty-eight residential units consisting of sixteen (16) multifamily residential units and twelve (12) accessory dwellings units on a 1.70 acre site. This is consistent with the Medium Density Residential designation which allows 8-12 dwelling units per acre and is consistent with Section 65852.2(a)(1)(C) of the California Government Code which indicates that accessory dwellings units do not exceed the allowed density for the lot upon which the accessory dwelling unit is located and the accessory dwelling units are residential use that is consistent with the existing general plan and zoning designation for the lot. The project is consistent with the land use identified in the general plan.

B. The proposed Project would not be detrimental to the health, safety, and welfare of persons residing or working in the neighborhood or the general welfare of the City because:

1. The propose project is an infill project in an existing residential area with developed parcels and the site is surrounded by existing residential units. Pursuant to Section 15332, class 32, of the California Environmental Quality Act, the proposed project is categorically exempt from CEQA because the project is located on a site which is surrounded by development and consists of fewer than 5 acres.

2. The proposed project will develop a property located in the Medium Density Residential Zoning District which is currently surrounded by developed parcels. The project site is well designed, meets the Goal and Policies of the General Plan and the requirements of the Zoning Ordinance. The site will have adequate circulation, access, parking, landscaping and improvements and therefore will not be detrimental to the health, safety, and welfare of persons working in the neighborhood of City. The project has been reviewed by the City's Development Review Committee to ensure that the project, as conditioned, will not have impacts on the site or the surrounding area.

BE IT FURTHER RESOLVED that the Planning Commission of the City Hollister hereby approves a one-year extension for Vesting Tentative Map 2020-1 and Site & Architectural Review 2020-9 subject to the following Conditions of Approval.

CONDITIONS OF APPROVAL
TM 2020-1, S&A 2020-9

General Conditions of Approval

1. **Approval.** This approval is for a one-year extension for Vesting Tentative Map 2020-1 and Site & Architectural Review 2020-9 located at 2001 Memorial Drive. The proposed development shall be in substantial conformance to Exhibit A (Project Plans) prepared by San Benito Engineering & Surveying Inc. and dated "Received June 29, 2022" on file with the Planning Division, and other plans, text and diagrams relating to Vesting Tentative Map and Site & Architectural Review, except as modified by the following conditions. The elevations and improvements shall strictly adhere to the approved set of plans unless prior approval is granted by the Director of Developments Services for changes.

2. **Permit Expiration.** In accordance with Sections 16.40.010(A) and 17.24.130(E)(1) of the Municipal Code, the Vesting Tentative Map 2020-1 and Site & Architectural Review approval shall expire one year from the date of approval unless a Building Permit is obtained.

3. **Time Extension.** In accordance with Sections 16.40.010(B) and 17.24.130(E)(2) of the Municipal Code, the Planning Commission may extend the time for an approved permit to be exercised upon the Applicant(s) written request from an extension of approval at least 30 (thirty) days prior to expiration of the permit together with the filing fee. The application for an extension shall state the reasons for requesting an extension. A request for an extension may be approved, approved conditionally, or denied by the Planning Commission.

4. **Permit Validity.** This Site and Architectural Review approval shall be valid for the remaining life of the approved structure son long as the operator of the subject property comply with the project's conditions of approval.

5. **Appeal Period.** The final map and improvement plan check package will be accepted for submittal after the completion of the 15-day appeal period for the project, unless the Director of Development Services authorizes the project developer to submit a signed statement acknowledging that the plan check fess will be forfeited in the event that the approval is overturned on appeal or that the design is significantly changed as a result of the appeal. In no case will a Final Map be approved or recorded or a building permit issued until the appeal period has expired or a final action is taken appeal.

6. **Revocation of Permit.** The Site and Architectural Review approval shall be revocable for cause in accordance with Section 17.24.350 of the Hollister Municipal Code. Any violation of the terms or conditions of this permit shall be subject to citation.

7. **Indemnification.** The applicant/Developer shall defend, indemnify, and hold harmless the City of Hollister and its agents, officers, employees, advisory board from any claim, action, or proceeding against the City of Hollister or its agents, officers, or employees to attach, set aside, void or annul an approval of the City of Hollister or its advisory agency, appeal board, Planning Commission, City Council, Director of Development of Services or any other department, committee, or agency of the City related to this project to the extent that such actions are brought within the time period required by Government Code Section 66499.37 or other applicable law; provided, however that the Applicant/Developer duty to so defend, indemnify, and hold harmless shall be subject to the City's promptly notifying the Applicant/Developer of any claim against the City and shall cooperate in the defense.

8. **Modifications**. Modifications or changes to the Site and Architectural Review may be considered by the Director of Development Services if the modifications or changes proposed comply with Section 17.24.130(F) of Municipal Code.

9. **Clarification of Conditions.** In the event that there needs to be clarification to the Conditions of Approval, the Director of Development Services and the City Engineer have the authority to clarify the intent of these Conditions of Approval to the Developer without going to a public. The Director of Developments Services and City Engineer also have that authority to make minor modifications to these conditions without going to a public hearing in order for the Developer to fulfill needed improvements or mitigations resulting from impacts to this project.

Project Extension Conditions of Approval

10. **Previously Approved Resolutions.** All findings and conditions in Planning Commission Resolution 2020-15 approving a vesting Tentative Map and Planning Commission Resolution 2020-16 for Site & Architectural Review shall apply to this project.

Planning Department – Project-Specific Conditions of Approval

11. **Trash Enclosures.** Prior to building permit issuance, the Applicant shall submit a site plan to the Planning Division for review and approval which shows the trash enclosures to be sized to accommodate a 3-stream trash system for waste, recycling, and organics. The site plan shall also include elevations which together demonstrate that the trash enclosures are properly sized, plumbed to the City's sewer system, contain hose-bibs, are covered, are architecturally compatible with the proposed structures, and otherwise meet all regulations of the City of Hollister and Recology. The trash enclosure design and location will be subject to the approval of the Director of Development Services.

Fire Department – Project-Specific Conditions of Approval

12. **Fire Hydrant Updates.** The applicant shall update the following fire hydrants to the specification required by the City of Hollister Fire Department:
    a. Existing fire hydrant on Memorial Drive within the project site.
    b. Existing fire hydrant on Hermosa Way within the project site.

13. **New Fire Hydrants.** The applicant shall add two new fire hydrants, or more as required by the City of Hollister Fire Department within the proposed development site. The new fire hydrants shall be spaced between 200-300 feet apart, or as otherwise identified by the City of Hollister Fire Department.

PASSED AND ADOPTED, at a regular meeting of the Planning Commission of the City of Hollister on this 22th day of September 2022, by the following vote:

AYES:
NOES:
ABSTAINED:
ABSENT:

_____
Chairperson of the Planning Commission
of the City of Hollister

ATTEST:

_____
Adrianna Ortiz, Secretary

PLEASE NOTE

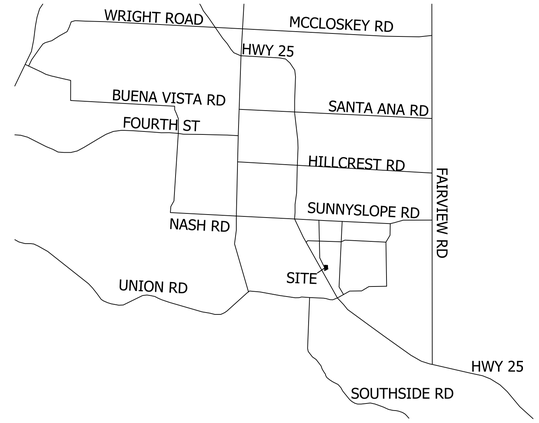
It is the sole responsibility of the project applicant to comply with the conditions as approved, modified, or added by the Planning Commission. It is recommended that the applicant review these conditions carefully and if any questions arise as to compliance with the conditions to contact the staff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

VESTING TENTATIVE MAP

MAJOR SUBDIVISION
ANNOTTI LANDING

SAN BENITO COUNTY, CA
AUGUST, 2020





VICINITY MAP

PROJECT INFORMATION:

OWNER:
TOM KING
1100 LA SALINA COURT
PUNTA GORDA, FL 33950
(831) 801-7994

APPLICANT:
ROGER MCDONALD
996 SAN BENITO STREET
HOLLISTER, CA 95023
(831) 801-0280

ENGINEER:
ANNE E. HALL, RCE 55611
SAN BENITO ENGINEERING & SURVEYING
502 MONTEREY STREET
HOLLISTER, CA 95023
(831) 637-2763

ASSESSORS PARCEL NO. 057-770-040
PARCEL AREA = 1.70 ACRES

GENERAL PLAN: MEDIUM DENSITY RESIDENTIAL
ZONING: MEDIUM DENSITY RESIDENTIAL
LAND USE: MEDIUM DENSITY RESIDENTIAL

PROPOSED DENSITY: 9.4 DU/ACRE

WATER SOURCE: SUNNYSLOPE COUNTY WATER DISTRICT
SEWER: CITY OF HOLLISTER
GAS AND ELECTRIC: PACIFIC GAS & ELECTRIC
TELEPHONE: AT&T

THIS PROJECT IS NOT WITHIN THE FLOOD PLAIN ACCORDING TO THE FLOOD INSURANCE MAPS DATED APRIL 16, 2009. (APPROXIMATE LIMIT OF THE FLOOD PLAIN IS SHOWN ON SHEET 9)

THIS PROPERTY IS NOT WITHIN A FAULT ZONE.

TOPOGRAPHIC SURVEY PERFORMED BY SAN BENITO ENGINEERING & SURVEYING, INC.

THIS PROPERTY IS CATEGORIZED AS AN URBAN UNZONED FIRE SEVERITY AREA.

DEVELOPMENT REGULATIONS:

MINIMUM LOT SIZE = 7,928 SF
MAXIMUM LOT SIZE = 11,374 SF
AVERAGE LOT SIZE = 10,053 SF

SETBACKS:
- FRONT = 15'
- REAR = 10'
- SIDE = 7'
- SIDE CORNER = 10'

LEGEND

- EXISTING CONTOUR
- PROPOSED CONTOUR
- BOUNDARY
- CENTERLINE
- EDGE OF PAVEMENT
- x EXISTING FENCE
- EXISTING RETAINING WALL
- EXISTING BARRICADE
- (W) EXISTING WATER LINE
- (OH) EXISTING OVERHEAD LINE
- (SD) EXISTING STORMDRAIN
- (SS) EXISTING SANITARY SEWER
- x PROPOSED FENCE
- W PROPOSED WATER LINE
- SS PROPOSED SANITARY SEWER
- SD PROPOSED STORM DRAIN
- JT PROPOSED JOINT TRENCH
- SANITARY SEWER MANHOLE
- SANITARY SEWER CLEANOUT
- STORM DRAIN MANHOLE
- EXISTING POWER POLE
- FIRE HYDRANT
- WATER VALVE
- WATER METER
- STREET LIGHT
- EXISTING SURVEY MONUMENT
- PROPOSED SURVEY MONUMENT
- RETAINING WALL

ABBREVIATIONS

AB	AGGREGATE BASE
AC	ASPHALT CONCRETE
BLDG	BUILDING
BOW	BACK OF WALK
℄	CENTERLINE
CONC	CONCRETE
DMA	DRAINAGE MANAGEMENT AREA
EX.	EXISTING
FH	FIRE HYDRANT
FLG	FLOW LINE GRADE
FOC	FACE OF CURB
GB	GRADE BREAK
INV	INVERT
LP	LOW POINT
(P)	PROPOSED
PX.XX	PAD GRADE
ℓ	PROPERTY LINE
R	RADIUS
R.O.W.	RIGHT OF WAY
RW	RETAINING WALL
SD	STORM DRAIN
S.D.E.	STORM DRAIN EASEMENT
SS	SANITARY SEWER
S.S.E.	SANITARY SEWER EASEMENT
STA	STATION
S/W	SIDEWALK
TBR	TO BE REMOVED
TC	TOP OF CURB
TYP	TYPICAL
VC	VERTICAL CURVE
W	WATER
W.L.E.	WATER LINE EASEMENT

TABLE OF CONTENTS

SHEET	DESCRIPTION
1	COVER SHEET & NOTES
2	BOUNDARY & EXISTING CONDITIONS
3	SITE PLAN
4	SITE FENCING & STRIPING PLAN
5	GRADING PLAN
6	UTILITY PLAN
7	POST-CONSTRUCTION STORMWATER MANAGEMENT

SAN BENITO ENGINEERING & SURVEYING, INC.
502 Monterey Street Hollister, California 95023
(831) 637-2763 FAX (831) 854-9581 email: info@sanbenitoeng.com

PRELIMINARY NOT FOR CONSTRUCTION
REGISTERED CIVIL ENGINEER ANNE E. HALL LIC. NO. 55611 STATE OF CALIFORNIA

NO.	REVISIONS	DATE

CITY OF HOLLISTER
APN 057-770-040
MEMORIAL & HERMOSA
SAN BENITO COUNTY, CALIFORNIA

COVER SHEET & NOTES

SCALE: AS NOTED
DATE: 13 August 2020
JOB #: 119017
DWG: 119017TM.dwg

SHEET: 1 OF 7 SHEETS

* FILE NAME: X:\AutoCAD Projects\2019\119017\dwg\119017TM.dwg * Plotted on: Thursday, 13 August 2020 at 3:56pm by: OWNER *

SILVER OAKS
CURRENTLY IN CONSTRUCTION

EX. ACCESS
EASEMENT

EX. ASPHALT TBR

382.28' S 03°06'02" E

EX. TREES TBR

EX.
TREES
TBR

EX.
HOME
TBR

EX. TREES TBR

057-770-040
KING THOMAS LIVING TRUST ET AL

EX. OAK TREES
TO REMAIN

303.31' N 61°59'22" E

EX.
POOL
TBR

EX.
BUILDING
TBR

EX. TREES TBR

EX. OAK TREES
TO REMAIN

SILVER OAKS
CURRENTLY IN CONSTRUCTION

EX. FENCE
TBR

54.14' S 28°00'10" E

370.0

SILVER OAKS
CURRENTLY IN CONSTRUCTION

057-102-016
MARTINEZ JOSEPH P FAM TR ET AL
MARTINEZ LUZ C

MEMORIAL DRIVE

THE LOCATION OF THE FOLLOWING EASEMENTS CANNOT BE DETERMINED FROM RECORD INFORMATION AND SHALL BE REMOVED:
- AN EASEMENT FOR DITCH AND APPURTENANCES THERETO AND INCIDENTAL PURPOSES IN THE DOCUMENT, RECORDED IN BOOK 12 OF DEEDS, PAGE 146.
- AN EASEMENT FOR PIPE LINE AND APPURTENANCES THERETO AND INCIDENTAL PURPOSES IN THE DOCUMENT, RECORDED IN BOOK 35 OF DEEDS, PAGE 110.
- AN EASEMENT FOR ONE OR MORE UNDERGROUND PIPES WITH SUITABLE SERVICE PIPES AND CONNECTIONS FOR THE CONVEYANCE OF GAS AND INCIDENTAL PURPOSES, RECORDED IN BOOK 400 OF OFFICIAL RECORDS, PAGE 504.

057-103-015
MEYER FREDERICK W
MADELEINE REV FAM TR

214.43' 214.25'

057-103-016
MURRAY ROBIN C ET AL
ROWE LAUREL A

Δ=0°25'40"
R=900.00'
L=6.72'

Δ=25°01'05"
R=416.33'
L=181.79'

HERMOSA WAY

057-104-012
ORTEGA VALERIE E ET AL

SAN BENITO ENGINEERING
& SURVEYING, INC.
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PRELIMINARY
NOT FOR CONSTRUCTION

REGISTERED PROFESSIONAL ENGINEER
MICHAEL J. ROLL
EXPIRES 12-31-20
CIVIL
STATE OF CALIFORNIA

NO.	REVISIONS	DATE

CITY OF HOLLISTER

APN 057-770-040
MEMORIAL & HERMOSA
SAN BENITO COUNTY, CALIFORNIA

TENTATIVE MAP

BOUNDARIES & EXISTING
CONDITIONS

SCALE: 1" = 20'
DATE: 13 August 2020
JOB #: 119017
DWG: 119017TM.dwg

SHEET: 2
OF 7 SHEETS

* FILE NAME: X:\AutoCAD Projects\2019\119017\dwg\119017TM.dwg * Plotted on: Thursday, 13 August 2020 at 4:30pm by: OWNER *

Curve Table			
Curve #	Length	Radius	Delta
C1	67.42'	970.0'	3° 58' 56"
C2	13.96'	10.0'	79° 57' 56"
C3	15.98'	10.0'	91° 34' 12"
C4	61.84'	840.0'	4° 13' 05"
C5	122.20'	416.3'	16° 49' 01"
C6	59.59'	416.3'	8° 12' 05"
C7	38.61'	70.0'	31° 36' 03"
C8	4.99'	70.0'	4° 05' 14"

(P) CONCRETE
4" PCC /8" CL2 AB

(P) ASPHALT
2.75" AC /10" CL2 AB

(VAN) - VAN ACCESSIBLE STALL

(EVCS) - ELECTRONIC VEHICLE CHARGING STATION - STALLS TO BE CONSTRUCTED TO FACILITATE FUTURE INSTALLATION OF ELECTRIC VEHICLE SUPPLY EQUIPMENT (EVSE)

DUPLEX AND TRIPLEX UNITS COMPLY WITH CITY OF HOLLISTER R-3 SETBACKS. ATTACHED ADU'S USE 4' SIDE AND REAR SETBACKS ESTABLISHED BY CALIFORNIA STATE ORDER

LOT COVERAGE:
LOT 1 - 39% COVERAGE
LOT 2 - 39% COVERAGE
LOT 3 - 28% COVERAGE
LOT 4 - 28% COVERAGE
LOT 5 - 29% COVERAGE
LOT 6 - 28% COVERAGE

MEMORIAL DRIVE

HERMOSA WAY

SILVER OAKS
CURRENTLY IN CONSTRUCTION

057-770-040
KING THOMAS LIVING TRUST ET AL

057-103-015
MEYER FREDERICK W
MADELEINE REV FAM TR

057-103-016
MURRAY ROBIN C ET AL
ROWE LAUREL A

TRIPLEX
PLUS 2 ADUs
5,241 SF
Unit B
Lot : 4
11,374 SF

TRIPLEX
PLUS 2 ADUs
4,609 SF
Unit B
Lot : 3
10,921 SF

Lot : 1
7,928 SF

DUPLEX
PLUS 2 ADUs
4,440 SF

Lot : 2
7,955 SF

DUPLEX
PLUS 2 ADUs
4,445 SF

Lot : 5
11,008 SF

Lot : 6
11,130 SF

TRIPLEX
PLUS 2 ADUs
5,531 SF

TRIPLEX
PLUS 2 ADUs
4907 SF

ROAD
13,801 SF

60.0'
ROAD DEDICATION

TRASH ENCLOSURE
(FOR LOTS 1 & 2)

TRASH ENCLOSURE
SEE DETAIL SHEET 4
(FOR LOTS 3-6)

PICNIC AREA

30'
DRIVEWAY
APPROACH
(TYP.)

24'
DRIVEWAY
APPROACH

(P) BIO

10' REAR SETBACK

10' CORNER SETBACK

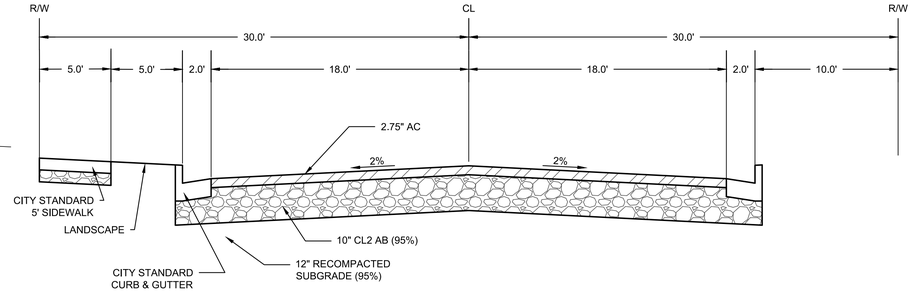
7' SIDE SETBACK

15' FRONT SETBACK

42' FRONT SETBACK

10' REAR SETBACK

7' SIDE SETBACK



EXTENSION OF MEMORIAL, HERMOSA
SCALE: 1" =5' HORIZ. - 1" = 2' VERT

SAN BENITO ENGINEERING
& SURVEYING, INC.
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PRELIMINARY
NOT FOR CONSTRUCTION

NO.	REVISIONS	DATE

CITY OF HOLLISTER
APN 057-770-040
MEMORIAL & HERMOSA
SAN BENITO COUNTY, CALIFORNIA

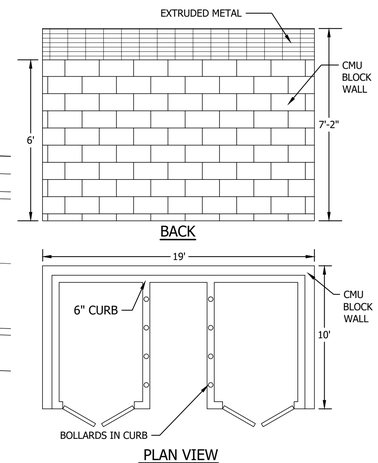
TENTATIVE MAP
SITE PLAN

SCALE: 1" = 20'
DATE: 13 August 2020
JOB #: 119017
DWG: 119017TM.dwg

SHEET: 3 OF 7 SHEETS

* FILE NAME: K:\AutoCAD Projects\2019\119017\dwg\119017TM.dwg * Plotted on: Thursday, 13 August 2020 at 3:56pm by: OWNER *





TRASH ENCLOSURE

OPEN SPACE REQUIREMENTS
500 SF COMBINED TOTAL PRIVATE & COMMON OPEN SPACE/UNIT
ALL UNITS HAVE A MINIMUM OF 500 SF PRIVATE OPEN SPACE.
NO COMMON OPEN SPACE OR MINOR AMENITY IS REQUIRED.

PARKING (LOTS 1 & 2)
REQUIRED PARKING:
(2/UNIT + 1 GUEST/ 4 UNITS) X 2 UNITS = **5 STALLS/LOT**
PROVIDED PARKING: **6 TOTAL** - (2 IN GARAGES, 4 ON DRIVEWAYS)

PARKING (LOTS 3-6)
REQUIRED PARKING:
(2/UNIT + 1 GUEST/ 4 UNITS) X 12 UNITS = **27 STALLS**
PROVIDED PARKING: **32 TOTAL -** 2 ADA (1 VAN ACCESSIBLE), 2 EV CHARGING (1 VAN ACCESSIBLE)

BICYCLE PARKING:
10% OF PROVIDED PARKING STALLS X 32 STALLS = 3.2 = **4**
PROVIDED BICYCLE PARKING: **4** TOTAL ON LOT 5

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PRELIMINARY NOT FOR CONSTRUCTION
REGISTERED PROFESSIONAL ENGINEER
LEE ROLL
No. 17
CIVIL
STATE OF CALIFORNIA

NO.	REVISIONS	DATE

CITY OF HOLLISTER
APN 057-770-040
MEMORIAL & HERMOSA
SAN BENITO COUNTY, CALIFORNIA

TENTATIVE MAP
SITE FENCING & STRIPING PLAN

SCALE: 1" = 20'
DATE: 13 August 2020
JOB #: 119017
DWG: 119017TM.dwg

SHEET: 4
OF 7 SHEETS

* FILE NAME: X:\AutoCAD Projects\2019\119017\dwg\119017TM.dwg * Plotted on: Thursday, 13 August 2020 at 3:56pm by: OWNER *



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CITY OF HOLLISTER

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SAN BENITO COUNTY, CALIFORNIA

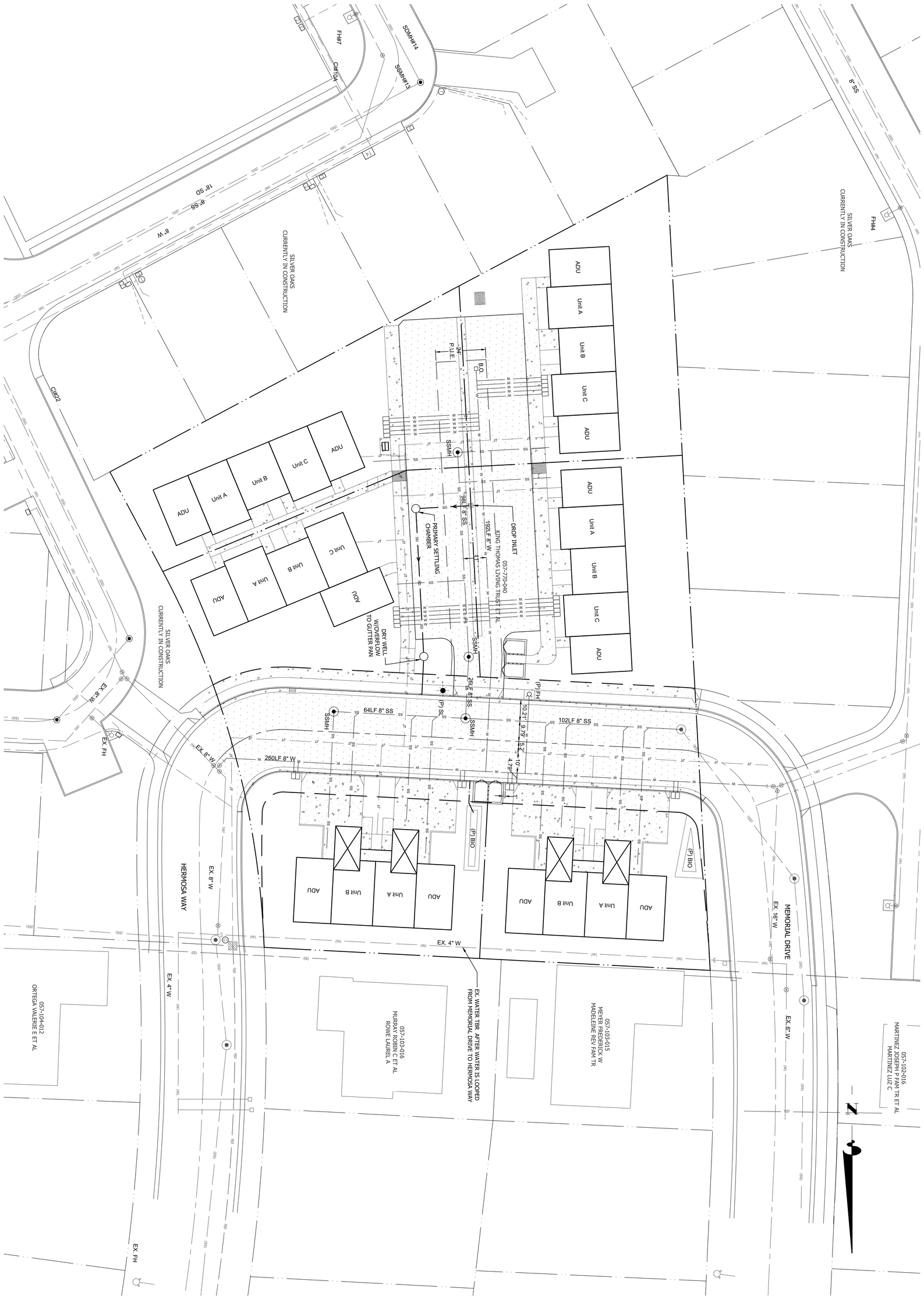
TENTATIVE MAP

GRADING PLAN

SCALE: 1" = 20'
DATE: 13 August 2020
JOB #: 119017
DWG: 119017TM.dwg

SHEET: 5 OF 7 SHEETS

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SHEET:	6
OF SHEETS	7
SCALE:	1" = 20'
DATE:	13 August 2020
JOB #:	119017
DWG:	119017TM.dwg

TENTATIVE MAP

UTILITY PLAN

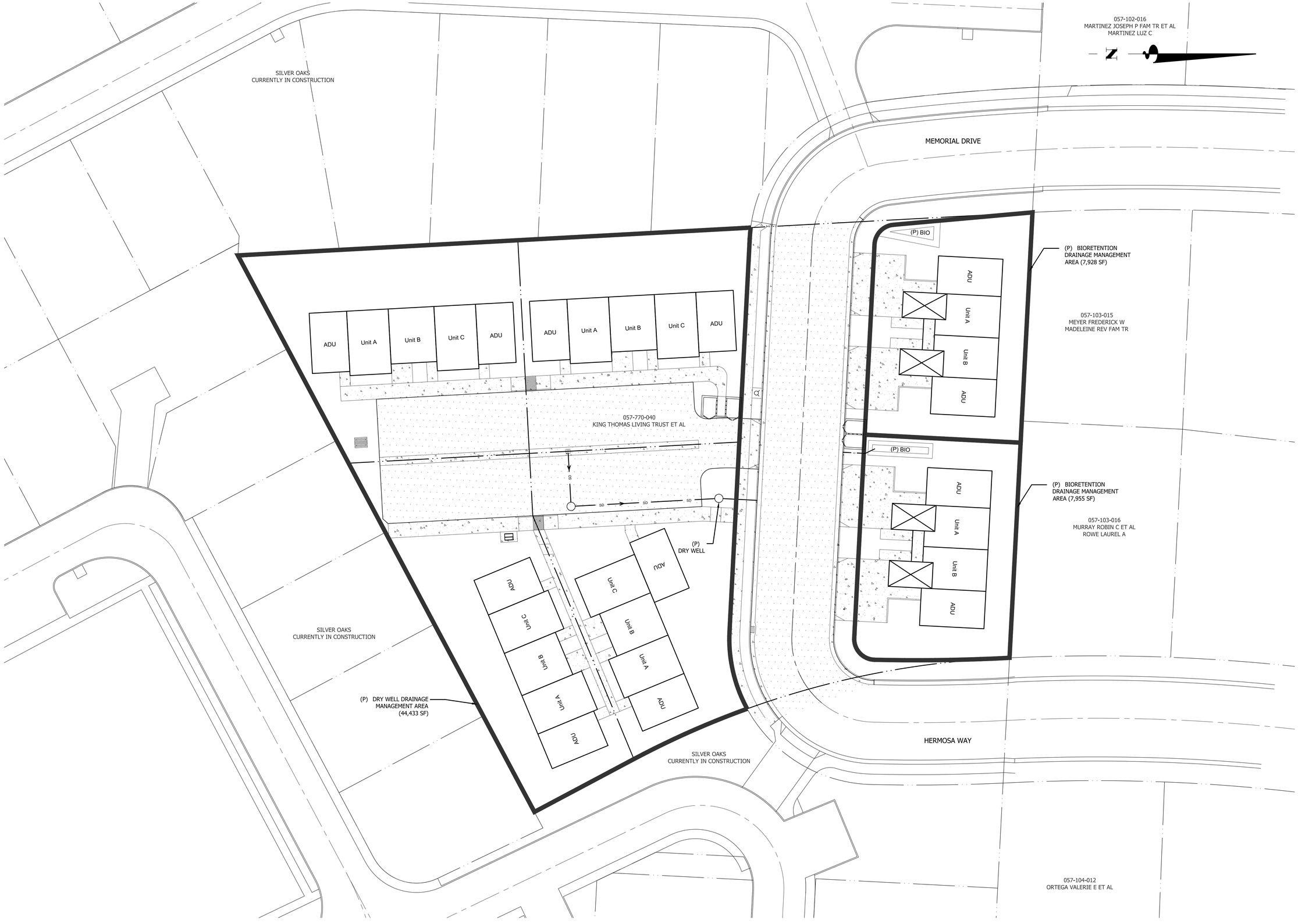
CITY OF HOLLISTER

APN 057-770-040
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SAN BENITO COUNTY, CALIFORNIA

NO.	REVISIONS	DATE

PRELIMINARY PLANS NOT FOR CONSTRUCTION

SAN BENITO ENGINEERING & SURVEYING, INC.
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CITY OF HOLLISTER
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MEMORIAL & HERMOSA
SAN BENITO COUNTY, CALIFORNIA

TENTATIVE MAP
POST-CONSTRUCTION STO-
RMWATER MANAGEMENT

SCALE: 1" = 20'
DATE: 13 August 2020
JOB #: 119017
DWG: 119017TM.dwg

SHEET: 7
OF 7 SHEETS

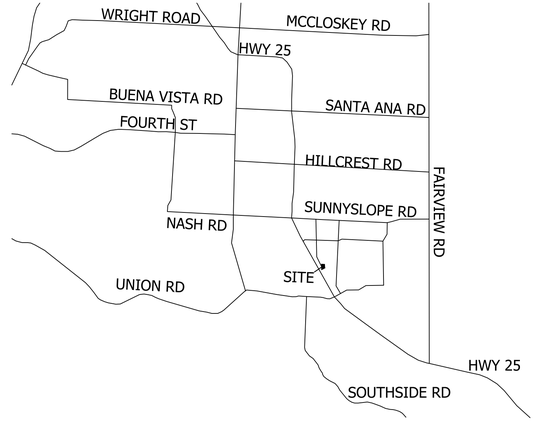
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SITE & ARCHITECTURAL REVIEW

MAJOR SUBDIVISION
ANNOTTI LANDING

SAN BENITO COUNTY, CA
AUGUST, 2020





VICINITY MAP

PROJECT INFORMATION:

OWNER:
TOM KING
1100 LA SALINA COURT
PUNTA GORDA, FL 33950
(831) 801-7994

APPLICANT:
ROGER MCDONALD
996 SAN BENITO STREET
HOLLISTER, CA 95023
(831) 801-0280

ENGINEER:
ANNE E. HALL, RCE 55611
SAN BENITO ENGINEERING & SURVEYING
502 MONTEREY STREET
HOLLISTER, CA 95023
(831) 637-2763

ASSESSORS PARCEL NO. 057-770-040
PARCEL AREA = 1.70 ACRES

GENERAL PLAN: MEDIUM DENSITY RESIDENTIAL
ZONING: MEDIUM DENSITY RESIDENTIAL
LAND USE: MEDIUM DENSITY RESIDENTIAL

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WATER SOURCE: SUNNYSLOPE COUNTY WATER DISTRICT
SEWER: CITY OF HOLLISTER
GAS AND ELECTRIC: PACIFIC GAS & ELECTRIC
TELEPHONE: AT&T

THIS PROJECT IS NOT WITHIN THE FLOOD PLAIN ACCORDING TO THE FLOOD INSURANCE MAPS DATED APRIL 16, 2009. (APPROXIMATE LIMIT OF THE FLOOD PLAIN IS SHOWN ON SHEET 9)

THIS PROPERTY IS NOT WITHIN A FAULT ZONE.

TOPOGRAPHIC SURVEY PERFORMED BY SAN BENITO ENGINEERING & SURVEYING, INC.

THIS PROPERTY IS CATEGORIZED AS AN URBAN UNZONED FIRE SEVERITY AREA.

DEVELOPMENT REGULATIONS:

MINIMUM LOT SIZE = 7,928 SF
MAXIMUM LOT SIZE = 11,374 SF
AVERAGE LOT SIZE = 10,053 SF

SETBACKS:
- FRONT = 15'
- REAR = 10'
- SIDE = 7'
- SIDE CORNER = 10'

TABLE OF CONTENTS

SHEET	DESCRIPTION
1	TITLE SHEET
C1	SITE PLAN
D-2	DUPLEX - LOWER FLOOR PLAN
D-3	DUPLEX - UPPER FLOOR PLAN
D-4	DUPLEX - ROOF PLAN
D-5	DUPLEX - ELEVATION 1
D-6	DUPLEX - ELEVATION 2
T-2	TRIPLEX - LOWER FLOOR PLAN
T-3	TRIPLEX - UPPER FLOOR PLAN
T-4	TRIPLEX - ROOF PLAN
T-5	TRIPLEX - ELEVATION 1
T-6	TRIPLEX - ELEVATION 2
T6-2	TRIPLEX LOT 6 - LOWER FLOOR PLAN
T6-3	TRIPLEX LOT 6 - UPPER FLOOR PLAN
T6-4	TRIPLEX LOT 6 - ROOF PLAN
T6-5	TRIPLEX LOT 6 - ELEVATION 1
T6-6	TRIPLEX LOT 6 - ELEVATION 2
C2	GRADING & DRAINAGE PLAN
L1	LANDSCAPE PLAN

SAN BENITO ENGINEERING & SURVEYING, INC.
502 Monterey Street Hollister, California 95023
(831) 637-2763 FAX (831) 854-9581 email: info@sanbenitoeng.com

PRELIMINARY NOT FOR CONSTRUCTION

REGISTERED CIVIL ENGINEER ANNE E. HALL LIC. NO. 55611 STATE OF CALIFORNIA

NO.	REVISIONS	DATE

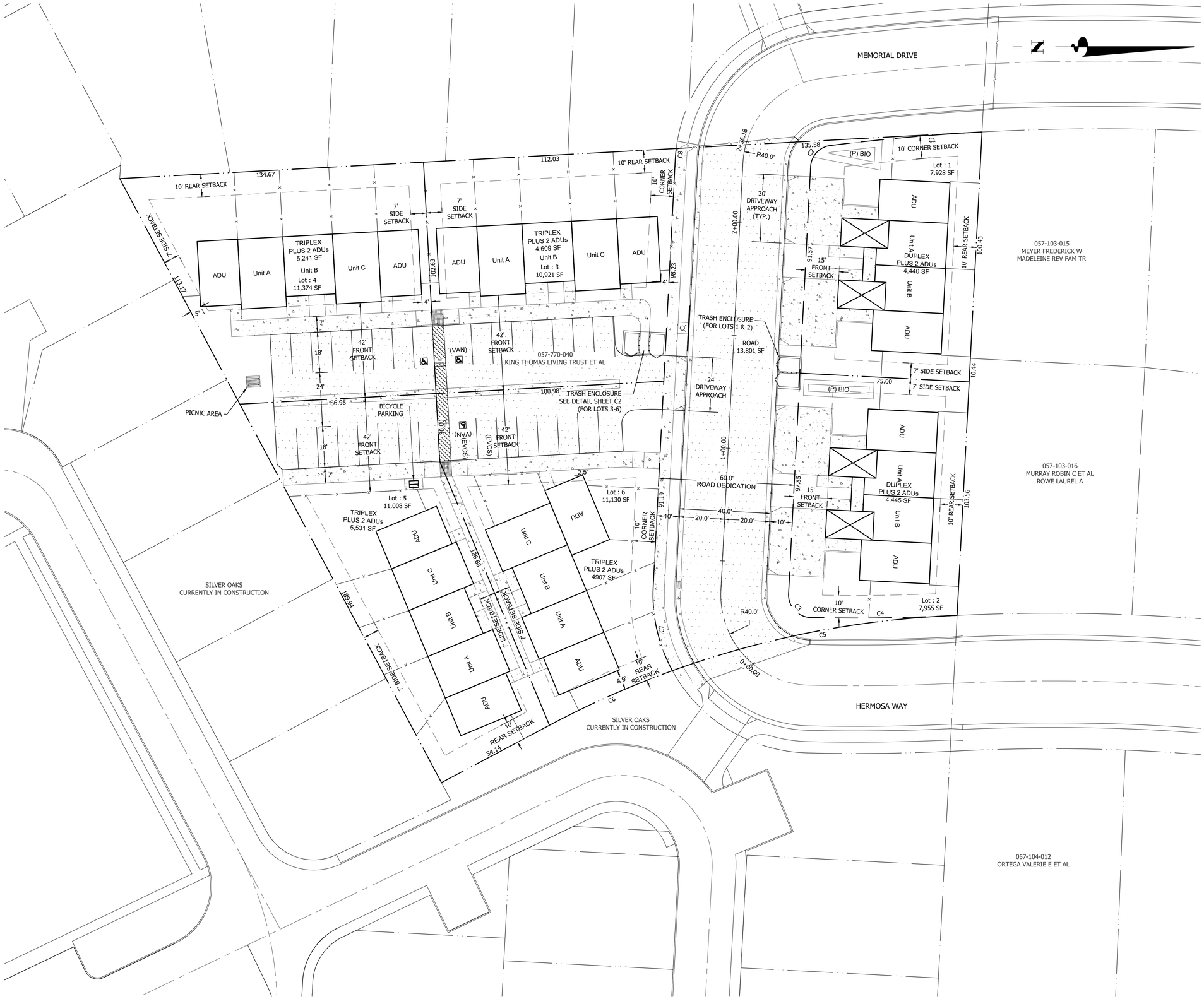
CITY OF HOLLISTER
APN 057-770-040
MEMORIAL & HERMOSA
SAN BENITO COUNTY, CALIFORNIA

COVER SHEET & NOTES

SCALE: AS NOTED
DATE: 13 August 2020
JOB #: 119017
DWG: 119017TM.dwg

SHEET: 1 OF 19 SHEETS

* FILE NAME: X:\AutoCAD Projects\2019\119017\dwg\119017TM.dwg * Plotted on: Thursday, 13 August 2020 at 3:43pm by: OWNER *



Curve Table			
Curve #	Length	Radius	Delta
C1	67.42'	970.0'	3° 58' 56"
C2	13.96'	10.0'	79° 57' 56"
C3	15.98'	10.0'	91° 34' 12"
C4	61.84'	840.0'	4° 13' 05"
C5	122.20'	416.3'	16° 49' 01"
C6	59.59'	416.3'	8° 12' 05"
C7	38.61'	70.0'	31° 36' 03"
C8	4.99'	70.0'	4° 05' 14"

(P) CONCRETE
4" PCC /8" CL2 AB

(P) ASPHALT
2.75" AC /10" CL2 AB

(VAN) - VAN ACCESSIBLE STALL

(EVCS) - ELECTRONIC VEHICLE CHARGING STATION - STALLS TO BE CONSTRUCTED TO FACILITATE FUTURE INSTALLATION OF ELECTRIC VEHICLE SUPPLY EQUIPMENT (EVSE)

DUPLEX AND TRIPLEX UNITS COMPLY WITH CITY OF HOLLISTER R-3 SETBACKS. ATTACHED ADU'S USE 4' SIDE AND REAR SETBACKS ESTABLISHED BY CALIFORNIA STATE ORDER

PARKING (LOTS 1 & 2)
REQUIRED PARKING:
(2/UNIT + 1 GUEST/ 4 UNITS) X 2 UNITS = **5 STALLS/LOT**
PROVIDED PARKING: **6 TOTAL** - (2 IN GARAGES, 4 ON DRIVEWAYS)

PARKING (LOTS 3-6)
REQUIRED PARKING:
(2/UNIT + 1 GUEST/ 4 UNITS) X 12 UNITS = **27 STALLS**
PROVIDED PARKING: **32 TOTAL -** 2 ADA (1 VAN ACCESSIBLE), 2 EV CHARGING (1 VAN ACCESSIBLE)

BICYCLE PARKING:
10% OF PROVIDED PARKING STALLS X 32 STALLS = 3.2 = **4**
PROVIDED BICYCLE PARKING: **4** TOTAL ON LOT 5

LOT COVERAGE:
LOT 1 - 39% COVERAGE
LOT 2 - 39% COVERAGE
LOT 3 - 28% COVERAGE
LOT 4 - 28% COVERAGE
LOT 5 - 29% COVERAGE
LOT 6 - 28% COVERAGE

LEGEND

EXISTING CONTOUR
PROPOSED CONTOUR
BOUNDARY
CENTERLINE
EDGE OF PAVEMENT
EXISTING FENCE
EXISTING RETAINING WALL
PROPOSED FENCE
PROPOSED STORM DRAIN
RETAINING WALL
STORM DRAIN MANHOLE
EXISTING POWER POLE
FIRE HYDRANT
STREET LIGHT
EXISTING SURVEY MONUMENT
PROPOSED SURVEY MONUMENT

ABBREVIATIONS

AB	AGGREGATE BASE
AC	ASPHALT CONCRETE
BLDG	BUILDING
BOW	BACK OF WALK
℄	CENTERLINE
CONC	CONCRETE
DMA	DRAINAGE MANAGEMENT AREA
EX.	EXISTING
FH	FIRE HYDRANT
(P)	PROPOSED
PX.XX	PAD GRADE
℄	PROPERTY LINE
R	RADIUS
R.O.W.	RIGHT OF WAY
RWX.X	RETAINING WALL HEIGHT
SD	STORM DRAIN
STA	STATION
S/W	SIDEWALK
TBR	TO BE REMOVED
TC	TOP OF CURB
TYP	TYPICAL

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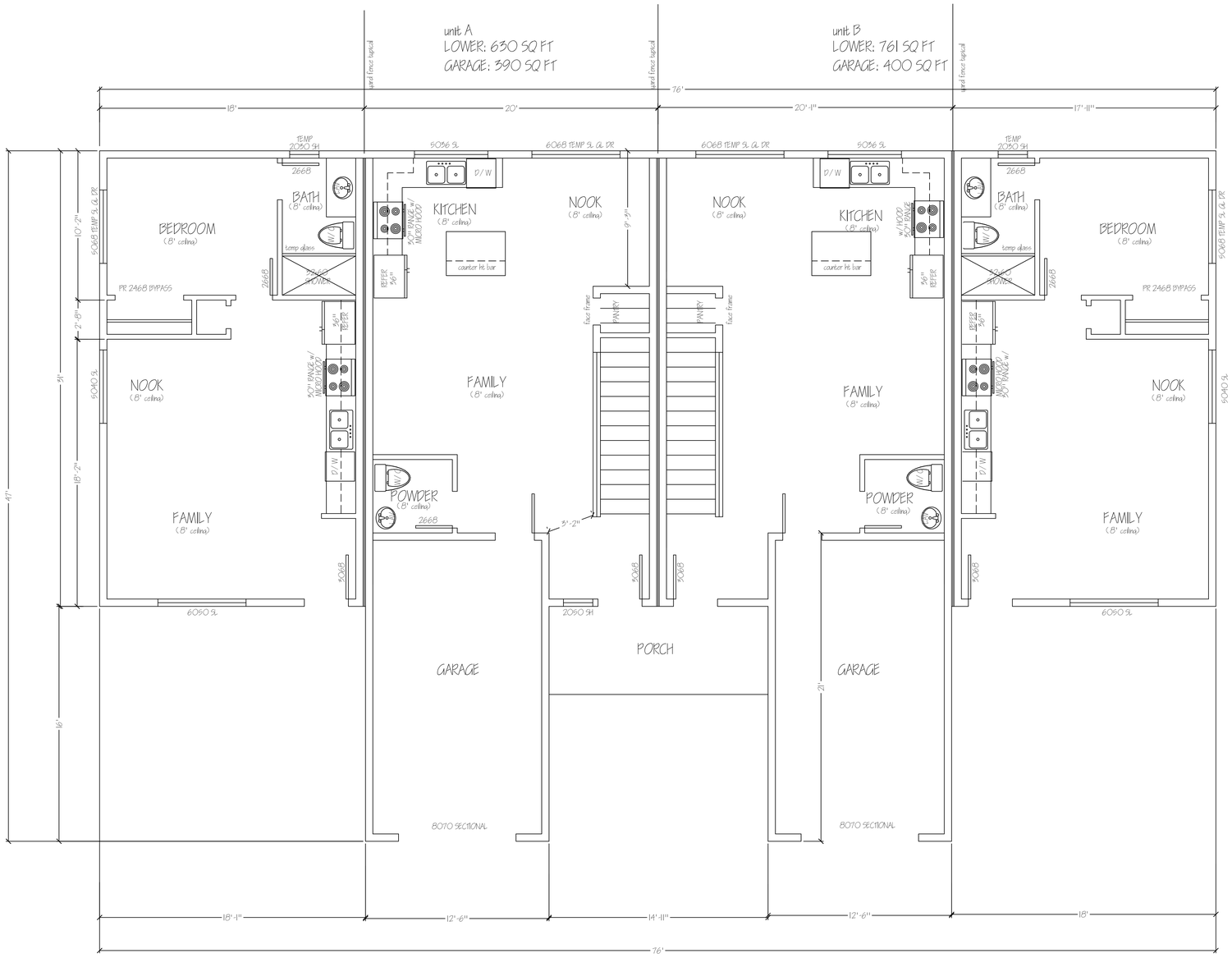
NO.	REVISIONS	DATE

CITY OF HOLLISTER
APN 057-770-040
MEMORIAL & HERMOSA
SAN BENITO COUNTY, CALIFORNIA

SITE & ARCHITECTURAL
SITE PLAN

SCALE: 1" = 20'
DATE: 13 August 2020
JOB #: 119017
DWG: 119017TM.dwg
SHEET: C1
OF 19 SHEETS

* FILE NAME: K:\AutoCAD Projects\2019\119017\dwg\119017TM.dwg * Plotted on: Thursday, 13 August 2020 at 3:43pm by: OWNER *



lower floor

ADU: 559 SQ FT

UNIT A: 566 SQ FT

unit A
UPPER: 618 SQ FT
GARAGE: 255 SQ FT

UNIT B: 569 SQ FT

unit B
UPPER: 620 sq ft
GARAGE: 254 SQ FT

ADU: 556 SQ FT

LOWER FLOOR PLAN

SCALE 1/ 4" = 1'-0"

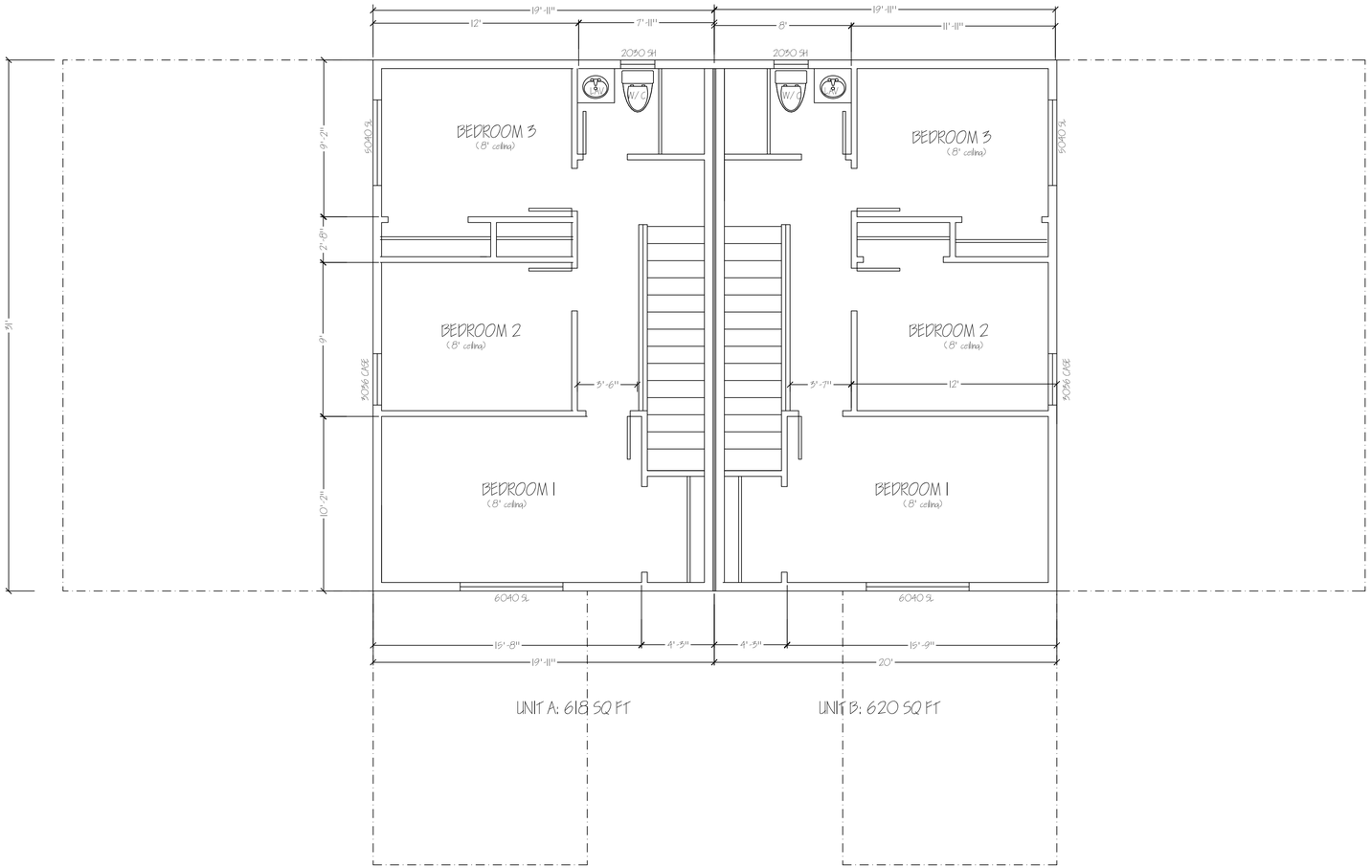
REVISIONS	BY

DESIGNS by a "I", INC.
TAMMY JACKSON
P.O. BOX 10125
Tahoe Paso, CA 93075
Phone: (831) 659-1079
Fax: (831) 854-0125

ANNOTTI LANDING

DUPLEX w/(2) ADU's

DRAWN	TAMMY
CHECKED	
DATE	DECEMBER 2019
SCALE	1/ 4" = 1'-0"
SHEET	D-2



upper floor

UPPER FLOOR PLAN

SCALE 1/4" = 1'-0"

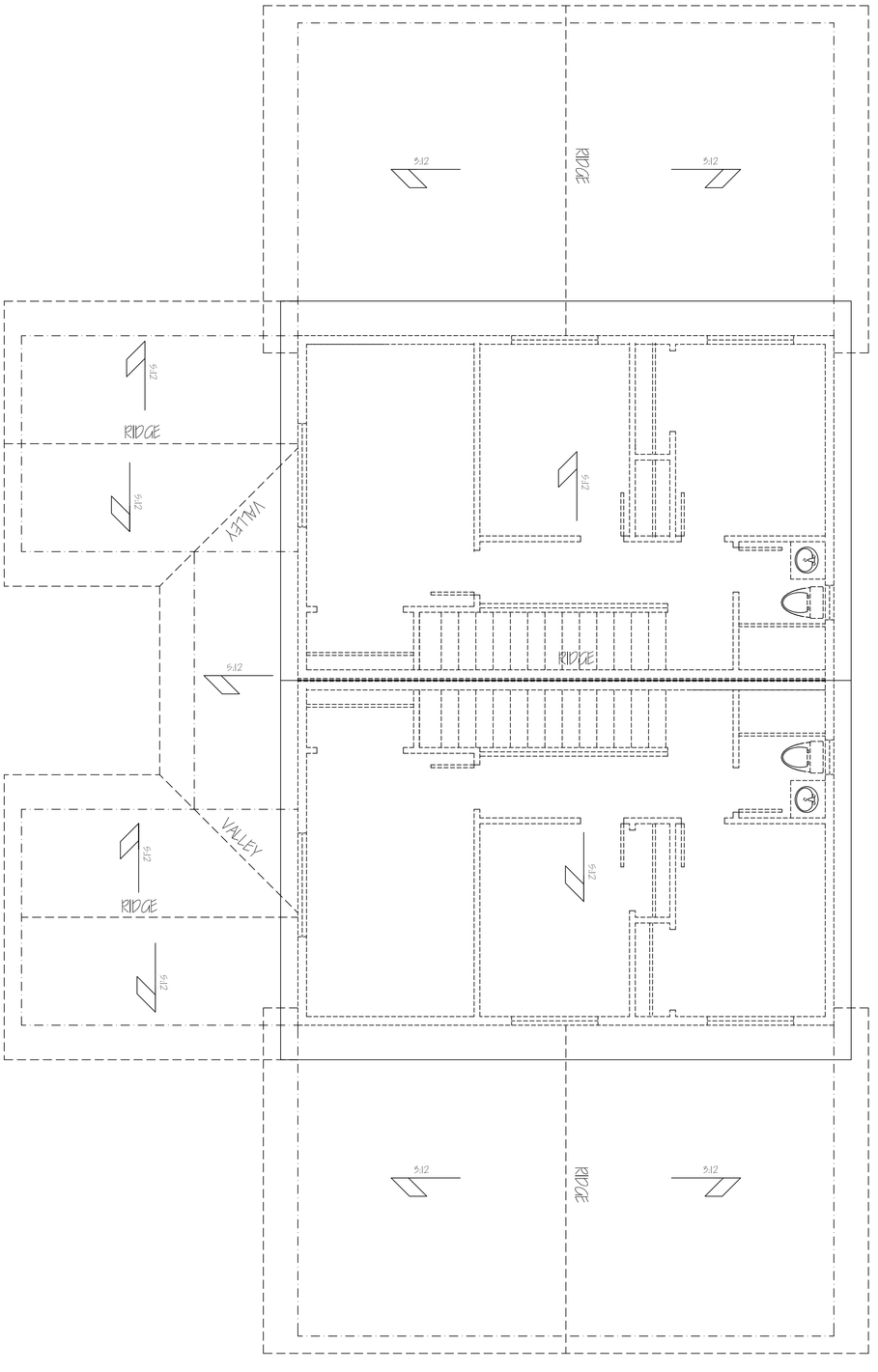
REVISIONS	BY

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Fax: (530) 654-0125

ANNOTTI LANDING

DUPLEX w/(2) ADU's

DRAWN
TAMMY
CHECKED
DATE
DECEMBER 2019
SCALE
1/4" = 1'-0"
SHEET
D-3



ROOF PLAN

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

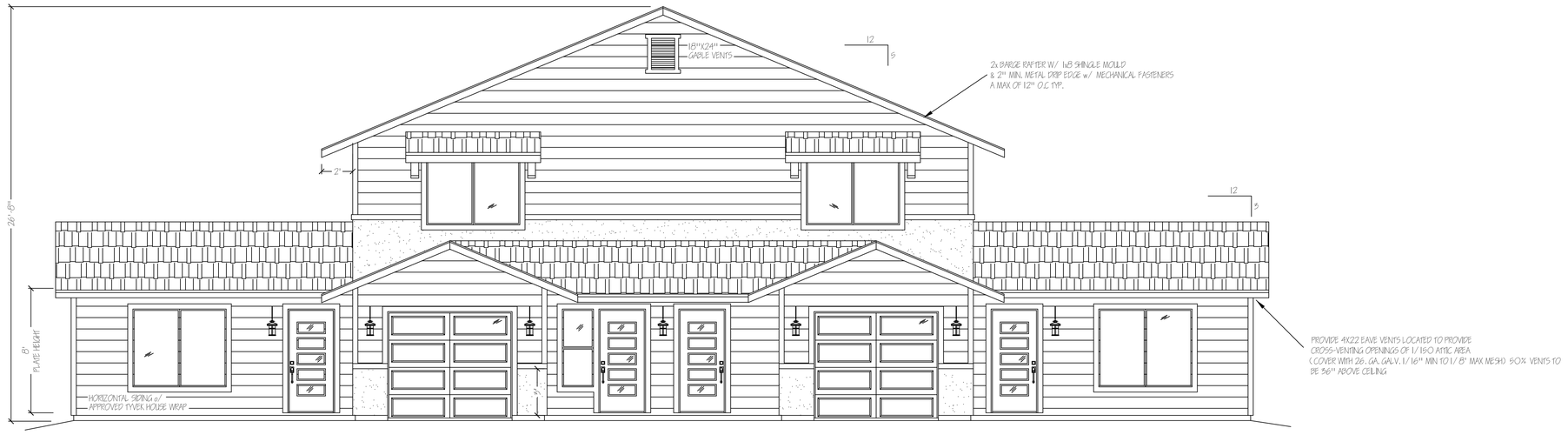
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A-4	TAMMY
SCALE	CHECKED
1/4" = 1'-0"	
DATE	
DECEMBER 2019	

ANNOTTI LANDING

DUPLEX w/(2) ADU's

DEZIGNS to a "T", INC.
TAMMY JACKSON
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Tres Pinos, CA 95079
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Fax: (831) 654-1029

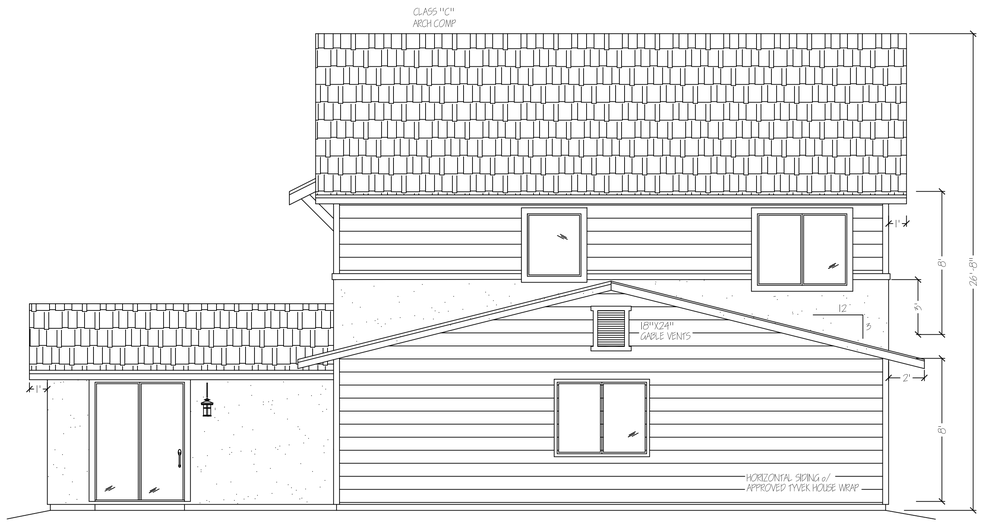
REVISIONS	BY



FRONT VIEW

COLORS:

UPSTAIRS BODY: KELLY MOORE 5790-3 MOUNT FAMP
DOWNSTAIRS BODY: KELLY MOORE 5783-3 VILLAGE SQUARE
TRIM: KELLY MOORE 14 FROST



RIGHT VIEW

ELEVATION NOTES:

1. STUCCO TO BE APPLIED WITH THREE COAT APPLICATION
2. ROOF PITCH 5:12 & 3:12 AS NOTED w/ CLASS "C" ARCH COMP
   UNDERLAYMENT FOR ASPHALT SHINGLES SHALL COMPLY w/ ASTM D2226 TYPE I; ASTM D4869 TYPE I, II, III, or IV; ASTM D6757, AND SHALL BEAR A LABEL INDICATION COMPLIANCE TO THE STANDARD DESIGNATION
3. OVERHANGS 24" w/ 12" @ GABLE ENDS
4. FOR STUCCO, PROVIDE 2 - LAYERS OF GRADE "D" PAPER UNDER THE CEMENT PLASTER COVERING WHEN APPLIED OVER WOOD SHEATHING
5. A WEEP SCREED SHALL BE PROVIDED @ THE FOUNDATION PLATE ON ALL EXTERIOR STUD WALLS. THE SCREED SHALL BE OF A TYPE THAT WILL ALLOW TRAPPED WATER TO DRAIN TO THE EXTERIOR OF THE BUILDING. THE WEEP SCREED SHALL BE AT LEAST 4" ABOVE THE EARTH AND 2" ABOVE PAVED AREAS- see detail ws.
6. STUCCO TO BE INSPECTED BETWEEN COATS
7. ROOF SHEATHING: 1/ 2" RADIANT BARRIER C-D, C-C, or CDX PLY or OSB w/ 8d @ 6"-12"
8. ALL GABLE ENDS TO BE SHEATHED ON EXTERIOR SIDE w/ 1/ 2" RADIANT BARRIER CDX PLY or OSB PER TITLE 24'S
9. EXTERIOR WALL WATER PROTECTION & FLASHING PER CRC 703.11, R703.2, R703.8
12. MINIMUM TYPE 30 FELT UNDERLAYMENT FOR CONC. TILE OR ARCH COMP SHINGLES
13. FOR SIDING PROVIDE APPROVED TYVEK HOUSE WRAP BELOW FINISHED MATERIAL
    TVEK MUSTCOMPLY w/ ASTM D 226
14. ADDRESS NUMBERS SHALL BE ARABIC NUMBERS OR ALPHABETICAL LETTERS
    ADDRESS SHALL BE PLAINLY VISIBLE & LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY.
    ADDRESS NUMBERS SHALL BE MINIMUM FOUR(4" 1/ 2 INCH MIN STROKE WIDTH, AND MOUNTED ON A CONTRAST ING BACKGROUND CLEARLY& VISIBLE FROM THE STREET. WHERE ADDRESS CANNOT BE VIEWED FROM A PUBLIC WAY, A MONUMENT OR POLE SHALL BE USED
    ADDRESS NUMBERS SHALL BE ILLUMINATED
15. FLASHINGS SHALL BE INSTALLED AT WALL & ROOF INTERSECTIONS, WHEREVER THERE IS A ROOF SLOPE
    OR DIRECTION & AROUND ROOF OPENINGS. A FLASHING SHALL BE INSTALLED TO DIVERT THE WATER AWAY FROM
    WHERE THE EAVE OF A SLOPED ROOF INTERSECTS A VERTICAL SIDEWALL

CA. GREEN MANDATORY REQUIREMENTS LISTED ON SHEET GR.1

ELEVATIONS

SCALE 1/ 4" = 1'-0"

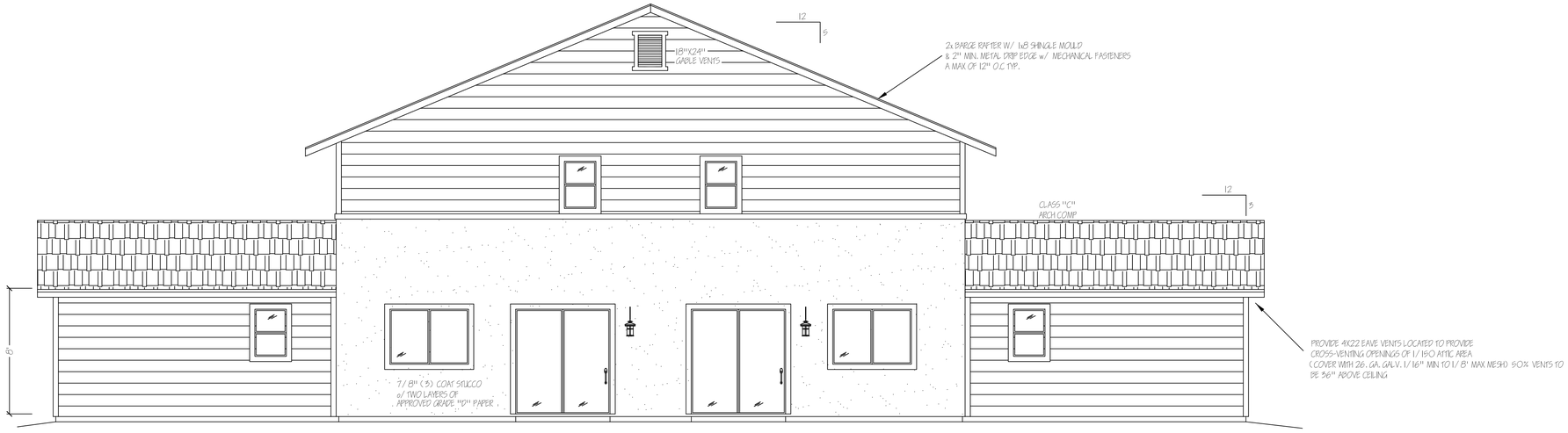
REVISIONS	BY

DESIGNS by a "I", INC.
TAMMY JACKSON
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Tres Pinos, CA 95075
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Fax: (831) 854-0225

ANNOTTI LANDING

DUPLEX w/(2) ADU's

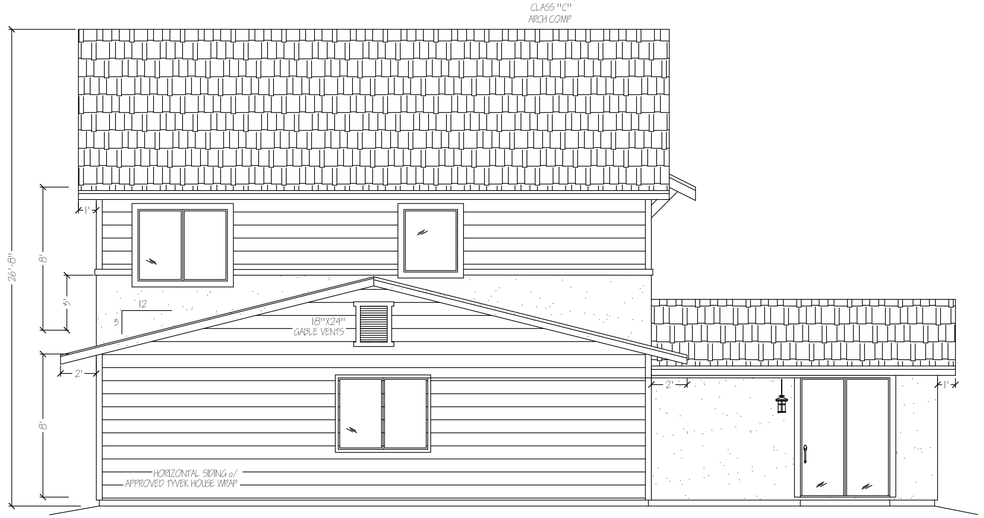
DRAWN	TAMMY
CHECKED	
DATE	DECEMBER 2019
SCALE	1/ 4" = 1'-0"
SHEET	D-5



REAR VIEW

COLORS:

UPSTAIRS BODY: KELLY MOORE 5750-3 MOUNT TAMP
DOWNSTAIRS BODY: KELLY MOORE 5785-3 VILLAGE SQUARE
TRIM: KELLY MOORE 14 FROST



LEFT VIEW

ELEVATION NOTES:

1. STUCCO TO BE APPLIED WITH THREE COAT APPLICATION
2. ROOF PITCH 5:12 & 3:12 AS NOTED w/ CLASS "C" ARCH COMP
   UNDERLAYMENT FOR ASPHALT SHINGLES SHALL COMPLY w/ ASTM D2226 TYPE I; ASTM D4869 TYPE I, II, III, or IV; ASTM D6757, AND SHALL BEAR A LABEL INDICATION COMPLIANCE TO THE STANDARD DESIGNATION
3. OVERHANGS 24" w/ 12" @ GABLE ENDS
4. FOR STUCCO, PROVIDE 2 - LAYERS OF GRADE "D" PAPER UNDER THE CEMENT PLASTER COVERING WHEN APPLIED OVER WOOD SHEATHING
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12. MINIMUM TYPE 30 FELT UNDERLAYMENT FOR CONC. TILE OR ARCH COMP SHINGLES
13. FOR SIDING PROVIDE APPROVED TYVEK HOUSE WRAP BELOW FINISHED MATERIAL
    TYVEK MUST COMPLY w/ ASTM D 226
14. ADDRESS NUMBERS SHALL BE ARABIC NUMBERS OR ALPHABETICAL LETTERS
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CAL GREEN MANDATORY REQUIREMENTS LISTED ON SHEET GB1

ELEVATIONS

SCALE 1/4" = 1'-0"

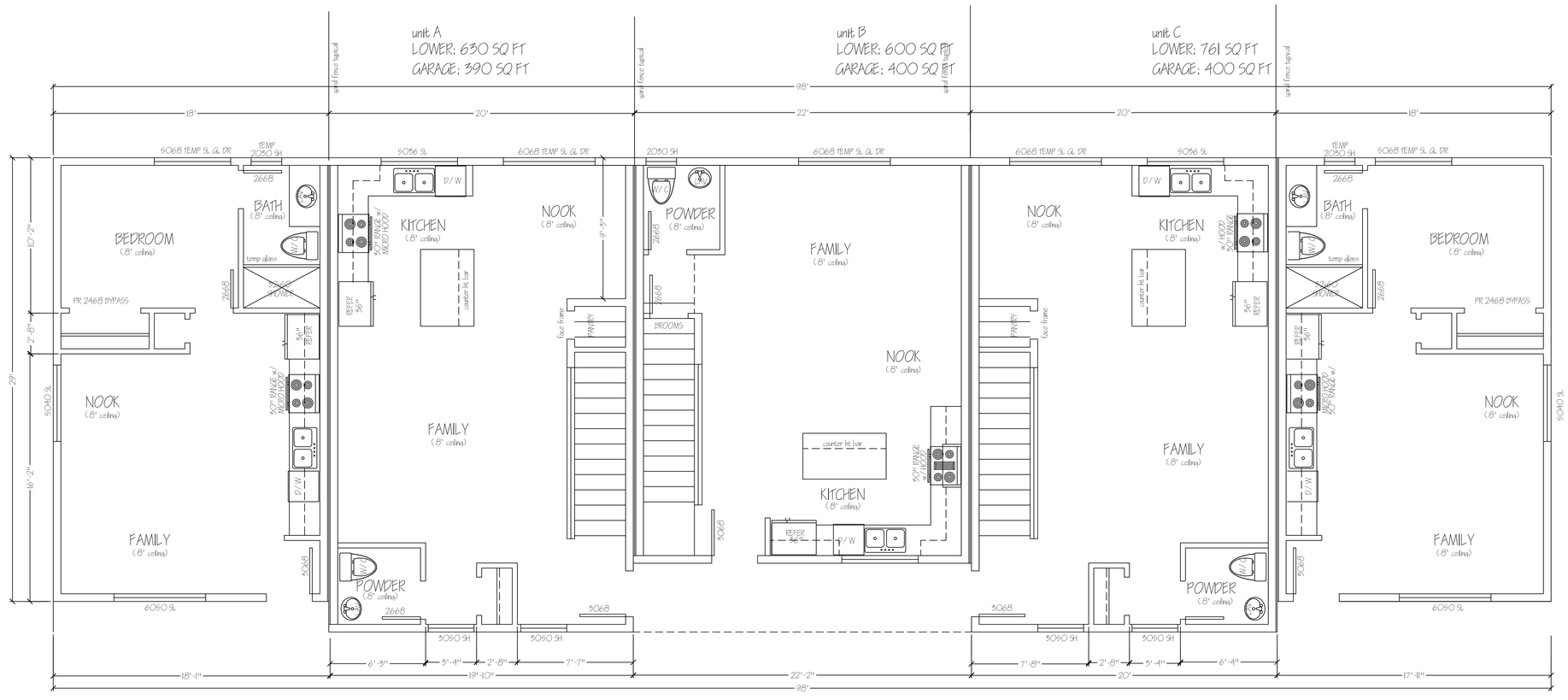
REVISIONS	BY

DESIGNS by a "T", INC.
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Tahoe Paxe, CA 96075
Phone: (530) 657-1079
Fax: (530) 854-0235

ANNOTTI LANDING

DUPLEX w/(2) ADU's

DRAWN	TAMMY
CHECKED	
DATE	DECEMBER 2019
SCALE	1/4" = 1'-0"
SHEET	D-6



ADU: 523 SQ FT | UNIT A-lower: 618 SQ FT | UNIT B-lower: 582 SQ FT | UNIT C-lower: 623 SQ FT | ADU: 520 SQ FT

lower floor

LOWER FLOOR PLAN

SCALE 1/4" = 1'-0"

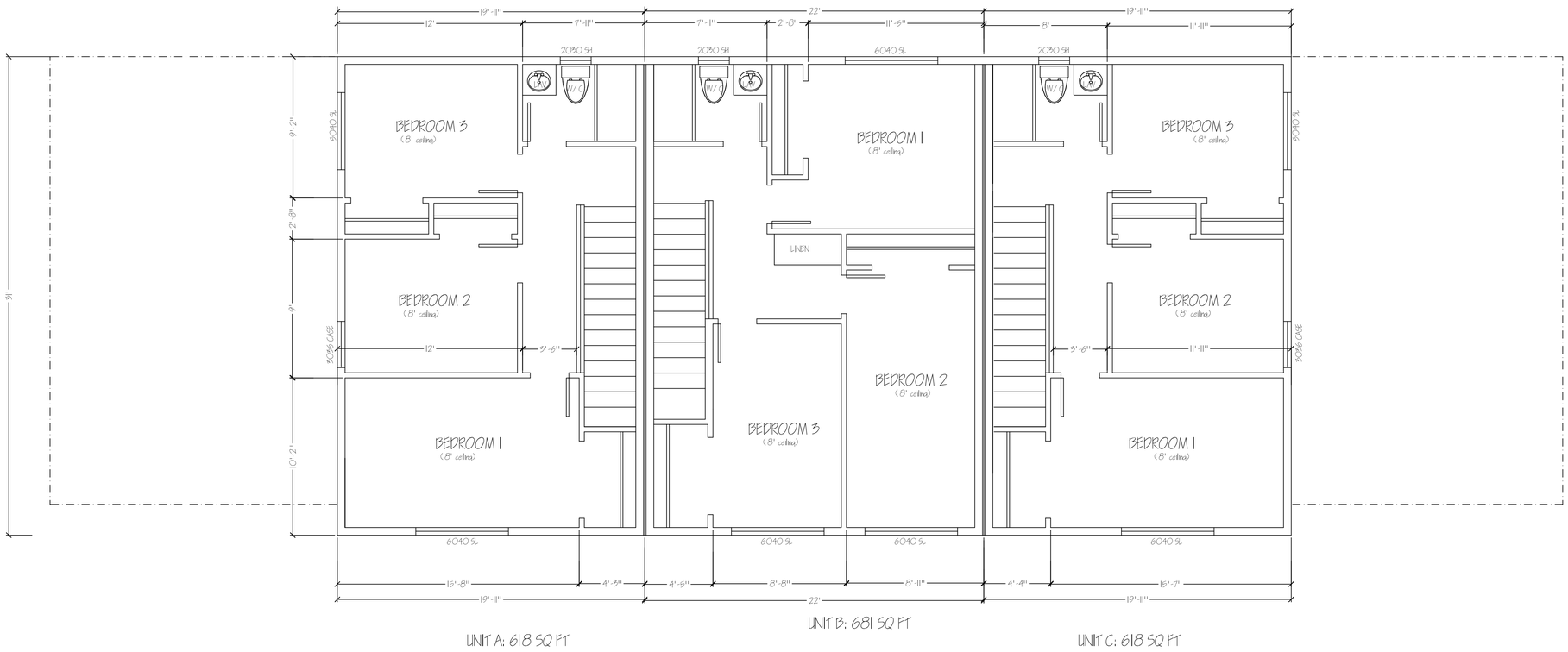
REVISIONS	BY

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Tres Pinos, CA 95075
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Fax: (831) 634-1025

ANNOTTI LANDING

TRIPLEX w/(2) ADU's

DRAWN	TAMMY
CHECKED	
DATE	DECEMBER 2019
SCALE	1/4" = 1'-0"
SHEET	T-2



UNIT A: 618 SQ FT

UNIT B: 681 SQ FT

UNIT C: 618 SQ FT

upper floor

UPPER FLOOR PLAN

SCALE 1/4" = 1'-0"

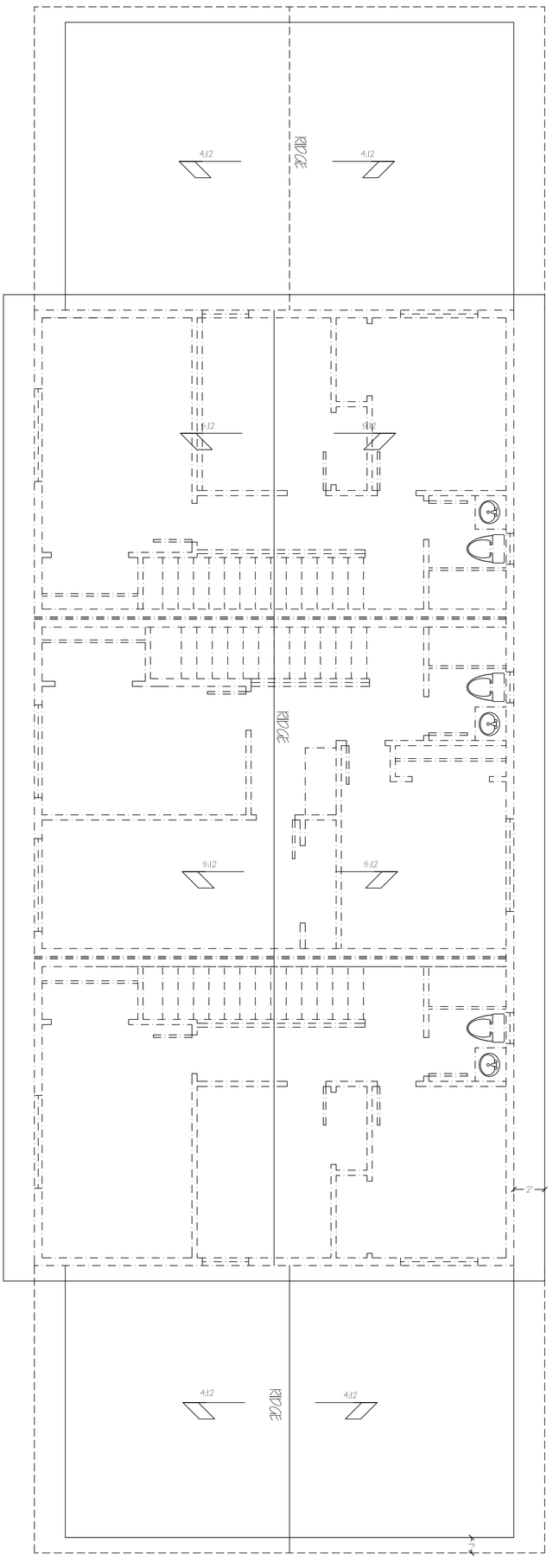
REVISIONS	BY

DEZIGNS to a "T", INC.
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P.O. BOX 10125
Tahoe Paxe, CA 96075
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Fax: (530) 659-1025

ANNOTTI LANDING

TRIPLEX w/(2) ADU's

DRAWN	TAMMY
CHECKED	
DATE	DECEMBER 2019
SCALE	1/4" = 1'-0"
SHEET	T-3



ROOF PLAN

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

McDONALD

TRIPLEX w/(2) ADU's

DESIGNS to a "T", INC.
TAMMY JACKSON
P.O. BOX 1029
Tres Pinos, CA 95079
Phone: (831) 667-1079
Fax: (831) 654-1025

SHEET T-4

SCALE 1/4" = 1'-0"

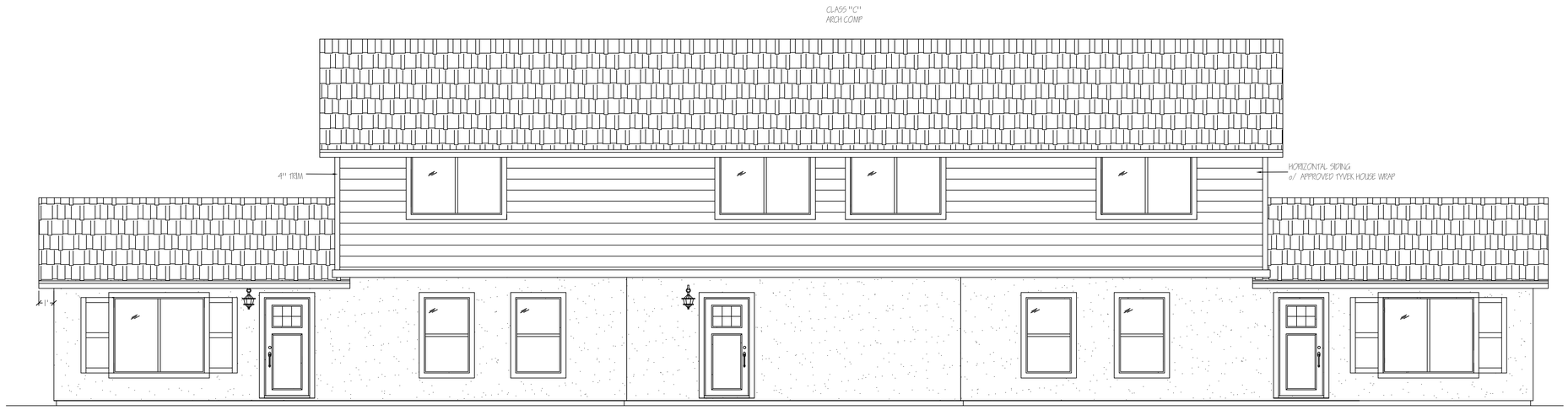
DESIGNED 2019

DATE

CHECKED

DRAWN

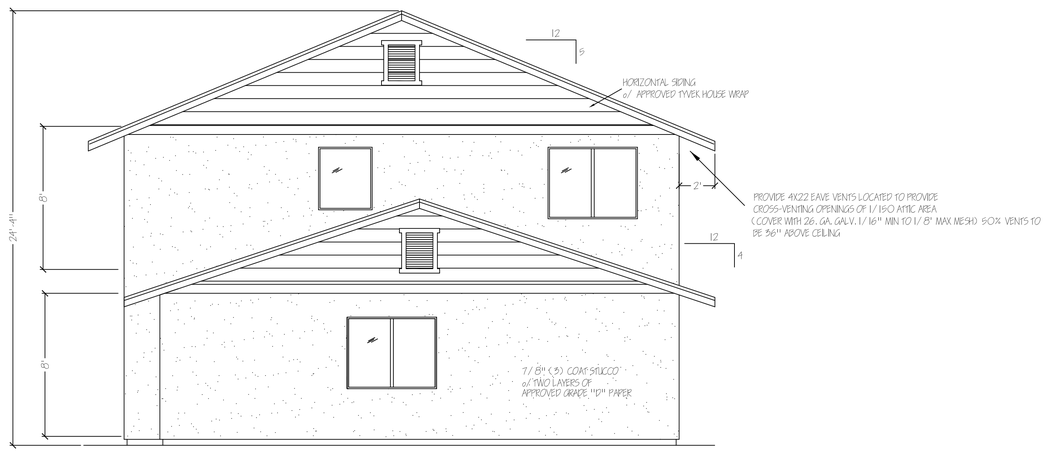
NO	DESCRIPTION	DATE
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FRONT VIEW

COLORS:

UPSTAIRS BODY: KELLY MOORE 5750-3 MOUNT TAMP
DOWNSTAIRS BODY: KELLY MOORE 5785-3 VILLAGE SQUARE
TRIM: KELLY MOORE 14 FROST



RIGHT VIEW

ELEVATION NOTES:

1. STUCCO TO BE APPLIED WITH THREE COAT APPLICATION
2. ROOF PITCH 5:12 & 4:12 AS NOTED w/ CLASS "C" ARCH COMP
   UNDERLAYMENT FOR ASPHALT SHINGLES SHALL COMPLY w/ ASTM D226 TYPE I; ASTM D4869 TYPE I, II, III, or IV; ASTM D6757, AND SHALL BEAR A LABEL INDICATING COMPLIANCE TO THE STANDARD DESIGNATION
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9. EXTERIOR WALL WATER PROTECTION & FLASHING PER CRC 703.1.1, R703.2, R703.13
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    TYVEK MUSTCOMPLY w/ ASTM D 226
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CAL GREEN MANDATORY REQUIREMENTS LISTED ON SHEET G01

ELEVATIONS

SCALE 1/ 4" = 1'-0"

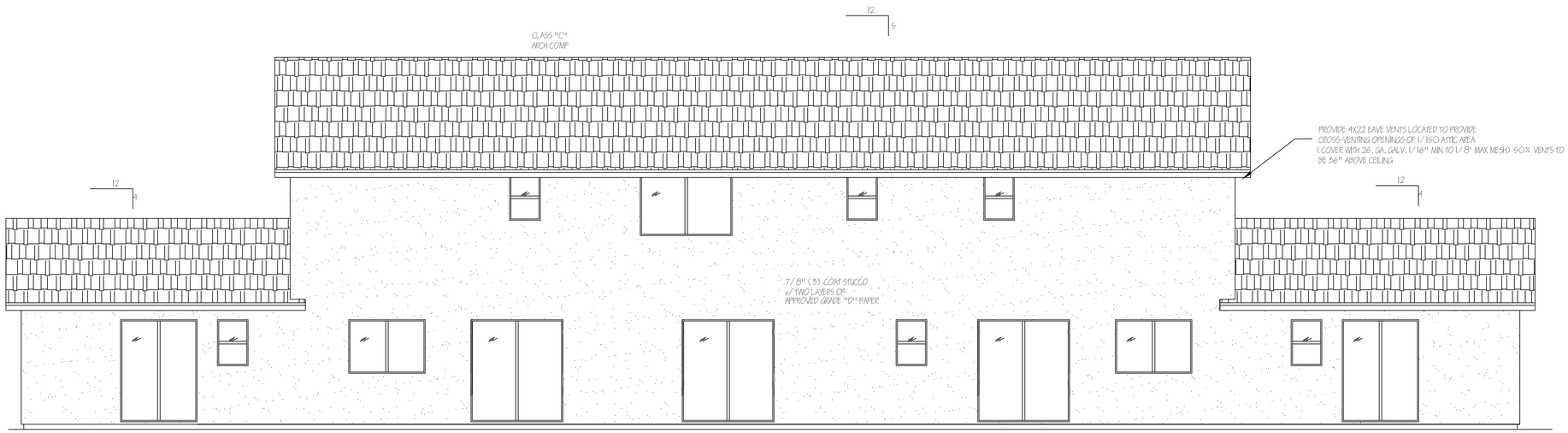
REVISIONS	BY

DESIGNS by a "I", INC.
TAMMY JACKSON
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Tahoe Paxes, CA 96175
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Fax: (530) 654-0125

ANNOTTI LANDING

TRIPLEX w/(2) ADU's

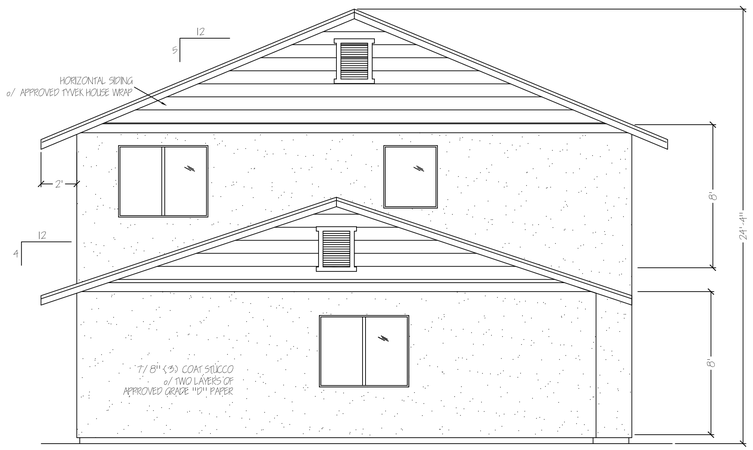
DRAWN	TAMMY
CHECKED	
DATE	DECEMBER 2019
SCALE	1/ 4" = 1'-0"
SHEET	T-5



REAR VIEW

COLORS:

UPSTAIRS BODY: KELLY MOORE 5790-3 MOUNT TAMP
DOWNSTAIRS BODY: KELLY MOORE 5785-3 VILLAGE SQUARE
TRIM: KELLY MOORE 14 FROST



ELEVATION NOTES:

1. STUCCO TO BE APPLIED WITH THREE COAT APPLICATION
2. ROOF PITCH 5:12 & 4:12 AS NOTED w/ CLASS "C" ARCH COMP
   UNDERLAYMENT FOR ASPHALT SHINGLES SHALL COMPLY w/ ASTM D226 TYPE I; ASTM D4869 TYPE I, II, III, or IV; ASTM D6757, AND SHALL BEAR A LABEL INDICATION COMPLIANCE TO THE STANDARD DESIGNATION
3. OVERHANGS 24" w/ 12" @ GABLE ENDS
4. FOR STUCCO, PROVIDE 2 - LAYERS OF GRADE "D" PAPER UNDER THE CEMENT PLASTER COVERING WHEN APPLIED OVER WOOD SHEATHING
5. A WEEP SCREED SHALL BE PROVIDED @ THE FOUNDATION PLATE ON ALL EXTERIOR STUD WALLS. THE SCREED SHALL BE OF A TYPE THAT WILL ALLOW TRAPPED WATER TO DRAIN TO THE EXTERIOR OF THE BUILDING. THE WEEP SCREED SHALL BE AT LEAST 4" ABOVE THE EARTH AND 2" ABOVE PAVED AREAS-see detail ws.
6. STUCCO TO BE INSPECTED BETWEEN COATS
7. ROOF SHEATHING: 1/ 2" RADIANT BARRIER C-D, C-C, or CDX PLY or OSB w/ 8d @ 6" 12"
8. ALL GABLE ENDS TO BE SHEATHED ON EXTERIOR SIDE w/ 1/ 2" RADIANT BARRIER CDX PLY or OSB PER TITLE 24'S
9. EXTERIOR WALL WATER PROTECTION & FLASHING PER CBC 703.11, R703.2, R703.8
12. MINIMUM TYPE 30 FELT UNDERLAYMENT FOR CONC. TILE OR ARCH COMP SHINGLES
13. FOR SIDING PROVIDE APPROVED TYVEK HOUSE WRAP BELOW FINISHED MATERIAL
    TYVEK MUSICOMPLY w/ ASTM D 226
14. ADDRESS NUMBERS SHALL BE ARABIC NUMBERS OR ALPHABETICAL LETTERS
    ADDRESS SHALL BE PLAINLY VISIBLE & LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY.
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    WHERE THE EAVE OF A SLOPED ROOF INTERSECTS A VERTICAL SIDEWALL

CAL GREEN MANDATORY REQUIREMENTS LISTED ON SHEET GR1

ELEVATIONS

SCALE 1/ 4" = 1'-0"

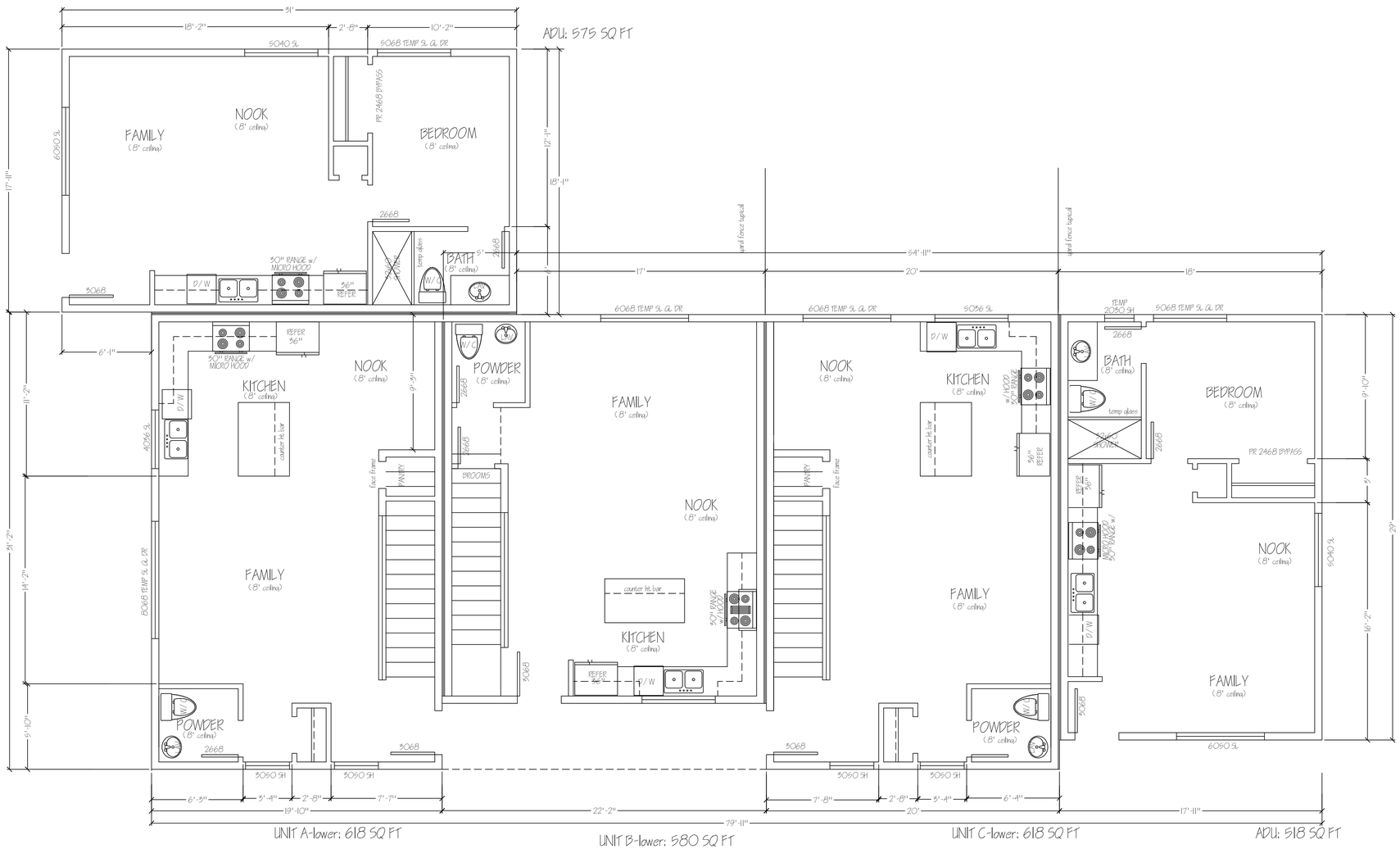
REVISIONS	BY

DESIGNS by a "I", INC.
TAMMY JACKSON
P.O. BOX 10235
Tahoe Paxes, CA 96075
Phone: (530) 659-1079
Fax: (530) 854-0235

ANNOTTI LANDING

TRIPLEX w/(2) ADU's

DRAWN	TAMMY
CHECKED	
DATE	DECEMBER 2019
SCALE	1/ 4" = 1'-0"
SHEET	T-6



LOWER FLOOR PLAN

SCALE 1/4" = 1'-0"

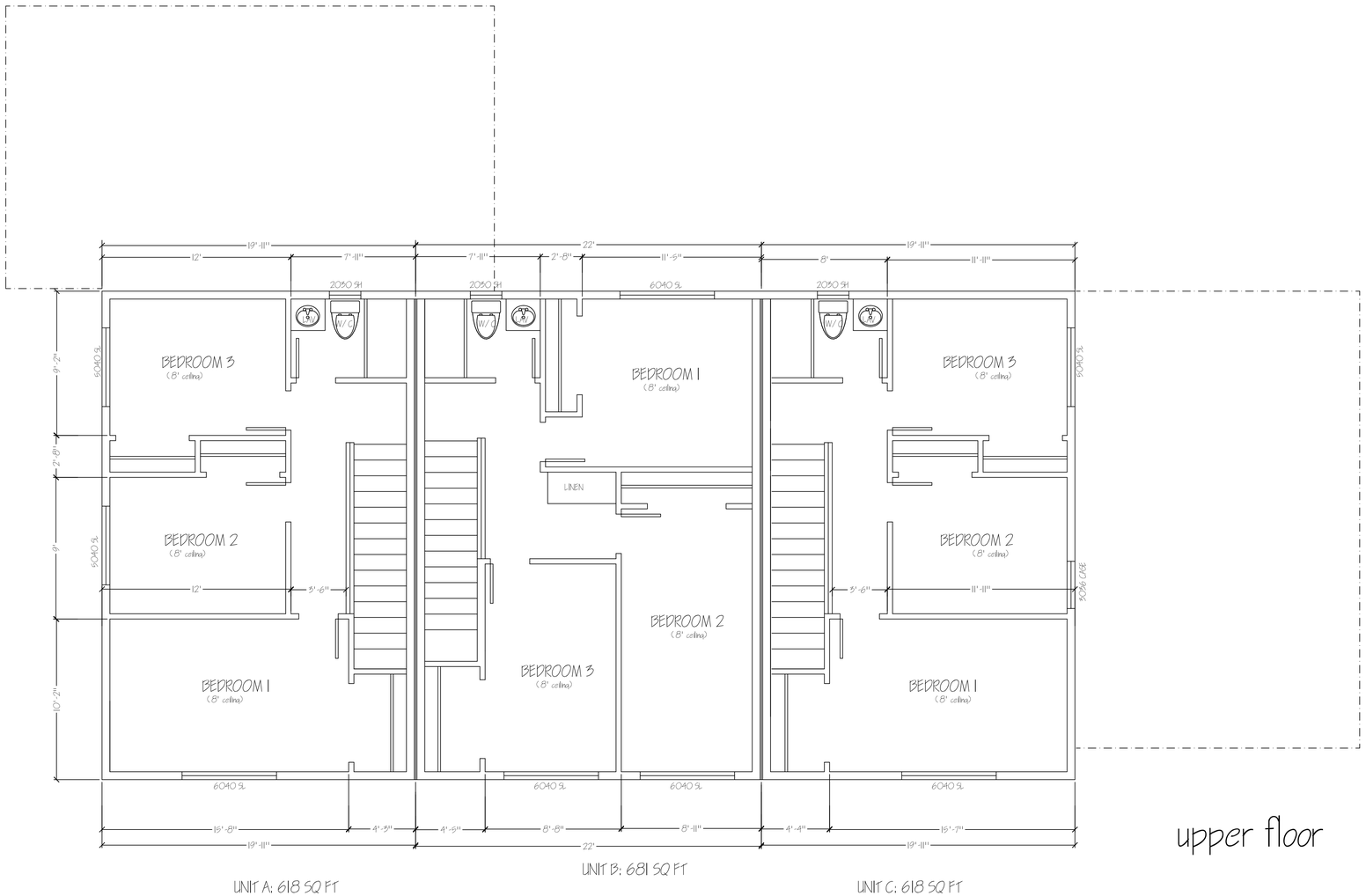
REVISIONS	BY

DEZIGNS by a "1", INC.
TAMMY JACKSON
P.O. BOX 10125
Terra Bella, CA 93270
Phone: (559) 697-1079
Fax: (559) 654-1025

ANNOTTI LANDING

TRIPLEX w/(2) ADU's/LOT 6

DRAWN	TAMMY
CHECKED	
DATE	DECEMBER 2019
SCALE	1/4" = 1'-0"
SHEET	T6-2



UNIT A: 618 SQ FT

UNIT B: 681 SQ FT

UNIT C: 618 SQ FT

upper floor

UPPER FLOOR PLAN

SCALE 1/4" = 1'-0"

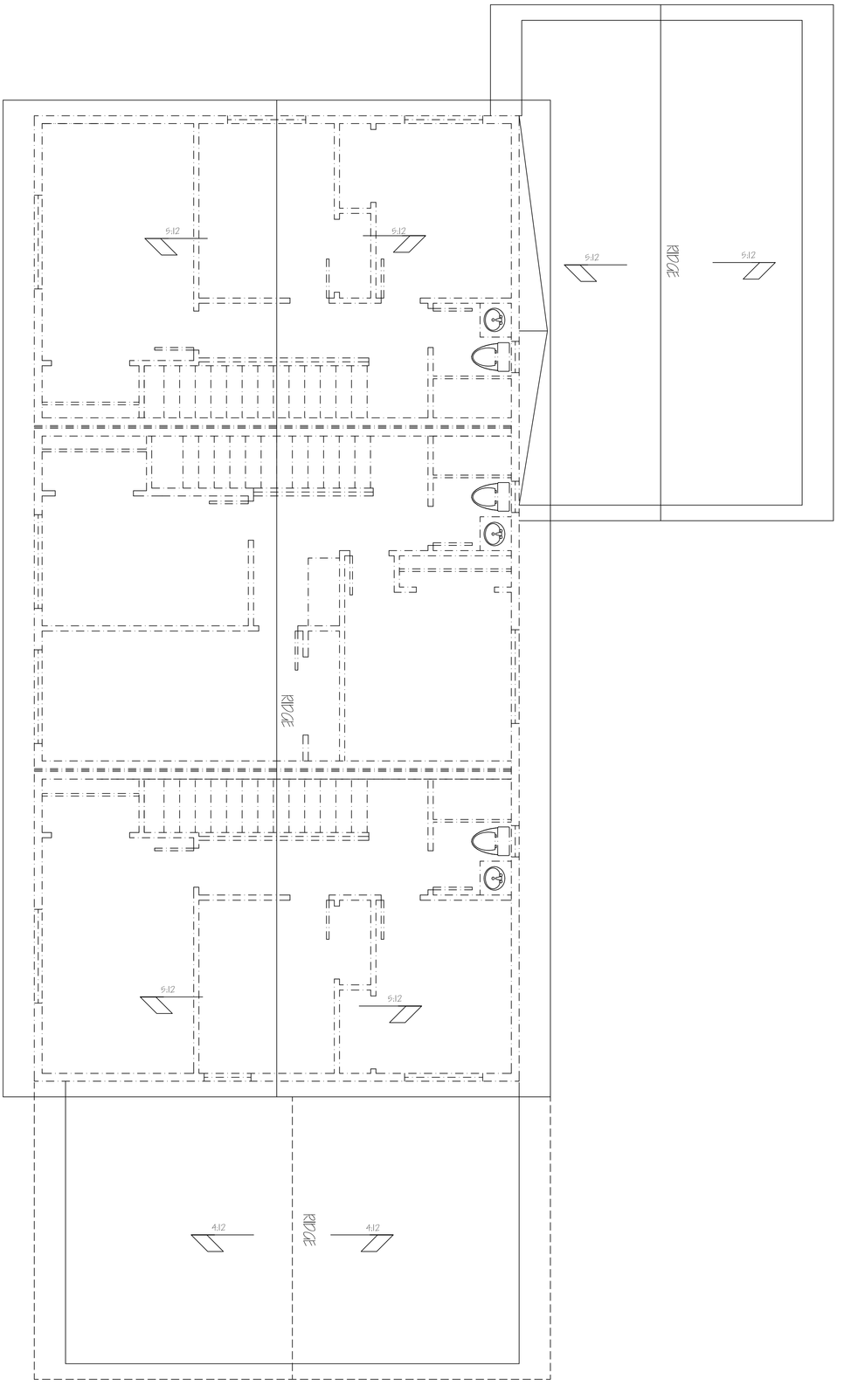
REVISIONS	BY

DESIGNS by a "T", INC.
TAMMY JACKSON
P.O. BOX 10235
Tahoe Paxe, CA 96075
Phone: (530) 659-1079
Fax: (530) 854-1025

ANNOTTI LANDING

TRIPLEX w/(2) ADU's/LOT 6

DRAWN	TAMMY
CHECKED	
DATE	DECEMBER 2019
SCALE	1/4" = 1'-0"
SHEET	T6-3



ROOF PLAN

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

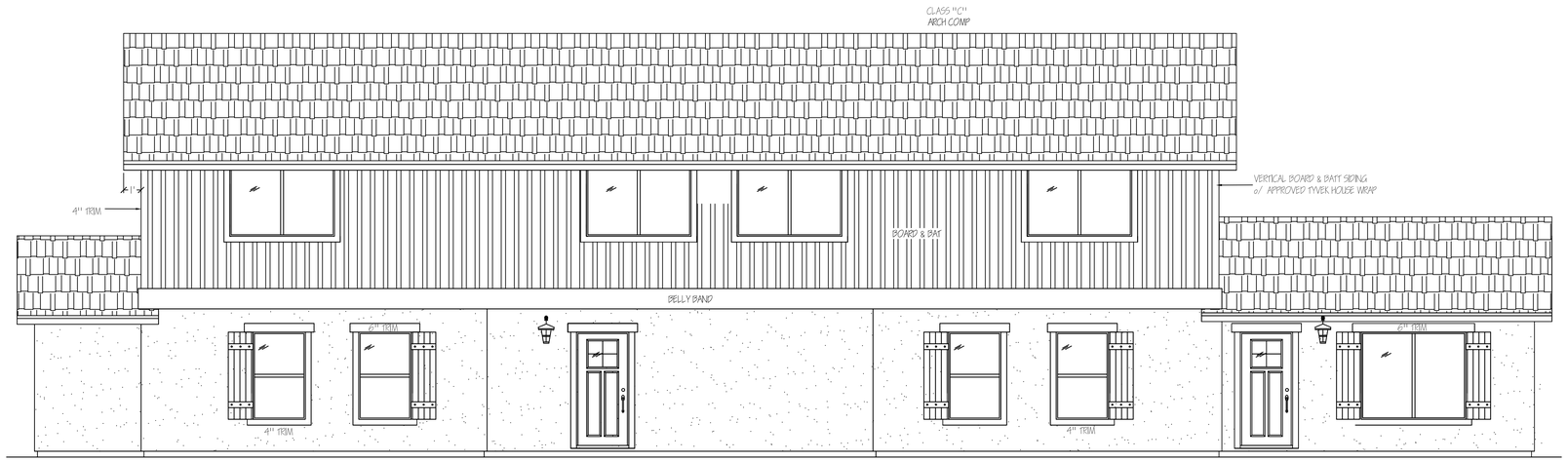
SHEET	T6-4
SCALE	1/4" = 1'-0"
DATE	DECEMBER 2019
CHECKED	
DRAWN	TAMMY

ANNOTTI LANDING

TRIPLEX w/(2) ADU's/LOT 6

DESIGNS to a "T", INC.
TAMMY JACKSON
P.O. BOX 1029
Tres Pinos, CA 95079
Phone: (831) 657-1079
Fax: (831) 654-1025

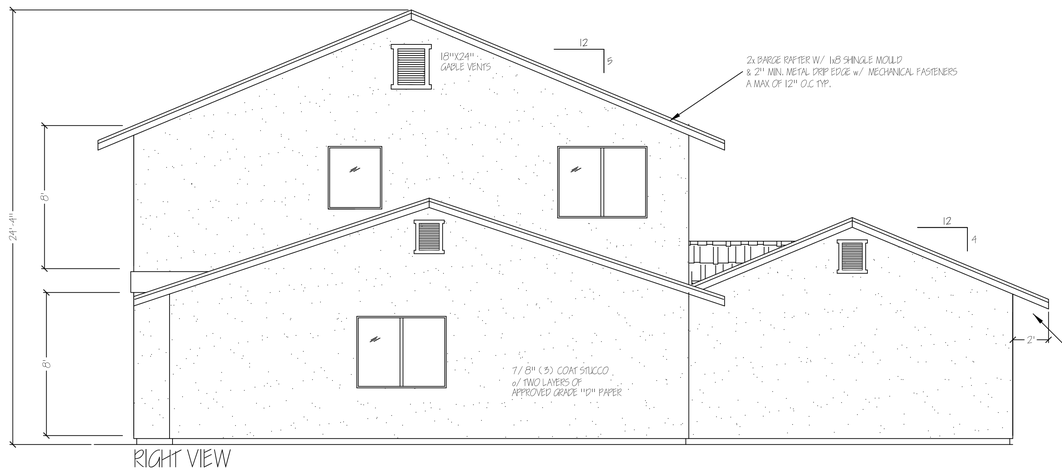
BY	
DATE	



FRONT VIEW

COLORS:

UPSTAIRS BODY: KELLY MOORE 5750-3 MOUNT TAMP
DOWNSTAIRS BODY: KELLY MOORE 5785-3 VILLAGE SQUARE
TRIM: KELLY MOORE 14 FROST



RIGHT VIEW

ELEVATION NOTES:

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CAL GREEN MANDATORY REQUIREMENTS LISTED ON SHEET GR1

ELEVATIONS

SCALE 1/ 4" = 1'-0"

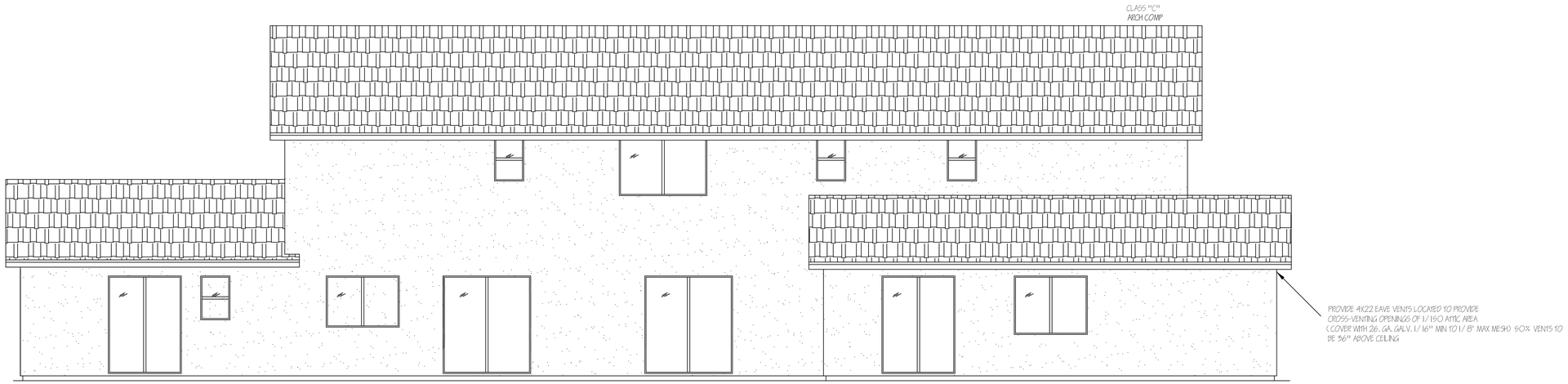
REVISIONS	BY

DESIGNS by a "I", INC.
TAMMY JACKSON
P.O. BOX 10235
Terra Bella, CA 93270
Phone: (559) 657-1079
Fax: (559) 654-0235

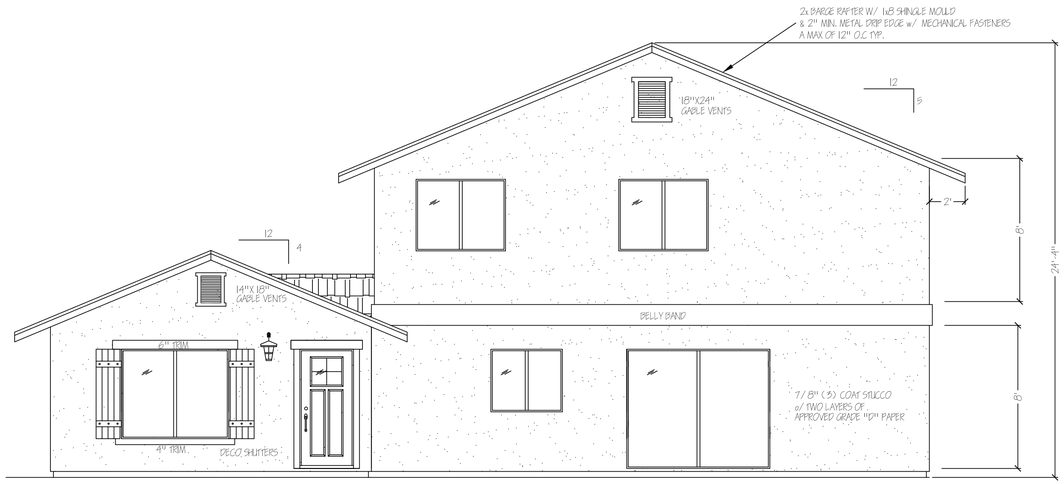
ANNOTTI LANDING

TRIPLEX w/(2) ADU's/LOT 6

DRAWN	TAMMY
CHECKED	
DATE	DECEMBER 2019
SCALE	1/ 4" = 1'-0"
SHEET	T6-5



REAR VIEW



LEFT VIEW

COLORS:

UPSTAIRS BODY: KELLY MOORE 6750-3 MOUNT TAMP
DOWNSTAIRS BODY: KELLY MOORE 5789-3 VILLAGE SQUARE
TRIM: KELLY MOORE 14 FROST

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CAL GREEN MANDATORY REQUIREMENTS LISTED ON SHEET G0.1

ELEVATIONS

SCALE 1/ 4" = 1'-0"

REVISIONS	BY

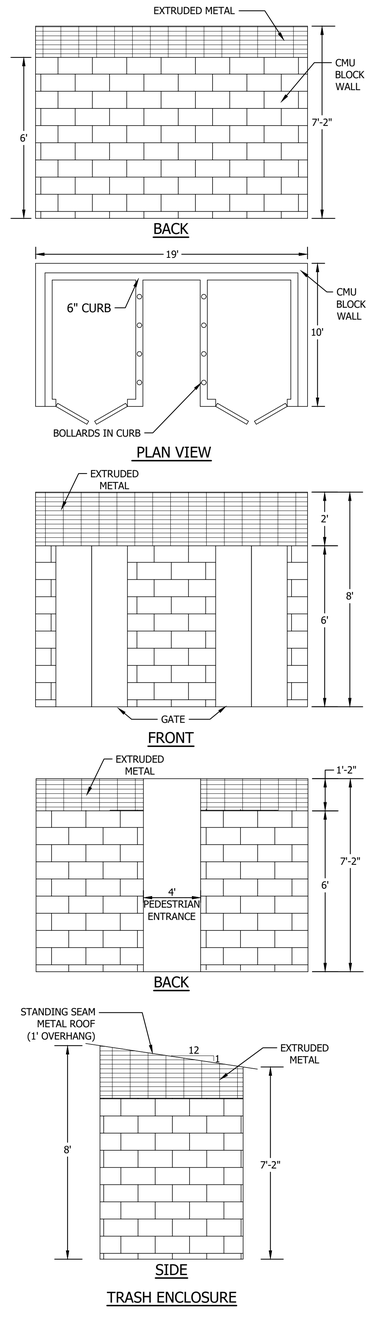
DESIGNS by a "I", INC.
TAMMY JACKSON
P.O. BOX 1025
Twin Peaks, CA 92075
Phone: (858) 859-1079
Fax: (858) 859-1025

ANNOTTI LANDING

TRIPLEX w/(2) ADUs/LOT 6

DRAWN	TAMMY
CHECKED	
DATE	DECEMBER 2019
SCALE	1/ 4" = 1'-0"
SHEET	T6-6





SAN BENITO ENGINEERING & SURVEYING, INC.
502 Monterey Street Hollister, California 95023
(831) 637-2763 FAX (831) 854-9581 email: info@sanbenitoeng.com

PRELIMINARY NOT FOR CONSTRUCTION
REGISTERED PROFESSIONAL ENGINEER
CHRISTOPHER M. KELLY
CIVIL
STATE OF CALIFORNIA

NO.	REVISIONS	DATE

CITY OF HOLLISTER
APN 057-770-040
MEMORIAL & HERMOSA
SAN BENITO COUNTY, CALIFORNIA

SITE & ARCHITECTURAL
GRADING & DRAINAGE PLAN

SCALE: 1" = 20'
DATE: 13 August 2020
JOB #: 119017
DWG: 119017TM.dwg

SHEET: C2
OF 19 SHEETS

* FILE NAME: X:\AutoCAD Projects\2019\119017\dwg\119017TM.dwg * Plotted on: Thursday, 13 August 2020 at 3:50pm by: OWNER *



CONCEPT PLANT SCHEDULE

DECIDUOUS TREES
Cercis occidentalis / Western Redbud
Lagerstroemia indica / Crape Myrtle

EVERGREEN TREES
Arbutus x 'Marina' / Arbutus Standard
Pyrus kawakamii / Evergreen Pear

STREET TREES
As per city standards

ACCENT SHRUB
Chondropetalum tectorum / Cape Rush
Dietes bicolor / Fortnight Lily
Phormium tenax 'Bronze Baby' / Bronze Baby New Zealand Flax
Phormium tenax 'Tom Thumb' / Dwarf Green Flax
Phormium tenax 'Yellow Wave' / New Zealand Flax

GRASSES
Festuca glauca / Blue Fescue
Nassella tenuissima / Texas Needle Grass

PERENNIALS
Achillea millefolium / Common Yarrow
Erigeron karvinskianus / Fleabane
Nepeta x 'Blue Beauty' / Blue Beauty Catmint

SHRUBS
Arbutus unedo / Strawberry Tree Shrub
Arctostaphylos densiflora 'Howard McMinn' / Howard McMinn Manzanita
Callistemon citrinus 'Little John' / Dwarf Bottle Brush
Correa pulchella / Australian Fuchsia
Dodonaea viscosa 'Purpurea' / Purple Leafed Hopseed Bush
Lantana montevidensis 'Yellow' / Trailing Lantana
Podocarpus macrophyllus / Yew Pine
Rhaphiolepis indica / Indian Hawthorn
Rosa x 'Flower Carpet White' / Rose

GROUND COVERS
Ceanothus griseus horizontalis / Carmel Creeper
Cotoneaster horizontalis / Rock Cotoneaster
Myoporum parvifolium / Trailing Myoporum

BIOSWALE
Carex divulsa / Berkeley Sedge

LANDSCAPE NOTES

1. IRRIGATION SHALL BE VIA AN AUTOMATIC TIMED SYSTEM UTILIZING DRIP SYSTEMS WHERE APPROPRIATE.
2. ALL SHRUB BEDS TO BE T0P DRESSED WITH 3" OF APPROVED BARK MULCH.
3. ALL PLANTS ARE LOW TO MEDIUM USE WATER.

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

NO.	REVISIONS	DATE

CITY OF HOLLISTER
APN 057-770-040
MEMORIAL & HERMOSA
SAN BENITO COUNTY, CALIFORNIA

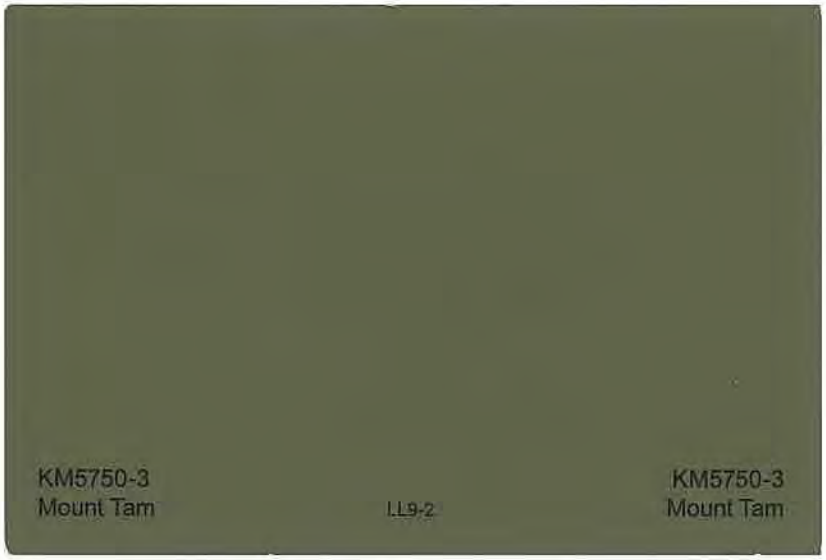
SITE & ARCHITECTUAL
CONCEPTUAL LANDSCAPE PLAN

SCALE: 1" = 20'
DATE: 13 August 2020
JOB #: 119017
DWG: 119017CLP.dwg

SHEET: L-1
OF 19 SHEETS

* FILE NAME: X:\AutoCAD Projects\2019\119017\dwg\Landscape plans\119017CLP.dwg * Plotted on Thursday, 13 August 2020 at 3:41pm by OWNER *

UPSTAIRS BODY



DOWNSTAIRS BODY



TRIM



MAJOR SUBDIVISION - ANNOTTI LANDING COLOR SAMPLES

PLANNING COMMISSION RESOLUTION NO. PC 2020-15

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HOLLISTER APPROVING VESTING TENTATIVE MAP NO. 2020-1 TO SUBDIVIDE A 1.70 ACRE SITE INTO SIX (6) LOTS WHERE TWO OF THE LOTS (LOT 1 AND LOT 2) WITHIN THE DEVELOPMENT WOULD HAVE A RESIDENTIAL DUPLEX WITH TWO ATTACHED ACCESSORY DWELLING UNITS AND FOUR OF THE LOTS (LOT 3 THROUGH LOT 6) WITHIN THE DEVELOPMENT WOULD HAVE A RESIDENTIAL TRIPLEX WITH TWO ATTACHED ACCESSORY DWELLING UNITS FOR A TOTAL OF SIXTEEN (16) THREE BEDROOM MULTIFAMILY UNITS AND TWELVE (12) ONE BEDROOM ACCESSORY DWELLING UNITS IN THE MEDIUM DENSITY RESIDENTIAL ZONING DISTRICT LOCATED AT 2001 MEMORIAL DRIVE (ROGER MCDONALD) APN 057-770-040

WHEREAS, Roger Mcdonald, ("the applicant") submitted an application to subdivide 1.70 acres into six (6) lots where two of the lots (lot 1 and lot 2) within the development would have a residential duplex with two attached accessory dwelling units and four of the lots (lot 3 through lot 6) within the development would have a residential triplex with two attached accessory dwelling units for a total of sixteen (16) three bedroom multifamily units and twelve (12) one bedroom accessory dwelling units, located at 2001 Memorial Drive, further identified as San Benito County Assessor's Parcel Number 057-770-040; 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 Major Subdivision applications; and,

WHEREAS, the Planning Commission held a duly noticed public hearing on August 27, 2020, to consider Vesting Tentative Map 2020-1, 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 2020-1 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 traffic, noise, air quality, or water quality and the site can be served adequately by all required utilities and public services.

   Evidence: *The project is exempt from CEQA,* Section 15332, *In-fill Development Projects, Class 32. The project is consistent with the general plan designation of medium density residential. The development of the site would occur within the city limits on a project site of less than five acres, and is substantially surrounded by other residential uses. The project site has no value as habitat for endangered rare or threatened species. Approval of the project will 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.*

SUBDIVISION FINDINGS:

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

   Evidence: *The project site consists of one parcel identified as apn 057-770-040 located in the Medium Density Residential Zoning District. The project site has a land use designation of Medium Density Residential on the Hollister General Plan Land Use Plan. The subdivision would have sixteen (16) multifamily residential units on 1.70 acres for a density of 9.4 dwelling units per net acre which is consistent with the density allowed by the land use designation of eight to twelve units per net acre. In addition to the 16 multifamily residential dwelling units on the 1.70 acre site there would be 12 one bedroom accessory dwelling units that would be no larger than 50% of the size of the main residential unit that they would be attached to. Per Section 65852.2(a)(1)(C) of the California Government Code accessory dwelling units do not exceed the allowed density for the lot upon which the accessory dwelling unit is located, and the accessory dwelling units are a residential use that is consistent with the existing general plan and zoning designation for the lot.*

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

   Evidence: *The project subdivision, as submitted, along with the proposed conditions of approval, demonstrates that the application complies with Chapter 16.20 Design Standards and Chapter 17.04 Residential Zoning districts of the Hollister Municipal Code.*

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.

Evidence: *The project is exempt from CEQA,* Section 15332, *In-fill Development Projects, Class 32. The project is consistent with the general plan designation of medium density residential as well as the zoning designation of medium density residential. The development of the site would occur within the city limits on a project site of less than five acres, and is substantially surrounded by other residential uses. The project site has no value as habitat for endangered rare or threatened species. Approval of the project will 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.*

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 application approval is for the Vesting Tentative Map 2020-1 submitted by San Benito Engineering & Surveying, Inc. This approval expires on August 27, 2022, 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 February 27, 2022. This should allow sufficient review time to process the final map for recordation, prior to the expiration date of August 27, 2022. The final map must substantially comply with the approved Vesting Tentative Map. Failure to obtain an extension by the applicant either per an automatic extension of the Subdivision Map Act or by the City of Hollister shall result in the expiration of the Vesting Tentative Map. The Final Map shall be recorded prior to the expiration of the Vesting Tentative Map. Prior to the expiration of the Vesting 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, against any claim, action or proceeding against the City of Hollister, its agents, officers or employees to attack, set aside, void, or annul an approval of the City Council, Planning Commission, advisory agency, or appeal board concerning this subdivision, which action is brought within the time period provided for in Section 66499.37. The City shall promptly notify the applicant of any claim, action or proceeding 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. 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 Vesting 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. **Right of Way Improvements:** The applicant shall dedicate, improve, and guarantee by bond full rights-of-way for the following road improvements as shown on the approved Site and Architectural Plan submittal, 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. All support documentation including but not limited to a sewer and water line grid and water sampling device for water analysis at opposite ends of the project site to avoid using water hydrants for water analysis and sewer shall be provided to the City Engineer concurrent with the first submittal of the final map or prior to recordation.

a. **Memorial Drive Connection to Hermosa Way:** The existing south terminus of Memorial Drive shall extend and loop onto the existing south terminus of Hermosa Way. The developer shall construct road improvements for a sixty (60) foot right-of-way width with a forty (40) foot curb to curb width. The road, along the frontage to the south and north, shall have full road improvements, including, but not limited to sidewalk, curb, gutter, lighting, undergrounding of any existing overhead utilities, irrigation, and landscaping, as well as, any additional improvements as determined by the City Engineer. All improvements shall adhere to Americans with Disabilities Act requirements.

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 7:00 a.m. to 6:00p.m. Monday through Friday and 8:00 a.m. to 6:00 p.m. 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. Street Names. Prior to recordation of the final map the subdivider shall submit 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 all final maps. Any alterations to the street names may be allowed only after a re-submittal to the City Engineering Department of the revised street names and review and approval of the DRC and County Communications.

15. Site Clearance. If applicable, the project site shall be property 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.

16. Temporary barricades. All streets temporarily ending at property lines shall be barricaded in accordance with City Standards.

17. Residential fencing: 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 fence standards in the Hollister Municipal Code. Fencing of the subdivision shall be placed along all residential boundaries. Double fencing shall not be allowed.

18. 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.

19. 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, entitled "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.

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. 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.

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 address all required post-construction stormwater runoff BMP control measures, as applicable. The SWCP that the applicant shall provide and submit as part of the plan, for City review and approval, shall comply with Resolution No R3-2013-0032 referenced in COA 18. 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: 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 all areas

tributary to the site, and 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. 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.

24. 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.

25. 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 residents. 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.

26. Storm Water and Grading Permit: Prior to any approval of any storm water 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 a 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. The WDID number shall be added to the title sheet of the plans permitting grading.

27. 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 Vesting 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 improvements plans are submitted for review.
    c. The improvement plan 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 but 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.

28. Construction of improvements: All improvements required shall be constructed in accordance with the City of Hollister Design Standards, Standard Plans and Standard Specifications 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.

29. Water line improvements: The water system improvements shall be subject to the review and approval of the City of Hollister with the following requirements: 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.

30. Utilities: The subdivider shall underground all utilities, including all existing overhead utilities along the project frontage. 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.

31. Public utilities and tree planting easement: The subdivider shall dedicate a ten foot tree planting/maintenance easement along all street frontages if deemed necessary by the City of Hollister Engineering Department.

32. 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.

33. Easements: Concurrent with the first submittal of the final map and prior to recordation, provide the City with all necessary reciprocal easements to include but not be limited to access, trash enclosure, and all necessary operations and maintenance facilities as determined by the City Engineer. The subdivider shall dedicate right-of-way and easements for the dedicated as well as public utility easements, sidewalk, tree planting and maintenance easements. All residential units within lots three (3) through six (6) shall have a reciprocal access and parking agreement easement. Lots three (3) through six (6) shall have the ability to use the trash enclosure located on lot three. All residential units within lots one (1) and two (2) shall have the ability to use the trash enclosure north of the new road extending from the south terminus of Memorial Drive and connecting to the existing south terminus of Hermosa Way. The City Engineer shall have the ability to require any easement necessary for the orderly development of the project.

34. 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.

35. The applicant shall be required to dedicate any right-of-way and easements necessary along the existing southern terminus of Memorial Drive looping over to the existing southern terminus of Hermosa Way to provide for ultimate improvement of the roadway.

36. 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.

37. 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. To the extent possible, trees shall be placed within the parking area in between parking stalls where acceptable per the approved site plan and not obstruct ADA path of travel nor eliminate parking spaces as stated in Section 17.18.110(I)(4) of the Hollister Municipal Code.

38. 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.

39. Waste diversion: Prior to issuance of building permit, the project sponsor shall submit a solid waste disposal plan for the new construction that establishes 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 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.

40. **Final Occupancy Inspection:** A final occupancy shall not be granted for any building 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 landscaping has been installed in compliance with condition 37, 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 development impact fees shall be based on those in effect at the time Vesting TM 2020-1 was approved (August 27, 2020) 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 building, 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 (Sunnyslope)
        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)
        xi. City Hall/City Yard

    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.

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

42. 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.

43. Fire hydrants shall be Clow 865 units only with either Clow CW50 or equivalent Longbeach breakaway spool/risers and shut off valves.

44. 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 in an existing shut-off valve exists within the proximity of the new hydrant.

45. Prior to building permit issuance, the applicant shall submit a fire sprinkler system plan and obtain approval for this plan from the Fire Department.

46. 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.

47. 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 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.

48. Community Facilities District No. 5: 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. 5. 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.

49. 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 defects 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.

50. 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.

51. 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 prior to burial. The owner/developer shall contact our office at 636-4340 at least 24 hours prior to all necessary inspections.

52. 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.

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

SPECIAL CONDITIONS

54. **Oak Trees:** All oak trees on site shall be retained. The following measures shall be taken to minimize impacts to the existing oaks on the property during all grading and trenching:
    a. All roots greater than two inches in diameter shall be hand-cut (instead of being cut by a mechanical trencher in order to minimize impacts to the trees adjacent to the activities.
    b. Existing oak trees shall be protected by the placement of six foot high plastic fencing within thirty (30) feet of any utility trenching or rough grading. Fencing shall be placed along the outside edge of the drip line of the tree or grove of trees wherever feasible. The fencing shall be maintained through the site construction period and shall be inspected periodically for damage and proper functioning. The fencing shall be repaired as necessary to provide a visual and physical barrier from construction activities.
    c. A tree dripline is the guide measurement used to prevent unnecessary damage to trees during construction works. It can be defined as the outermost circumference of the tree's canopy, from which water drips onto the ground. Where construction activities are proposed within the drip-line of any oak trees designated to be retained, the following construction guidelines shall be implemented: 1) Minimize grading, filling or other type of soil disturbance within ten (10) feet of the tree trunk. If 1/3 or more of the roots are disturbed, the injured tree shall be watered so that the ground is soaked to a depth of 18 inches, extending outward to the drip line of the tree.
    d. No irrigated landscaping shall occur within the drip-line of retained oak trees. There shall be minimal planting under the drip-line of the native trees, and the natural leaf mulch or duff on the ground under the tree drip-line shall not be removed. In general, summer watering should be done six feet or more from the mature oak tree trunks.

55. **Continuous Maintenance:** Prior to issuance of the first building permit or prior to approval of the final map, whichever occurs first, a plan for continuous maintenance and management of the multifamily buildings, to include, but not be limited to, paved surfaces, utilities, and open space areas such as in the form of Codes Covenants & Restrictions (CC&R's) or a rental contract shall be recorded on each of the lots. The applicant shall be required to obtain garbage service at the site.

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

57. **Slurry Seal:** Prior to the acceptance of the roads on the project site, the roads and vicinity roads shall be in a good state of repair as determined by the Engineering

Division. Roads on the project site and vicinity determined not to be in a good state of repair by the Engineering Division shall be repaired by the applicant in a method approved by the City of Hollister such as by a slurry seal. Upon the overlay, the stop bar and legends shall be placed and/or redone. Thermoplastic material shall be used for the road markings.

58. **Grading and Subdivision Improvement Work:** After approval of the Vesting 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 Engineers Estimate for Faithful Performance and 100% of the Engineers 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 agree 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 Vesting Tentative Map, state law and local ordinances.

59. **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.

60. **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.

61. **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.

62. **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.

63. **All other Resolutions:** All conditions in the resolution approving Site & Architectural Review No. 2020-9 shall apply to this resolution.

PASSED AND ADOPTED at a regular meeting of the City of Hollister Planning Commission held on this 27th day of August 2020, by the following vote:

AYES:	Stephens, Huboi, Muenzer, Henderson
NOES:	None
ABSTAIN:	None
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.

PLANNING COMMISSION RESOLUTION NO. 2020-16

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HOLLISTER APPROVING SITE AND ARCHITECTURAL REVIEW 2020-9 TO CONSTRUCT A DUPLEX RESIDENTIAL BUILDING WITH TWO ATTACHED ACCESSORY DWELLING UNITS ON TWO LOTS (LOTS 1 AND 2) FOR A TOTAL OF FOUR RESIDENTIAL UNITS ON EACH OF THE TWO LOTS AND A TRIPLEX RESIDENTIAL BUILDING WITH TWO ATTACHED ACCESSORY DWELLING UNITS ON FOUR LOTS (LOTS 3 THROUGH 6) FOR A TOTAL OF FIVE RESIDENTIAL UNITS ON EACH OF THE FOUR LOTS FOR A TOTAL OF TWENTY-EIGHT RESIDENTIAL UNITS CONSISTING OF SIXTEEN (16) MULTIFAMILY RESIDENTIAL UNITS AND TWELVE 12 ACCESSORY DWELLING UNITS ON A 1.70 ACRE SITE IN THE MEDIUM DENSITY RESIDENTIAL ZONING DISTRICT LOCATED AT 2001 MEMORIAL DRIVE (ROGER MCDONALD) APN 057-770-040

WHEREAS, under the provisions of Section 17.24.190 of the Zoning Ordinance, the Planning Commission is charged with receiving, investigating, and taking action on Site and Architectural applications; and,

WHEREAS, Roger Mcdonald ("the applicant") has submitted an application, Site and Architectural Review 2020-9, for the construction of a duplex residential building with two attached accessory dwelling units on two lots (lots 1 and 2) for a total of four residential units on each of the two lots and a triplex residential building with two attached accessory dwelling units on four lots (lots 3 through 6) for a total of five residential units on each of the four lots for a total of twenty-eight residential units consisting of sixteen (16) multifamily residential units and twelve (12) accessory dwelling units on a 1.70 acre site located at 2001 Memorial Drive ("the project"). The project site is zoned Medium Density Residential and is further identified as San Benito County Assessor Parcel Number 057-770-040; and,

WHEREAS, Per Section 17.04.010 of the Hollister Municipal Code, the R3 Medium Density Residential Zoning District allows for a Medium Density Residential land use which allows for 8-12 units per acre; and,

WHEREAS, the sixteen (16) multifamily units on the overall 1.70 acre site are consistent with the permitted density range of thirteen (13) to twenty (20) dwelling units per acre in the R3 zoning designation and per Section 65852.2(a)(1)(C) of the California Government Code accessory dwelling units do not exceed the allowed density for the lot upon which the accessory dwelling unit is located, and the accessory dwelling units are a residential use that is consistent with the existing general plan and zoning designation for the lot; and,

WHEREAS, Per Section 65852.2(a)(1)(C)(iv) of the California Government Code Accessory Dwelling Units that are attached to a main unit shall not exceed fifty (50) percent of the size of the primary dwelling unit that it is attached to and shall not exceed 1,200 SF in size, whichever is less; and,

WHEREAS, all twelve (12) accessory dwelling units are one bedroom ADUs, they range in size from 518 SF to 575 SF, and each consist of less than fifty (50) percent of the size of the primary dwelling unit that it is attached to; 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 August 27, 2020 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 grant the applicant's request in accordance with Section 17.24.190 of the City of Hollister Municipal Code, and based on the facts as presented, and the code requirements as plainly stated; and,

NOW, THEREFORE BE IT RESOLVED, that the Planning Commission of the City of Hollister does hereby approve Site and Architectural Review Application 2020-9 subject to the following findings and conditions:

CEQA FINDINGS:

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

   Evidence: *The project is categorically exempt from CEQA per Section 15332, In-fill Development Projects, Class 32. The project is consistent with the general plan designation of Medium Density Residential as well as the zoning designation of R3 Medium Density Residential. The development of the site would occur within the city limits on a project site of less than five acres, and is substantially surrounded by other residential uses. The project site has no value as habitat for endangered, rare, or threatened species. Approval of the project will 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.*

SITE AND ARCHITECTURAL FINDINGS:

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

   Evidence: *The project site is designated Medium Density Residential in the City of Hollister 2005-2023 General Plan. The project consists of the construction of a duplex residential building with two attached accessory dwelling units on two lots (lots 1 and 2) for a total of four residential units on each of the two lots and a triplex residential building with two attached accessory dwelling units on four lots (lots 3 through 6) for a total of five residential units on each of the four lots for a total of twenty-eight residential units consisting of sixteen (16) multifamily residential units and twelve (12) accessory dwelling units on a 1.70 acre site. This is consistent with the Medium Density Residential designation which allows 8-12 dwelling units per acre and consistent with Section 65852.2(a)(1)(C) of the California Government Code which indicates that accessory dwelling units do not exceed the allowed density for the lot upon which the accessory dwelling unit is located, and the accessory dwelling units are a residential use that is consistent with the existing general plan and zoning designation for the lot . The project is consistent with the land use identified in the general plan.*

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

PLANNING AND BUILDING

1. This application approval is for Site and Architectural Review 2020-9 submitted by Roger Mcdonald on June 25, 2020. The elevations and improvements shall strictly adhere to the approved set of plans prepared by Dezigns to a "T", Inc. and San Benito Engineering & Surveying, Inc. submitted on August 13, 2020 unless prior approval is granted by the City Development Services Director for changes. This approval expires on August 27, 2022, unless the City grants an extension. Any request for extension must be submitted 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, 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. A building permit shall not be issued during the 15-day appeal period. In the case of an appeal being filed, no building permit shall be issued until the appeal us settled by the City Council.

4. 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.

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

6. All requirements of the State Architect for ADA accessibility shall be met, including but not necessarily limited to parking, access ramps and building accessibility facilities.

7. Prior to issuance a building permit, 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.

8. 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 a.m. to 6:00p.m. Monday through Friday and 8:00 a.m. to 6:00 p.m. 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.

9. Prior to building permit issuance, the client is to provide the Building Department with verification that all Fire Department and San Benito County Environmental Health Department that all necessary permits and approvals have been obtained.

10. The applicant shall submit proposed color samples for the exterior painting of the building if painting is proposed. These color samples will require an administrative approval from the Planning Division. For details, contact the Planning Division at (831) 636-4360.

11. Prior to issuance of a demolition permit, the project sponsor shall apply for a demolition permit from MBUAPCD. Conditions of the permit may require preparation of an asbestos survey. The project sponsor shall comply with MBUAPCD NESHAP policies and regulations for removal and disposal of contaminations materials.

12. Prior to demolition or construction activities, the project sponsor shall submit a solid waste disposal plan for demolition of the existing structures and new construction that establishes criteria and procedures to divert at least 50% of all construction and demolition 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 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 of $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.

13. Notice of Exemption. Within five days of project approval, the applicant shall supply a check payable to the "San Benito County Clerk" in the amount of $50 dollars 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.

ENGINEERING & COMMUNITY SERVICES

14. **Right of Way Improvements:** The applicant shall dedicate, improve, and guarantee by bond full rights-of-way for the following road improvements as shown on the approved Site and Architectural Plan submittal, 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.

    a. **Memorial Drive Connection to Hermosa Way:** The existing south terminus of Memorial Drive shall extend and loop onto the existing south terminus of Hermosa Way. The developer shall construct road improvements for a sixty (60) foot right-of-way width with a forty (40) foot curb to curb width. The road, along the frontage to the south and north, shall have full road improvements, including, but not limited to sidewalk, curb, gutter, lighting, undergrounding of any existing overhead utilities, irrigation, and landscaping, as well as, any additional improvements as determined by the City Engineer. All improvements shall adhere to Americans with Disabilities Act requirements.

15. 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.

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

17. 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 receive a copy of the initial RPP inspection report. Any and all RPP defects shall be immediately repaired or replaced prior to the Utility Division reestablishing water services to the sites. The owners/operators shall have the RPP inspected/tested each year thereafter, with all reports forwarded to 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 Utility Division.

18. 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.

19. The owners shall install a backflow prevention device on the existing sewer lateral between the building and the City's sanitary sewer main, per City of Hollister requirements. The device shall be maintained and operated by the owners and shall be periodically tested by the owners to ensure the device is working properly.

20. The Engineering department shall inspect all building laterals, the projects main sanitation collection system, the connection to the city's main sanitary collection system, and the interceptor installation prior to burial. The owner/developer shall contact our office at 636-4340 at least 24 hours prior to all necessary inspections.

21. If applicable, the project proponent shall install oil/grease separators to minimize the impact of pollutants from entering the sanitary sewer on the event of any drain installation.

22. 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, entitled "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.

23. 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.

24. Post-Construction Stormwater Control Plans (SWCP): Prior to any site development or grading, the applicant shall submit a SWCP for review and approval by the Engineering Department. The SWCP shall address all required post-construction stormwater runoff BMP control measures, as applicable. The SWCP that the applicant shall provide and submit as part of the plan, for City review and approval, shall comply with Resolution No R3-2013-0032 referenced in COA 18. The applicant is advised that the Engineer of Record shall inspect and provide certification to the City of Hollister that all stormwater post-construction improvements are properly installed and comply with the approved civil design plans.

25. Drainage Report: 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 all areas tributary to the site, and provide all information pertinent to the capability of the proposed drainage facilities to handle the expected post-construction storm water management (LID, runoff control and reduction, water quality treatment, etc.), and flood control measures as required for the site. Additionally, the report shall include or incorporate the grading plan, CSCP, SWCP, and landscape plan for the project.

26. 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.

27. 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.

28. 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 residents. 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.

29. Storm Water and Grading Permit: Prior to any approval of any storm water 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 a 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. The WDID number shall be added to the title sheet of the plans permitting grading.

30. The Engineering Department shall process for new water meters and meter boxes for the irrigation and potable water systems. The owner/developer may contact the Engineering Department, (831) 636-4340, for information.

31. All urinals and commodes in all buildings shall be low-flush models using a maximum 1.6 gpf/6Lpf (1.6 gallons per flush/6 Liters per flush).

32. No floor drain shall be connected to the site's sanitation system.

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

34. 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.

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

36. The property owner 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 in perpetuity. No trees, shrubs, or plant material shall obstruct site distance of motorists and pedestrians.

37. Prior to issuance of a building permit, the applicant shall submit fees for review and approval of a Water Efficient Landscape Permit in compliance with chapter 15.22 of the Hollister Municipal Code. Prior to final Occupancy Inspection for the first residential building, the applicant shall submit a copy of an approved Certificate of Completion that complies with section 15.22.130 of the Hollister Municipal Code.

38. **Final Occupancy Inspection:** A final occupancy shall not be granted for the building unless the Building Inspector can verify the following:

    a. Prior to final occupancy of the building, the applicant shall install new Radio read Meter. For details, contact the Lead Water Operator with the Utilities Division of the Management Services Department at (831) 636-4377.
    b. The landscaping has been installed in compliance with condition 37, Water Efficient Landscape.
    c. Runoff from roof gutters shall be directed to landscape swales, rain gardens and shall not be piped directly to gutters or non-permeable paving.
    d. On the date of the final inspection or the date the certificate of occupancy is issued for the project, whichever occurs first, the owner must pay all development impact fees due to the City and County. The development impact fees shall be based on those in effect at the time of connection if the final map for Vested Tentative Map 2020-1 has not yet been recorded. However, if the final map for Vested Tentative Map 2020-1 has been recorded at the time of connection, the development impact fees shall be those in effect at the time of approval for Vested Tentative Map 2020-1 (August 27, 2020)
    e. The project has complied with stormwater post-construction requirements.

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

40. Every two years or longer if deemed appropriate by the City Code Enforcement Officer, the applicant shall maintain and re-stripe the parking stalls so that they will always be clean and visible.

41. All landscaped areas adjacent to driveway/parking areas shall be bordered with 6-inch (6") PCC square curbing as determined by the City Engineer.

42. Wheel stops shall be installed in parking areas where needed to maintain proper pedestrian movements or to protect landscaping.

43. Any new construction, the property owner shall install new Radio Read Meters prior to occupancy. For details, contact the Lead Water Operator with the Utilities Division of the Community Services Department at (831)636-4377.

44. Bicycle parking shall be properly installed on the site. Prior to installation, location of the bicycle parking shall be reviewed and approved by the City of Hollister Engineering Department.

45. The applicant shall be responsible for damage to any underground utilities and infrastructure as a result of construction work. The following note shall be placed on the building permit: "Prior to any site construction, the Underground Service Alert – USA North shall be contracted to assure that there will not be damage to underground facilities from the construction. Call 811/800-227-2600."

46. Community Facilities District No. 4: Prior to issuance of a building permit or prior to the recordation of the final map, whichever occurs 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's 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.

47. Community Facilities District No. 5: Prior to issuance of a building permit or prior to the recordation of the final map, whichever occurs 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's 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.

FIRE DEPARTMENT

48. The applicant shall install and maintain operational fire extinguishers to be located on every unit and throughout the buildings at all times as the Fire Department deems necessary. Each operational fire extinguisher shall be located no further than within seventy-five feet of travel as deemed appropriate by the Fire Department.

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

50. Prior to occupancy, operating smoke detectors and carbon monoxide detectors shall be installed.

POLICE DEPARTMENT

51. Prior to occupancy, the applicant shall provide evening lighting, which is unobtrusive for neighboring parcels, on the project site. A lighting plan for the project site shall be submitted to be reviewed and approved by the Hollister Police Department and Development Services Department prior to issuance of a building permit that shows proper lighting to the site, including but not limited to the parking areas on lots 3 through 6 south of the new road. 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.

52. Prior to occupancy, the applicant shall provide three security contact persons to the City Police Department. Please provide this to the Community Services Officer at (831) 636-4330.

53. The applicant shall maintain the facility clean and graffiti free. All graffiti must be removed or painted over within 48 hours of it appearing. According to the City of Hollister Municipal Code Chapter 8.32.060, *Prohibited Activities and Unlawful Conditions*, Section 15, Graffiti is considered a Public Nuisance and is a violation of the City codes.

SPECIAL CONDITIONS

54. Oak Trees: All oak trees on site shall be retained. The following measures shall be taken to minimize impacts to the existing oaks on the property during all grading and trenching:
    a. All roots greater than two inches in diameter shall be hand-cut (instead of being cut by a mechanical trencher in order to minimize impacts to the trees adjacent to the activities.
    b. Existing oak trees shall be protected by the placement of six foot high plastic fencing within thirty (30) feet of any utility trenching or rough grading. Fencing shall be placed along the outside edge of the drip line of the tree or grove of trees wherever feasible. The fencing shall be maintained through the site construction

period and shall be inspected periodically for damage and proper functioning. The fencing shall be repaired as necessary to provide a visual and physical barrier from construction activities.

c. A tree dripline is the guide measurement used to prevent unnecessary damage to trees during construction works. It can be defined as the outermost circumference of the tree's canopy, from which water drips onto the ground. Where construction activities are proposed within the drip-line of any oak trees designated to be retained, the following construction guidelines shall be implemented: 1) Minimize grading, filling or other type of soil disturbance within ten (10) feet of the tree trunk. If 1/3 or more of the roots are disturbed, the injured tree shall be watered so that the ground is soaked to a depth of 18 inches, extending outward to the drip line of the tree.

d. No irrigated landscaping shall occur within the drip-line of retained oak trees. There shall be minimal planting under the drip-line of the native trees, and the natural leaf mulch or duff on the ground under the tree drip-line shall not be removed. In general, summer watering should be done six feet or more from the mature oak tree trunks.

55. Common walls in multifamily: The common walls within the multifamily 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.

56. Safe Path of Travel: The site shall not be fenced off at the property line adjacent to a walkway for 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.

57. Washer & Dryer Connections: All residential units shall be provided with, at minimum, a connection for washer and dryer units.

58. Heating and Air Conditioning: All residential units shall be provided with central heat and air conditioning for the entire home. Air conditioning can allow for the residents to close their windows to mitigate potential noise during hot days.

59. Water Sampling: Prior to issuance of a building permit, the plans 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 plans shall be submitted to the 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 Utilities Division.

60. Water Main Test: A water main test shall be required by the applicant's engineer to run calculations on residual, static, and dynamic pressure. For more information, please contact the Engineering Division at (831) 636-4340.

61. Continuous Maintenance: Prior to issuance of the first building permit or prior to approval of the final map, whichever occurs first, a plan for continuous maintenance and management of the multifamily buildings, to include, but not be limited to, paved surfaces, utilities, and open space areas such as in the form of Codes Covenants & Restrictions (CC&R's) or a rental contract shall be recorded on each of the lots. The applicant shall be required to obtain garbage service at the site.

62. Existing Land Use: Prior to demolition of the existing residential unit and structures, proper notification in accordance to state law shall be given to any existing tenants that may be occupying the site.

63. Existing Overhead Utilities: As a condition of approval, all existing overhead utilities along or near the property lines are required to be undergrounded by the property owner/developer. If the City Engineer deems necessary or appropriate, the applicant shall enter into a deferred improvement agreement with the City of Hollister for this required improvement. For details, please contact the City of Hollister City Engineer at (831) 636-4360.

64. 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 14.

65. Slurry Seal: Prior to the acceptance of the roads on the project site, the roads and vicinity roads shall be in a good state of repair as determined by the Engineering Division. Roads on the project site and vicinity determined not to be in a good state of repair by the Engineering Division shall be repaired by the applicant in a method approved by the City of Hollister such as by a slurry seal. Upon the overlay, the stop bar and legends shall be placed and/or redone. Thermoplastic material shall be used for the road markings.

66. 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 issuance of a building permit, as applicable.

67. Recordation of Deed Restriction: Prior the issuance of a final building occupancy, the applicant shall record a deed restriction against the property with the San Benito County Recorder's Office. The deed restriction shall include the following:

a. **Separate Ownership.** The ADU may not be sold or owned separately from the principal dwelling unit, and Property upon which the ADU is located shall not be subdivided in any manner that would authorize such sale or ownership.

b. **Rental.** The principal dwelling unit and ADU shall not be rented for a period less than thirty (30) consecutive days. The ADU may be rented separate from the principal dwelling unit.

c. **Size.** The ADU is restricted to minimum and maximum size allowed per the development standards identified by Government Code Section 65852.2 and 65852.22, and as approved by the Administrative Permit.

d. **Access.** The ADU shall have independent exterior access separate from the Primary Dwelling.

e. **Other Requirements.** The ADU shall comply with all other applicable requirements set forth in California State Law or the City of Hollister Municipal Code.

68. Other Resolutions: All conditions of approval in the Resolution approving Tentative Map 2020-1 shall also apply to this resolution.

69. The applicant shall revise the rear elevations of the triplexes and duplexes to wrap the siding from the second story front elevation to the rear elevation. The revisions shall be submitted to the Planning Department for review and approval prior to issuance of a building permit.

70. Prior to issuance of a certificate of occupancy, the applicant shall install sufficient landscape screening in the side and rear yards of the triplexes on lots 3, 4, 5 and 6 to provide adequate privacy screening for the properties to the south and west.

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

AYES:	Stephens, Huboi, Muenzer, Henderson
NOES:	None
ABSTAIN:	None
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.

Planning Commission
Staff Report
September 22, 2022
Item 4

SUBJECT: **Vesting Tentative Map 2021-4 and Conditional Use Permit 2022-1 for a Planned Unit Development** for the subdivision of a 13.79-acre parcel into 85 total lots: 82 for new single family residential development, one for stormwater, one for a public park space, one for an existing single family residence to remain. The project is located east of N. Chappell Road, west of Highway 25, in the Low Density Residential Performance Overlay (R1-L/PZ) Zoning District.

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

ATTACHMENTS:

1. Resolution approving Vesting Tentative Map 2021-4 for the subdivision of a 13.79-acre parcel into 85 lots
2. Resolution approving Conditional Use Permit 2022-1 for a Planned Unit Development
3. Tentative Subdivision Map
4. Appendix C (Mitigation Monitoring and Reporting Plan) of the Certified Environmental Impact Report for the Chappell Road Master Plan Area
5. Consistency Determination Letter from the Airport Land Use Commission (ALUC) dated May 26, 2022

RECOMMENDATION: Approval with conditions

PROJECT DESCRIPTION:

The Applicant is requesting to subdivide a 13.79-acre parcel (APN 051-230-005, formerly 019-350-012) into 85 total lots: 82 for new single family residential development, one for stormwater facilities, one for a public park space, and one for an existing single family residence which is proposed to remain. The parcel has a General Plan Designation of Low Density Residential and is located in the Low Density Residential Performance Overlay (R1-L/PZ) Zoning District. The project plans are included as Attachment 3.

ANALYSIS:

Site Plan:

The Applicant is proposing to subdivide the existing parcel into 85 new lots. This includes 82 lots for new residential construction ranging from 3,901 SF to 5,096 SF; Parcel A for an existing residence to remain

(37,959 SF); Parcel B for stormwater treatment (14,549 SF); and Parcel C for dedicated public park space (58,427 SF); with ~3.32 acres dedicated for public and private street area. See Attachment 3, *Tentative Subdivision Map*.

The following aerial photo depicts the location of the project site and the surrounding area.

Figure 1: Project Site and the Surrounding Area



The subdivision is proposed at a gross density of 6.02 units per gross acre, and has a net density of 7.93 units per net acre, which is consistent with the permitted 1-8 units per acre of the R1-L/PZ Zoning District.

Access to the subdivision would be gained from a primary entrance along Chappell Road. No new residential 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 Council Resolution 2021-145).

Figure 2: Project Site Plan



Conditional Use Permit for a Planned Unit Development:

The Applicant has requested a Conditional Use Permit for a Planned Unit Development, consistent with Section 17.14.010 of the Hollister Municipal Code for the Residential Performance Overlay Zoning District. The intent of the performance overlay is to "…foster development that meets the range of densities for the General Plan land use designation with the option for flexible standards…"

The proposed project requests the following modifications to standards for the R1 Zoning District as part of their Planned Development Request:

Table 1: Planned Development Request – Single Family Lots

Development Standard	R1 Standard (17.04.030 HMC)	Planned Development Request
Minimum Lot Size	5,500 SF	**3,901 SF min.**
Lot Width	Corner: 60 feet Interior: 50 feet	**Corner: 52 feet min.** **Interior: 47 feet min.**
Lot Coverage (max.)	50%	53%
Building Height	30 feet	30 Feet
Front Yard Setback	Residence: 18 feet Porch: 12 feet Garage: 20 feet	**Residence: 15'** **Porch: 13'** **Garage: 18'**
Side Yard Setback	Interior: 6 feet Corner: 10 feet	**Interior: 5 feet** Corner: 10 feet
Rear Yard Setback	15 feet	15 feet

In addition, the Applicant is proposing to construct a minimum of 16 units that include attached Accessory Dwelling Units (ADUs). It is important to note that ADUs do not count toward the calculation of density under Section 65852.2 of the Government Code. To accommodate the ADUs within their proposed development, the applicant is requesting the following modifications to development standards for all

lots that contain an attached ADU that differ from the requested standards above:

Table 2: Planned Development Request – Single Family + Attached ADU Lots

Development Standard	R1 Standard (17.04.030 HMC)	Planned Development Request
Lot Coverage (max.)	50%	53%
Front Yard Setback	Residence: 18 feet Porch: 12 feet Garage: 20 feet	**Residence: 10'** **Porch: 10'** **Garage: 18'**
Side Yard Setback	Interior: 6 feet Corner: 10 feet	**Interior: 4 feet** **Corner: 8 feet**
Rear Yard Setback	15 feet	15 feet

City staff has recommended a Condition of Approval to require that the applicant submits an ADU application(s) for each proposed ADU floorplan in the development prior to issuance of a building permit for the ADU and that a deed restriction shall be placed on the properties with ADUs to ensure that they are not used as a short-term rental and that the ADU may not be sold or otherwise conveyed separately from the primary residence, consistent with State law.

Staff has also included as part of the Planned Development a restriction on the location of the rear fence of Parcel A to be located along Summer Morning Drive and connected interior side yard fences of Lots 8 & 9 of the tentative map. This restriction will ensure that the fence that is placed for the rear yard of the existing residence (Parcel A) will be set back far enough so as to not cause sight-distance issues for vehicles on Summer Morning Drive and the driveways of the proposed new residences, as well as to ensure that the fence aesthetically fits into the public-facing front yards of the development. Staff recommends that the fence be placed no closer than 15' back from Summer Morning Drive on Parcel A and continuing onto the south interior side yard of Lot 8 and the west interior side yard of Lot 9, consistent with the requested front yard setback, and that this fence location be recorded on the final map to ensure its location in perpetuity. The fence should also conform to the curvature of the road.

The requested design standards are compliant with the allowed reductions in standards according to Section 17.14.010 *Residential Performance Overlay Zoning District*. Per Section 17.14.010, the Planning Commission may approved a lot size reduction in the R1-L/PZ to not less than 2,500 SF, and may reduce minimum standards for lot coverage, yards (front, rear, and side) for dwelling units and accessory buildings, landscaping and storage. The applicant's requests fall into the allowed requests which can be permitted by the Planning Commission.

Stormwater Facilities (Sheet 3):

The project applicant is providing Parcel B which is 14,549 SF in size for underground stormwater detention for the subdivision. This is consistent with the requirements of Section 17.16.140 *Stormwater Management* of the Hollister Municipal Code.

Open Space:

The subdivision is proposing to provide a 1.34-acre park located on the East portion of the property (Parcel

C) along the Highway 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 82 new residential lots result in a required dedication of 1.44 acres (82 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.

In addition, the project is a part of the adopted Chappell Road Master Plan area (City Council Resolution 2021-7). As such, staff has included a condition of approval to require the review of the proposed park improvements by the City Parks & Recreation Commission and for their recommendation to be provided to the City Council for ultimate approval of the proposed improvements to ensure compliance with the intent of the Chappell Road Master Plan and to ensure that all future development in the Master Plan Area has cohesive design, consistent with LU1.9 of the General Plan.

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 San 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.

General Plan Compliance:

The City of Hollister 2005-2023 General Plan designated 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 units per acre. With an overall density of 6.02 units per gross acre and 7.93 units per net acre, this development would meet both the standard R1 and the Residential Performance Overlay Zoning District (R1-L/PZ) density requirements. The project meets the goals of the General Plan to provide a variety of housing types (small lot single-family, and single-family with attached ADUs), consistent with LU7.1, LU7.2, and LU7.5. The project is providing a 1.34-acre park which will be improved to provide a landscaped buffer between the residential development and Highway 25 as well as a linear park in compliance with the adopted Chappell Road Master Plan which is consistent withLU1.9, LU3.6, LU4.1, LU4.2, and LU4.8.

California Environmental Quality Act:

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 develop within five years and could yield up to 111 single family units. As the VTM as proposed would yield 85 lots (83 residential lots, including the existing residence) 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.

CONCLUSION:

The Applicant is proposing to subdivide a 13.79-acre parcel into 85 lots, for the future development of 82 new residential units. The proposed project is designed in compliance with the R1-L/PZ standards to provide a variety of housing types and lot sizes, and is consistent with the goals of the Chappell Road Master Plan to provide for circulation and connectivity from this site to neighboring sites in the Master Plan area, and to contribute to the ultimate improvement of a linear park and trail along the interior corridor of the Highway 25 Bypass. The proposed project will provide privately maintained streets within the interior lots and will contribute to off-site improvements on San Felipe Road. The project meets the Goals and Policies of the General Plan and the Zoning Ordinance. Conditions of Approval have been included to ensure that the project will continue to comply with all Hollister regulations, will not impact the surrounding area, and will maintain an attractive site.

PLANNING COMMISSION OPTIONS:

The Planning Commission can choose one of the following options regarding Vesting Tentative Map 2021-4:

1. Adopt a Resolution approving Vesting Tentative Map 2021-4, subject to the Conditions of Approval (Attachment 1);

2. Adopt a Resolution approving Vesting Tentative Map 2021-4, with Conditions of Approval modified by the Planning Commission;

3. Deny the Proposed Project; or

4. Continue the hearing and direct Staff to provide additional information or clarification.

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

* * *

The Planning Commission can choose one of the following options regarding Conditional Use Permit 2022-1 for a Planned Unit Development:

1. Adopt a Resolution approving Conditional Use Permit 2022-1 for a Planned Unit Development, subject to the Conditions of Approval (Attachment 2);

2. Adopt a Resolution approving Conditional Use Permit 2022-1 for a Planned Unit Development, with Conditions of Approval modified by the Planning Commission;

3. Deny the Proposed Project; or

4. Continue the hearing and direct Staff to provide additional information or clarification.

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

GENERAL INFORMATION

APPLICANT: PAD Investment Trust, et al
150 San Felipe Road
Hollister, CA 95023

PROPERTY OWNER: PAD Investment Trust, et al
150 San Felipe Road
Hollister, CA 95023

LOCATION: north of Primavera Drive, east of N. Chappell Road, and west of Highway 25

ASSESSOR PARCEL NUMBER: APN 051-230-005 (formerly 019-350-012)

GENERAL PLAN DESIGNATION: Low Density Residential

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

SURROUNDING USES:

Location	Zoning Designation	General Plan Land Use	Current use of Property
APN 051-230-005	R1-L/PZ	Low Density Residential	Agriculture/One Single-family Residence
North	R1-L/PZ (Prezoned)	Low Density Residential	Agriculture
South	R1-L/PZ (Prezoned)	Low Density Residential	Agriculture
East	Rural Residential (SBC)	Low Density Residential	Highway/Agriculture
West	R1	Low Density Residential	Residential

PLANNING COMMISSION RESOLUTION NO. 2022-XX

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 85 TOTAL LOTS, INCLUDING 82 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 EAST OF NORTH CHAPPELL ROAD, NORTH OF PRIMAVERA DRIVE
APN 051-230-005-000

WHEREAS, the Applicant, PAD Investment Trust, et al, has submitted an application for Vesting Tentative Map 2021-4 to subdivide 13.79 acres into 85 total lots including 82 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 ("the Project"); and

WHEREAS, the Applicant has submitted a complete application for the requested entitlement prepared by Whitson Engineers received by the Planning Division on September 1, 2022; and

WHEREAS, under the provisions of Section 17.24.060 of the Hollister Municipal Code, the City Planning Division received the Applicant's plans and forwarded the request to the Development Review Committee (DRC) to assess the proposal for compliance with all relevant regulations; and

WHEREAS, under the provisions of Section 16.36.070 of the Hollister Municipal Code, the Planning Commission is charged with receiving, investigating, and taking action on Tentative Map applications; and

WHEREAS, the Development Review Committee considerations were presented to the Planning Commission as part of the Staff Report and the Conditions of Approval for the project; and

WHEREAS, a Staff report was submitted to the Planning Commission of the City of Hollister recommending approval of the proposed Vesting Tentative Map; and

WHEREAS, the Planning Commission held a duly noticed public hearing on September 22, 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 determined that the project complies with the adopted "City of Hollister Chappell Road Project" Final Environmental Impact Report (SCH #2016101044) that was prepared for the prezoning of the project site (PZ 2015-1) and surrounding Chappell Road Master Plan area at the regularly scheduled meeting of June 18, 2018 (Resolution 2018-167) which contemplated the environmental effects that would occur from development associated with the property; and

NOW THEREFORE BE IT RESOLVED that the Planning Commission of the City of Hollister does hereby make the following findings and determinations regarding the proposed Vesting Tentative Map:

A. The Project, as conditioned, will comply with the policies of the General Plan because:

1. The project proposes a subdivision of 13.79 gross acres into 85 lots, with 83 residential units. The project is proposing approximately 3.32 acres of the parcel to be dedicated to private and public street improvements. This means that the project will be developed at a density of 6.02 units per gross acre and 7.93 units per net acre. This is consistent with the allowed density in the Low Density Residential general plan designation of 1-8 units per acre.

2. The project is proposing to provide varying lot sizes ranging from 3,901 SF to 5,096 SF under a Planned Unit Development permit, and is providing a range of development types (single family and ADUs) to meet General Plan Policies LU7.1, LU7.2, and LU7.5.

3. The proposed project will dedicate land for public open space to create a linear park and walkway along the interior of Highway 25. This is consistent with the adopted Chappell Road Master Plan, and will provide opportunities for safe, multi-modal access to the North Gateway Commercial area, and an attractive entrance corridor into the City, consistent with LU1.9, LU3.6, LU4.1, and LU4.8.

B. The Project, as conditioned, is consistent with Chapter 17.04, Residential Zoning Districts, and Section 17.04.010, Residential Performance Overlay Zoning District because:

1. The applicant has applied for a Conditional Use Permit for a Planned Unit Development to receive approval for a variation in development standards in the R1 Zoning District. The applicant is requesting a reduction in the minimum lot size, setbacks, and lot coverage requirements in accordance with the regulations of Section 17.04.010 in order to create a development with varied unit types (single family and single family with attached ADUs) at the densities permitted in the Zoning and General Plan designation of Low Density Residential.

2. The project further complies with the intent of the Low Density Residential Performance Overlay Zoning District in that it provides usable open space and connectivity to surrounding parcels for future development, provides compatible residential development to the existing surrounding residential development, provides pedestrian and bicycle connectivity, and provides an appropriate overall density.

C. The proposed Project would 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 because:

1. The proposed project is an infill project in a low-density residential area with developed parcels to the west and is a part of the larger Chappell Road Master Plan area. The project has been evaluated under a previously adopted certified Environmental Impact Report (SCH #2016101044) and has been found to not have a significant effect on the environment pursuant to CEQA.

BE IT FURTHER RESOLVED that the Planning Commission of the City of Hollister hereby approves Vesting Tentative Map 2021-4 to allow the subdivision of 13.79 acres into 85 lots located east of N.

Chappell Road, north of Primavera Drive, and west of Highway 25, subject to the following Conditions of Approval.

CONDITIONS OF APPROVAL
VTM 2021-4

General Conditions

1. **Approval.** This approval is for APN 051-230-005 (VTM 2021-4). This approval is in conjunction with Conditional Use Permit 2022-1 for a Planned Unit Development. The proposed development shall be in substantial conformance to Exhibit A (Project plans) prepared by HMH, dated "Received September 1, 2022" on file with the Planning Division, and other plans, text and diagrams relating to this Vesting Tentative Map, except as modified by the following conditions. The final map and improvements shall strictly adhere to the approved set of plans unless prior approval is granted by the Director for changes.

2. **Permit Expiration.** In accordance with Section 16.40.010(A) of the Municipal Code, this Vesting Tentative Map approval shall expire two (2) years from the date of approval unless a Final Map is recorded with San Benito County.

3. **Time Extension.** In accordance with Section 16.40.010(B) of the Municipal Code, the Planning Commission may extend the time for an approved tentative map upon the Applicant(s) written request for an extension of approval submitted at least thirty (30) days prior to the expiration of the permit, together with the filing fee. The application for an extension shall state the reasons for requesting an extension. A request for an extension may be approved, approved conditionally, or denied by the Planning Commission.

4. **Appeal Period.** The final map and improvement plan check package will be accepted for submittal after the completion of the 15-day appeal period for the project, unless the Director of Development Services authorizes the project developer to submit a signed statement acknowledging that the plan check fees will be forfeited in the event that the approval is overturned on appeal or that the design is significantly changed as a result of the appeal. In no case will a Final Map be approved or recorded until the appeal period has expired or a final action is taken on appeal.

5. **Indemnification.** The Applicant/Developer shall defend, indemnify, and hold harmless the City of Hollister and its agents, officers, employees, advisory board from any claim, action, or proceeding against the City of Hollister or its agents, officers, or employees to attack, set aside, void or annul an approval of the City of Hollister or its advisory agency, appeal board, Planning Commission, City Council, Director of Development Services or any other department, committee, or agency of the City related to this project to the extent that such actions are brought within the time period required by Government Code Section 66499.37 or other applicable law; provided, however that the Applicant/Developer's duty to so defend, indemnify, and hold harmless shall be subject to the City's promptly notifying the Applicant/Developer of any claim against the City and shall cooperate in the defense.

6. **Clarification of Conditions.** In the event that there needs to be clarification to the Conditions of Approval, the Director of Development Services and the City Engineer have the authority to clarify the intent of these Conditions of Approval to the Developer without going to a public hearing. The Director of Development Services and City Engineer also have the authority to make minor modifications to these conditions without going to a public hearing in order for the Developer to fulfill needed improvements or mitigations resulting from impacts to this project.

7. **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 a.m. to 6:00 p.m. Monday through Friday and 8:00 a.m. to 6:00 p.m. 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 maintenances actives shall occur on federal holidays. Construction equipment and activities shall not use noise suppression devices and techniques.

8. **Overtime Inspections.** Arrangements for overtime inspection services and payment of fees for same shall be made at least 48 hours in advance and are subject to inspection availability and approval by the City Engineer. Alternatively, the Applicant may engage a third-party inspector at its own expense, so long as the identity of such inspector and work is approved in advance in writing by the City. Any work performed without inspection is subject to rejection by the City if in City's reasonable determination.

9. **Code Enforcement.** Prior to issuance of a building permit, the applicant shall not be in violation of the City of Hollister Municipal Code involving the project site. More specifically, Section 1.16.100, Refusal to issue permits, licenses or other entitlements, which states "no departments, 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 approved 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."

Planning Department – Standard Conditions of Approval

10. **Final Landscape and Irrigations Plans.** Final Landscape and Irrigation Plans, all written documentation and an Application Fee as required by Chapter 15.22 Water Efficient Landscape Ordinance, shall be submitted to the Planning Division in conjunction with an application for a building permit. The Plans shall be prepared and stamped by a State licensed landscape architect or registered engineer and shall be submitted for review and approval by the Development Services Director. The Plans shall be approved and all landscaping shall be installed prior to Occupancy.

11. **Landscaping.** The Applicant/Development shall construct all landscaping within the site and along the project frontage. The on-site landscaping shall be to the satisfaction of the Director of Development Services. The street trees on the frontage landscaping shall be a minimum of 36" box, their exact tree locations and varieties shall be approved by the Director of Development Services and the City Engineer.

Planning Department – Project-Specific Conditions of Approval

12. **Accessory Dwelling Units.** Prior to the issuance of a building permit for any properties that contain an Accessory Dwelling Unit (ADU), the applicant shall apply for and receive entitlements for the ADU with the Planning Division. This shall include recording a deed restriction on the property to limit short-term rentals and the separate sale of the ADU.

13. **Chappell Road Master Plan Linear Park.** Prior to the approval of the improvement plans, the applicant shall submit the proposed linear park design improvements for the review of the City of Hollister Parks and Recreation Commission. The recommendation of the Parks and Recreation Commission shall be forwarded to the City Council for ultimate approval to ensure compliance with the adopted Chappell Road Master plan and to ensure there will be consistency of the linear park across all development within the plan area.

14. **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.

15. **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.

Engineering Department – Standard Conditions of Approval

16. **Standard Plans and Specifications.** 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.

17. **Right-of-Way Indicated.** 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.

18. **Easements Indicated.** 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.

19. **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.

20. **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.

21. **Subdivision Improvement Agreement.** 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.

22. **Utility Providers.** 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.

23. **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.

24. **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.

25. **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.

26. **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.

27. **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.

28. **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.

29. **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.

30. **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.

31. **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.

32. **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.

33. **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.

34. **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.

35. **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.

36. **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.

37. **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.

38. **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.

39. **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.

40. **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.

41. **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.

42. **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 residential units, 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.

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

44. **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.

45. **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.

46. **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.

47. **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.

48. **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

49. **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.

50. **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.

51. **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.

52. **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.

53. **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).

54. **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.

55. **Homeowners Association.** The project will create a Homeowners Association (HOA) that will be responsible for long-term funding of maintenance of on-site private roads, common area landscaping, open space, and storm drains for project. A copy of the CC&Rs shall be submitted to the City for review prior to the recording of the first Final Map. Private streets shall conform to City of Hollister Municipal Code Section 13.20.020(M).

56. **HOA Responsibility.** 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 applicant will maintain the approved landscaping until such time that it has been accepted by the HOA. 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.

57. **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.

58. **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.

59. **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.

60. **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.

61. **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.

62. **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.

63. **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.

64. **Water and Sewer Utility Clearance.** 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.

65. **Construction Equipment.** 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.

66. **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.

67. **Damage During Construction.** 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.

68. **Separate Meters.** Each dwelling unit shall be metered separately for electricity, gas, and water/sewer services.

69. **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.

70. **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.

71. **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.

72. **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:

73. **Utility Work Authorization.** 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.

Engineering – Supplemental Analysis to San Felipe Road Corridor Study Conditions of Approval

Dedications and Easements

74. 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

75. 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.

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

77. 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.

78. 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.

79. 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.

80. 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.

81. **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

82. 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

83. 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.

84. 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.

85. 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

86. 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

87. 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.

88. 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.

89. 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.

90. 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

91. 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.

92. **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.

Airport – Standard Conditions of Approval

93. **Airport Land Use Commission (ALUC).** Prior to 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.

94. **FAA Crane Requirements.** 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.

95. **Lighting Plan.** 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.

96. **Storm Drainage.** 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.

Airport – Project-Specific Conditions of Approval

97. **Real Estate Disclosure.** Prior to issuance of a Building Permit, the applicant shall record a real estate disclosure on all parcels located within the Routine Overflight Zone and within the airport influence area of the Hollister Municipal Airport. Contact the Council of San Benito County Governments (COG) at (831)367-7665 for more information.

Mitigation Measures

98. 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.
MM 3.8.2d	Prevent accidental release of lead-based paint.
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 Planning Commission of the City of Hollister on this 22nd day of September 2022, by the following vote:

AYES:
NOES:
ABSTAINED:
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 to contact the staff planner. Also, if the applicant does not agree with the proposed conditions, there is an opportunity to present your case to the Planning Commission at their meeting. In addition, the City provides for a 15-day appeal period.

PLANNING COMMSSION RESOLUTION NO. 2022-XX

A RESOLUTION OF THE PLANNING COMMSISION OF THE CITY OF HOLLISTER APPROVING CONDITIONAL USE PERMIT 2022-1 FOR A PLANNED UNIT DEVELOPMNET TO SUBDIVIDE A 13.79- ACRE PARCEL INTO 85 TOTAL LOTS, INCLUDING 82 LOTS FOR SINGLE FAMILY RESIDENTAL USE, AND 3 INDIVIDUAL LOTS FOR AN EXISTING HOME, STORMWATER TREATMENT, AND PARK DEDICATION IN THE LOW DENSITY RESIDENTAL PERFORMANCE OVERLAY ZONING DISTRICT LOCATED AT CHAPPELL ROAD, NORTH OF PRIMAVERA DRIVE
APN 051-230-005-000

WHEREAS, the Applicant, PAD Investment Trust et al, has submitted an application for Vesting Tentative Map 2021-4 to subdivide 13.79 acres into 85 total lots including 82 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 ("the Project"); and

WHEREAS, the Applicant has submitted a complete application for the requested entitlement prepared by Whitson Engineers received by the Planning Division on September 1, 2022; and

WHEREAS, under the provisions of Section 17.24.060 of the Hollister Municipal Code, the City Planning Division received the Applicant's plans and forwarded the request to the Development Review Committee (DRC) to assess the proposal for compliance with all relevant regulations; and

WHEREAS, under the provisions of Section 17.24.240 of the Hollister Municipal Code, the Planning Commission is charged with receiving, investigating, and taking action on Planned Unit Development applications; and

WHEREAS, the Development Review Committee considerations were presented to the Planning Commission as part of the Staff Report and the Conditions of Approval for the project; and

WHEREAS, a Staff report was submitted to the Planning Commission of the City of Hollister recommending approval of the proposed Conditional Use Permit for a Planned Unit Development; and

WHEREAS, the Planning Commission held a duly noticed public hearing on September 22, 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 determined that the project complies with the adopted "City of Hollister Chappell Road Project" Final Environmental Impact Report (SCH #2016101044) that was prepared for the prezoning of the project site (PZ 2015-1) and surrounding Chappell Road Master Plan area at the regularly scheduled meeting of June 18, 2018 (Resolution 2018-167) which contemplated the environmental effects that would occur from development associated with the property; and

NOW THEREFORE BE IT RESOLVED that the Planning Commission of the City of Hollister does hereby make the following findings and determinations regarding the proposed Conditional Use Permit for a Planned Unit Development:

A. 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 because:

1. 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.

B. The Project, as conditioned, is consistent with the policies of the General Plan because:

1. The project proposes a subdivision of 13.79 gross acres into 85 lots, with 83 residential units. The project is proposing approximately 3.32 acres of the parcel to be dedicated to private and public street improvements. This means that the project will be developed at a density of 6.02 units per gross acre and 7.93 units per net acre. This is consistent with the allowed density in the Low Density Residential general plan designation of 1-8 units per acre.

2. The project is proposing to provide varying lot sizes ranging from 3,901 SF to 5,096 SF under a Planned Unit Development permit, and is providing a range of development types (single family and ADUs) to meet General Plan Policies LU7.1, LU7.2, and LU7.5.

3. The proposed project will dedicate land for public open space to create a linear park and walkway along the interior of Highway 25. This is consistent with the adopted Chappell Road Master Plan, and will provide opportunities for safe, multi-modal access to the North Gateway Commercial area, and an attractive entrance corridor into the City, consistent with LU1.9, LU3.6, LU4.1, and LU4.8

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

1. 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.

D. 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 because:

1. 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.

E. The subject site is physically suitable for the type and density/intensity of use being proposed because:

1. 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.

F. 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 because:

1. 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.

2. Services were anticipated for the project area, and the certified EIR determined that there would be no significant impacts to service provision with appropriate mitigation measures.

G. 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 because:

1. 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.

BE IT FURTHER RESOLVED that Planning Commission of the of the City of Hollister hereby approves Conditional Use Permit 2022-1 for a Planned Unit Development in supplement to Vesting Tentative Map 2021-4, located at Chappell Road, subject to the following Conditions of Approval.

CONDITIONS OF APPROVAL
CUP 2022-1 for PUD

General Conditions

1. **Approval.** This approval is for APN 051-230-005 (CUP 2022-1 for PUD). This approval is in conjunction with Vesting Tentative Map 2021-4 submitted by PAD Investment Trust, et al. The proposed development shall be in substantial conformance to Exhibit A (Project Plans) prepared by HMH dated "Received September 1, 2022" on file with the Planning Division, and other plans, text and diagrams relating to this Vesting Tentative Map, except as modified by the following conditions. The final Map and improvements shall strictly adhere to the approved set of plans unless prior approval is granted by the Director for changes.

2. **Permit Expiration.** In accordance with Section 17.24.240(H) of the Municipal Code, this Conditional Use Permit for a Planned Unit Development shall expire two (2) years from the date of approval or upon the expiration of the Vesting Tentative Map for this development project (VTM 2021-4).

3. **Time Extension.** In accordance with Section 17.24.240(H) of the Municipal Code, the Planning Commission may extend the time for a Planned Unit Development upon the Applicant(s) written request for an extension of approval submitted at least thirty (30) days prior to the expiration of the permit, together with the filing fee. The application for an extension shall state the reasons for requesting an extension. A request for an extension may be approved, approved conditionally, or denied by the Planning Commission.

4. **Appeal Period.** The final map and improvement plan check package will be accepted for submittal after the completion of the 15-day appeal period for the project, unless the Director of Development Services authorizes the project developer to submit a signed statement acknowledging that the plan check fees will be forfeited in the event that the approval is overturned on appeal or that the design is significantly changed as a result of the appeal. In no case will a Final Map be approved or recorded until the appeal period has expired or a final action is taken on appeal.

5. **Indemnification.** The Applicant/Developer shall defend, indemnify, and hold harmless the City of Hollister and its agents, officers, employees, advisory board from any claim, action, or proceeding against the City of Hollister or its agents, officers, or employees to attack, set aside, void or annul an approval of the City of Hollister or its advisory agency, appeal board, Planning Commission, City Council, Director of Development Services or any other department, committee, or agency of the City related to this project to the extent that such actions are brought within the time period required by Government Code Section 66499.37 or other applicable law; provided, however that the Applicant/Developer's duty to so defend, indemnify,

and hold harmless shall be subject to the City's promptly notifying the Applicant/Developer of any claim against the City and shall cooperate in the defense.

6. **Clarification of Conditions.** In the event that there needs to be clarification to the Conditions of Approval, the Director of Development Services and the City Engineer have the authority to clarify the intent of these Conditions of Approval to the Developer without going to a public hearing. The Director of Development Services and City Engineer also have the authority to make minor modifications to these conditions without going to a public hearing in order for the Developer to fulfill needed improvements or mitigations resulting from impacts to this project.

7. **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 a.m. to 6:00 p.m. Monday through Friday and 8:00 a.m. to 6:00 p.m. 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 maintenances actives shall occur on federal holidays. Construction equipment and activities shall not use noise suppression devices and techniques.

8. **Overtime Inspections.** Arrangements for overtime inspection services and payment of fees for same shall be made at least 48 hours in advance and are subject to inspection availability and approval by the City Engineer. Alternatively, the Applicant may engage a third-party inspector at its own expense, so long as the identity of such inspector and work is approved in advance in writing by the City. Any work performed without inspection is subject to rejection by the City if in City's reasonable determination.

9. **Code Enforcement.** Prior to issuance of a building permit, the applicant shall not be in violation of the City of Hollister Municipal Code involving the project site. More specifically, Section 1.16.100, Refusal to issue permits, licenses or other entitlements, which states "no departments, 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 approved 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."

Planning Department – Project-Specific Conditions of Approval

10. **All Other Resolutions.** Resolution and ordinances approved for the certifications 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.

Planned Development Conditions of Approval

11. **Minimum Setbacks for Development Without ADUs:**

Front (To Porch):	13'
Front (To Residence):	15'

Front (To Garage):	18’
Rear:	15’
Side (Interior):	5’
Side (Corner, to Residence):	10’

12. **Minimum Setbacks for Development With ADUs:**

Front (To Porch):	10’
Front (To Residence):	10’
Front (To Garage):	18’
Rear:	15’
Side (Interior):	4’
Side (Corner, to Residence):	8’

13. **Maximum Lot Coverage.** The maximum lot coverage on all lots within the development shall be 53%.

14. **Minimum Lot Size.** The minimum lot size shall be 3,901 SF.

15. **Minimum Lot Width.** The minimum lot width shall be 47 feet for an interior lot, and 52 feet for a corner lot.

16. **Parcel A Fence.** Prior to recordation of the Final Map, the applicant shall record as part of the Final Map a restriction on the location of the rear fence line of Parcel A. The fence restriction shall also be placed on the south interior side yard fence of Lot 8 and the west interior side yard fence of Lot 9 of the Vesting Tentative Map. The fence shall be restricted to be placed no closer than 15 feet to the property line of the three parcels towards Summer Morning Drive. The fence shall be restricted to follow the contour of the curvature of the road, and shall remain at the same setback starting from the west interior side yard of Lot 9, onto Parcel A, onto the south interior side yard of Lot 8.

Mitigation Measures

17. 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.
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.
MM 3.8.2d	Prevent accidental release of lead-based paint.
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 22nd day of September 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

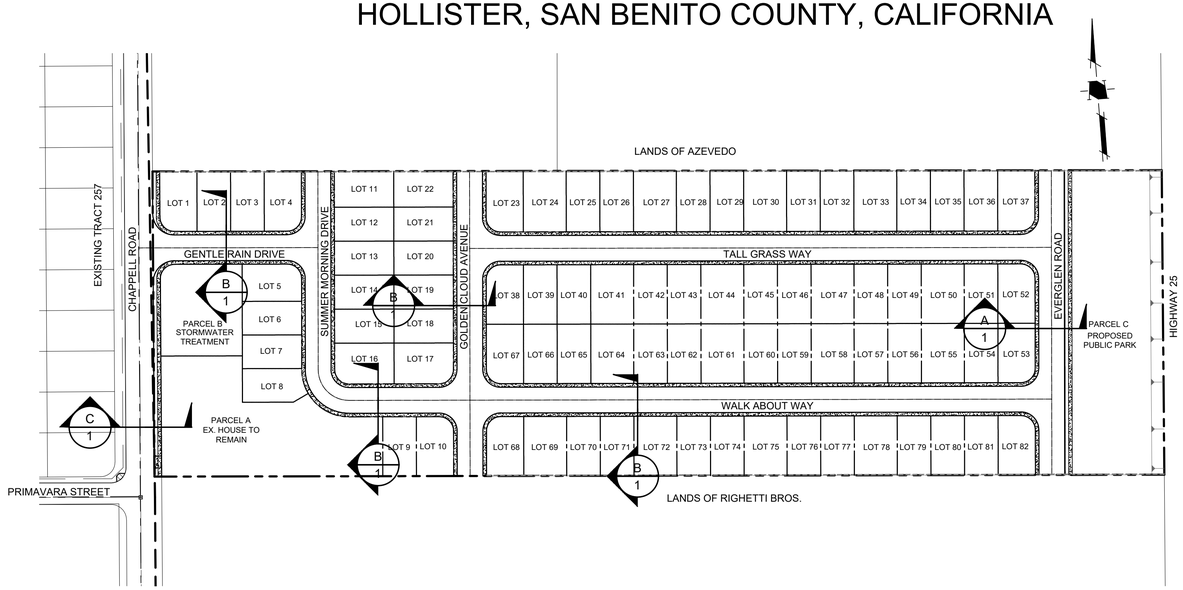
planner. Also, if you do not agree with the proposed conditions, you have an opportunity to present your case to the City Council at their meeting. In addition, the City provides for a 15-day appeal period.

EVERGLEN
VESTING TENTATIVE MAP

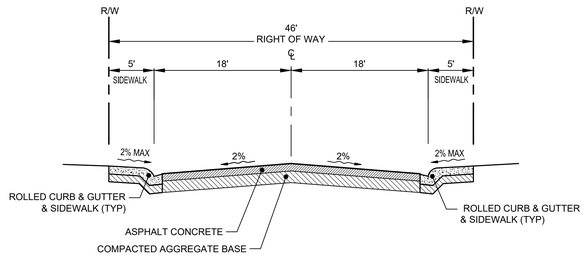
HOLLISTER, SAN BENITO COUNTY, CALIFORNIA

GENERAL NOTES:

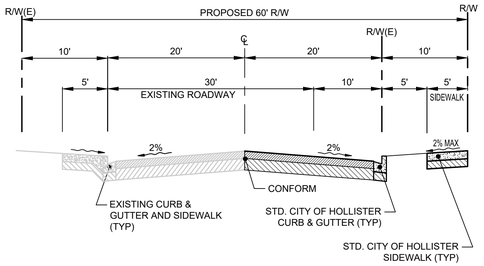
1. ALL IMPROVEMENTS SHALL BE CONSTRUCTED AS PER THE CITY OF HOLLISTER STANDARD PLANS AND SPECIFICATIONS EXCEPT AS NOTED.
2. STORM DRAINAGE: BY POSITIVE SYSTEM TO AN ON-SITE UNDERGROUND STORAGE WITH INFILTRATION AND OUTFLOW. TO BE CONSTRUCTED AND APPROVED BY CITY STANDARDS.
3. SEWAGE DISPOSAL: BY THE 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: 83 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.



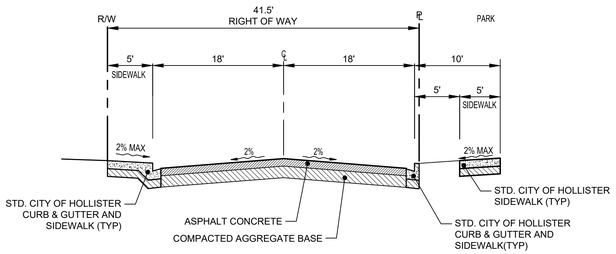
SITE MAP
SCALE: 1"=100'



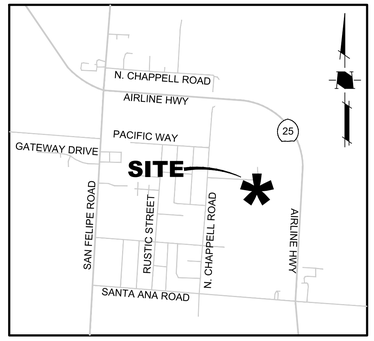
B 46' R.O.W. TYPICAL STREET (PRIVATE)
NTS



C TYPICAL CHAPPELL ROAD
NTS



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



VICINITY MAP
NOT TO SCALE

APPLICANT

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

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, CALIFORNIA

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: 8/31/2022 2:32 PM

GENERAL NOTES

- PROJECT NAME: CHAPPELL ROAD
- OWNER: PAD INVESTMENT TRUST ET AL
  150 SAN FELIPE ROAD
  HOLLISTER, CA 95023

SUBDIVIDER: PAD INVESTMENT TRUST ET AL
150 SAN FELIPE ROAD
HOLLISTER, CA 95023

- 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: 85 TOTAL
  PARCEL A IS THE EXISTING HOUSE TO REMAIN
  PARCEL B IS FOR STORMWATER TREATMENT
  PARCEL C IS A PROPOSED PARK

- TOTAL UNITS: 82 UNITS + 1 EXISTING RESIDENTIAL
- DENSITY: 7.93 DU/AC NET
- 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

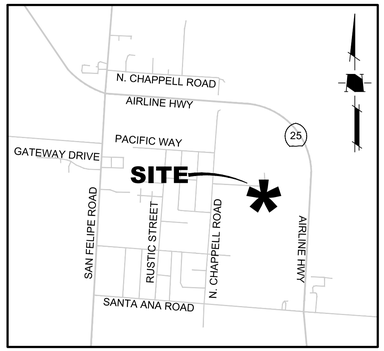
LOT SIZE
MINIMUM: 3901 SF.
AVERAGE: 4209 SF.
LOT WIDTH
INTERIOR: 47' MIN.
CORNER: 52' MIN.

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.

A MINIMUM OF16 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'

NOTE: A FENCE WILL BE INSTALLED ALONG THE PORTION OF PARCEL A THAT FRONTS ON SUMMER MORNING DRIVE. IT SHALL ALIGN WITH THE FRONT FENCE CORNERS OF LOTS 8 AND 9 AND FOLLOW THE CURVE OF THE ROAD



VICINITY MAP
NOT TO SCALE

LANDS OF AZEVEDO
APN 019-35-008

LANDS OF AZEVEDO
APN 019-35-011

CHAPPELL ROAD

GENTLE RAIN DRIVE

SUMMER MORNING DRIVE

GOLDEN CLOUD AVENUE

TALL GRASS WAY

WALK ABOUT WAY

EVERGLEN ROAD

HIGHWAY 25

PHASE LINE

PARCEL A
37,959 SF
EXISTING HOUSE TO REMAIN

PARCEL B
14,549 SF
STORM WATER TREATMENT

PARCEL C
58,427 SF
PROPOSED PARK TO BE DEDICATED TO THE CITY OF HOLLISTER

STREET DEDICATION

10' PUE

LANDS OF RIGHETTI BROS.
APN 019-35-013

0 25 50 100
1 INCH = 50 FEET

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, CALIFORNIA

NO	DATE	DESCRIPTION

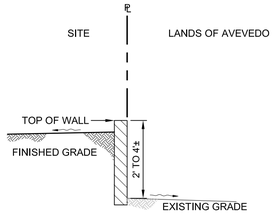
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CAD DWG FILE:	595600 TM-2.DWG
DESIGNED BY:	MM/AV/SM
DRAWN BY:	PBS
CHECKED BY:	PS
DATE:	APRIL 7, 2021
SCALE:	AS SHOWN

© HMH

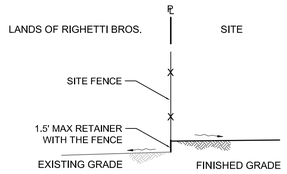
SITE PLAN

S:\PROJECTS\595600\PLOT\TENTATIVE MAP\595600 TM-2.DWG

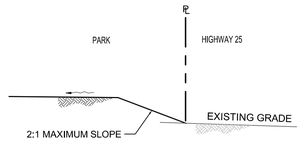
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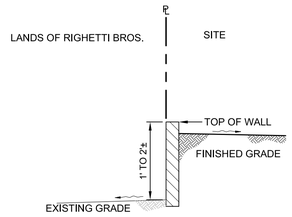
A SECTION
NTS



B SECTION B
NTS



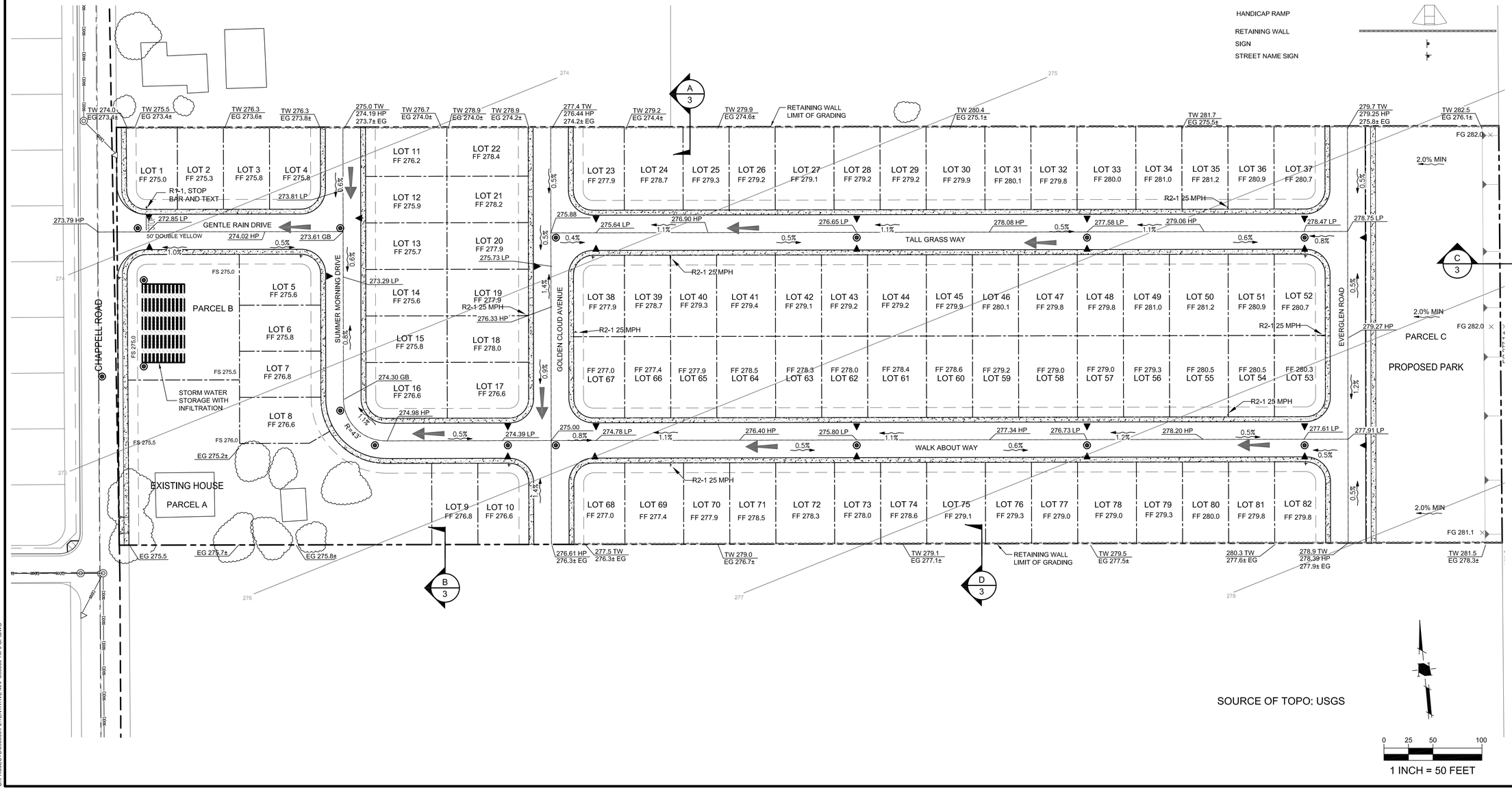
C SECTION
NTS



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	2:1
STORM DRAIN	
CONCRETE SWALE	
CONTOUR (EXISTING)	150
EASEMENT	
CURB AND GUTTER	
SIDEWALK	
HANDICAP RAMP	
RETAINING WALL	
SIGN	
STREET NAME SIGN	



SOURCE OF TOPO: USGS

0 25 50 100
1 INCH = 50 FEET

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San Jose, CA 95131 HMHca.com

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

3
OF 6

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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 AZEVEDO

LANDS OF RIGHETTI BROS.

CHAPPELL ROAD

EVERGLEN ROAD

PROPOSED PARK

PRIMAVERA DR.

GENTLE RAIN DRIVE

SUMMER MORNING DRIVE

GOLDEN CLOUD AVENUE

TALL GRASS WAY

WALK ABOUT WAY

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

A
EX. HOUSE TO REMAIN

B
STORM WATER STORAGE WITH INFILTRATION
SD PLUG INV 272.0

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 274.5± INV 271.80
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
SSMH RIM 275.8± INV 269.90
SSMH RIM 276.1± INV 270.18
SDMH RIM 274.4± INV 270.78
SSMH RIM 275.8± INV 271.44
SSMH RIM 277.8± INV 271.44
SSMH RIM 278.5± INV 272.97
SDMH RIM 275.9± INV 271.71
SDMH RIM 276.7± INV 272.78
SDMH RIM 277.6± INV 273.60
SDMH RIM 278.5± INV 274.37
SSMH RIM 274.9± INV 269.06
SSMH RIM 277.0± INV 270.60
SSMH RIM 278.1± INV 272.13
SDMH RIM 275.1± INV 270.96
SDMH RIM 275.8± INV 272.04
SDMH RIM 276.8± INV 272.86
SDMH RIM 277.6± INV 273.64
SDMH RIM 274.9± INV 270.31
SSMH RIM 274.9± INV 268.42

26'~8" SS @ 0.004
40'~8" SS @ 0.004
89'~8" SS @ 0.004
71'~8" SS @ 0.004
32'~8" SS @ 0.004
116'~8" SS @ 0.004
207'~18" SD @ 0.0035
226'~8" SS @ 0.004
53'~18" SD @ 0.004
50'~18" SD @ 0.0035
8" WATER (TYP)
180'~18" SD @ 0.0035
171'~8" SS @ 0.004
200'~18" SD @ 0.004
169'~8" SS @ 0.004
136'~18" SD @ 0.0035
49'~18" SD @ 0.004
212'~8" SS @ 0.004
212'~18" SD @ 0.0035
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
1 INCH = 50 FEET

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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

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LEGEND

- PROJECT BOUNDARY
- STORM DRAIN PIPE — SD
- STORM DRAIN PIPE (EXISTING) — 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

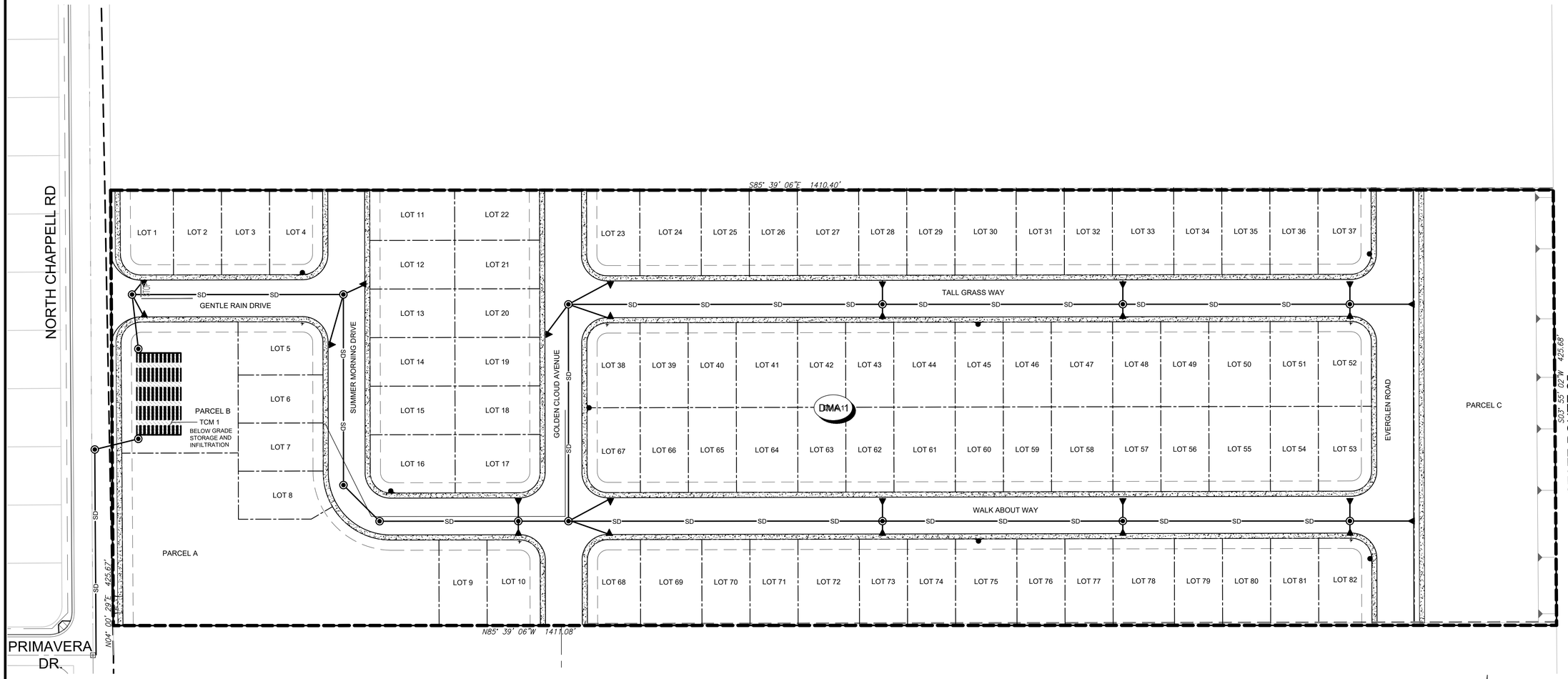
II. **RESPONSIBLE PARTY FOR MAINTENANCE:**

II.A. CONTACT: HOA

II.B. PHONE NUMBER OF CONTACT: TBD

II.C. EMAIL: TBD

II.D. ADDRESS: TBD



0 25 50 100
1 INCH = 50 FEET

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EVERGLEN
VESTING TENTATIVE MAP
CHAPPELL ROAD
HOLLISTER, CALIFORNIA

NO	DATE	DESCRIPTION

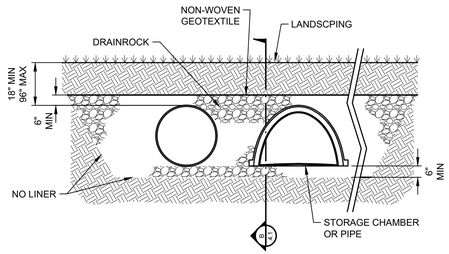
PROJECT NO:	5956.00
CAD DWG FILE:	595600 TM-5 SW.DWG
DESIGNED BY:	MM/AV/ISM
DRAWN BY:	MM
CHECKED BY:	PS
DATE:	APRIL 7, 2021
SCALE:	AS SHOWN

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STORMWATER CONTROL PLAN

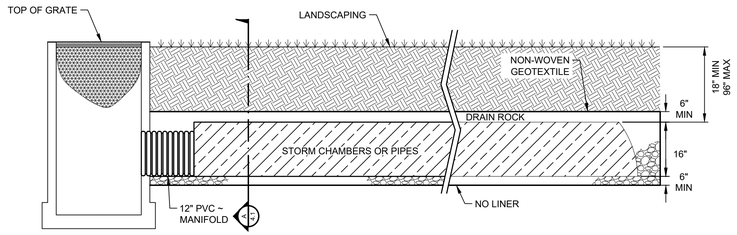
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STORMWATER CHAMBER
CROSS-SECTION

A



STORMWATER CHAMBER
LONGITUDINAL VIEW

B

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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
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STORMWATER CONTROL DETAILS

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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

Agenda Item 3

Staff Report

To:	Airport Land Use Commission (ALUC)	
From:	Veronica Lezama, Transportation Planning Manager	Telephone: (831) 637-7665
Date:	May 19, 2022	
Subject:	Land Use Consistency Determination	

Recommendation:

FIND Project Associated with Assessor Parcel No. APN 051-230-005, Located on N. Chappell Road in the City of Hollister, CONSISTENT with the Hollister Municipal Airport Land Use Compatibility Plan with One Condition.

Summary:

The ALUC application associated with assessor parcel number 051-230-005 was reviewed in accordance with the adopted 2012 Hollister Municipal Airport Land Use Compatibility Plan.

Financial Considerations:

The Airport Land Use Commission (ALUC) has an adopted application fee structure. The fee consists of a minimum $300 non-refundable payment that is submitted at the time the application is provided to ALUC.

Background:

Land use actions proposed within the Hollister Municipal Airport Influence Area and are subject to ALUC review to determine consistency with the Hollister Municipal Airport Land Use Compatibility Plan. The purpose of the Compatibility Plan is to protect public health, safety, and welfare by ensuring the orderly expansion of airports and the adoption of land use measures that minimize the public's exposure to excessive noise and safety hazards.

Staff Analysis:

ALUC staff received an application for a Consistency Determination with the adopted 2012 Hollister Municipal Airport Land Use Compatibility Plan.

Project Description:

The applicant is proposing residential project on N. Chappell Road between Primavera Drive and Pacific Way in the City of Hollister (Attachment 1). Specifically, the applicant is proposing 92 lots on 13.79 acres.

In the course of a project review, the Airport Land Use Commission considers a number of Compatibility Plan policies including Noise, Safety, Airspace Protection, and Overflight. An analysis of each of the four compatibility factors is discussed below.

Noise Policy 3.2.

The Noise Policy objective is to avoid establishment of noise-sensitive land uses in the portions of airport environs that are exposed to significant levels of aircraft noise. The magnitude noise impacts are depicted by four contours, which show the greatest annualized noise impacts anticipated to be generated by the airport over the next 20 years.

The parcel where the project is proposed is located outside of the Noise Contours (Attachment 3). As such, the project is consistent with the Hollister Municipal Airport Land Use Compatibility Plan's Noise Policy.

Safety Policy 3.3.

The Safety Policy objective is to minimize the risks associated with an off-airport aircraft accident or emergency landing. The policy focuses on reducing the potential consequences of such events by limiting sensitive land uses (i.e., residential) and intensities of non-residential uses (i.e., commercial, industrial, etc.). This policy is defined in terms of the geographic distribution of where accidents are most likely to occur based on the six safety zones.

The parcel is located outside of the Safety Zones (Attachment 4). The project is consistent as long it is allowed in the City's General Plan. As such, the project is consistent with the Compatibility Plan's Safety Policy.

Airspace Protection Policy 3.4.

The Airspace Protection Policy seeks to prevent creation of land use features that can be hazards to the airspace required by aircraft in flight and have the potential for causing an aircraft accident to occur. In evaluating the airspace protection compatibility of any proposed development, the following four categories of hazards to airspace shall be considered.

1. The height of structures and other objects situated near the airport are a primary determinant of physical hazards to the airport airspace.
   Staff Analysis: Not concerns identified.

2. Land use features that have the potential to attract birds and certain other wildlife to the airport area are also to be evaluated as a form of physical hazards, per FAA Advisory Circular 150/5200-33B, Hazardous Wildlife Attractants on or Near Airports.
   Staff Analysis: Not concerns identified.
3. Visual hazards of concern include certain types of lights, sources of glare, and sources of dust, steam, or smoke.
   Staff Analysis: Not concerns identified.
4. Electronic hazards are ones that may cause interference with aircraft communications or navigation.
   Staff Analysis: Not concerns identified.

Overflight Policy 3.5.

The Overflight Compatibility Policy is intended to help notify people, through real estate disclosures, about the presence of aircraft overflight near airports so that they can make informed decisions regarding acquisition or lease of property in the affected areas.

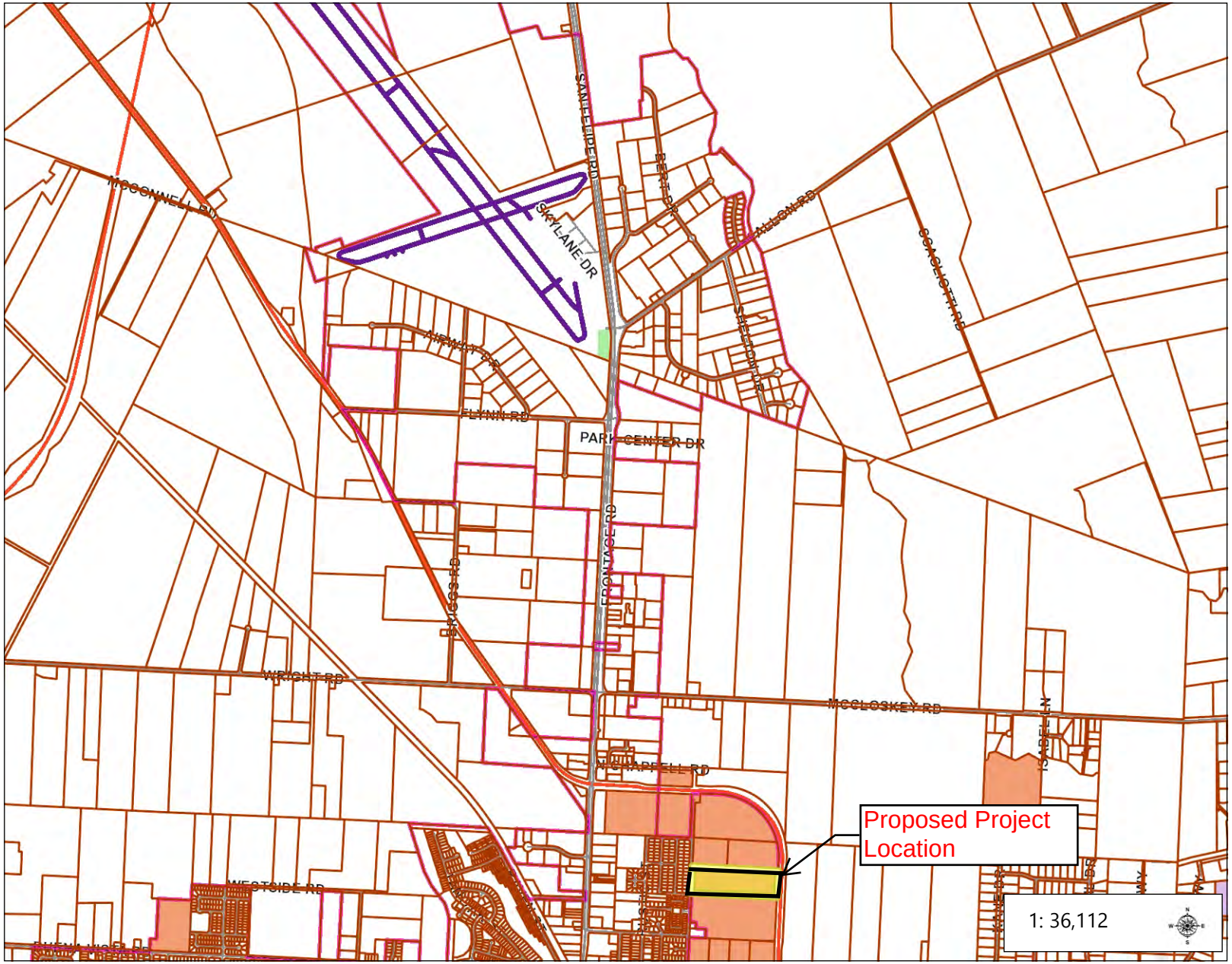
As a condition of consistency, a Real Estate Disclosure is required within the Routine Overflight Zone and within entire airport influence area (Attachment 5). A Real Estate Disclosure is a less definitive, but more all-encompassing, form of buyer awareness measure is for the ALUC and local jurisdictions 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.

Counsel Review: N/A

Supporting Attachment(s):

1. Project Location Map
2. Project Site Plan
3. Noise Contour Map
4. Safety Zones Map
5. Overflight Zones

County of San Benito



Legend

- Parcels
- California County Boundaries
  - <all other values>
  - San Benito
- City Limit
- Tentative Subdivision
- SBC Approved Subdivisions
- Hollister Airport Runways
- Tentative Streets
- Park

Notes

6,018.7 0 3,009.33 6,018.7 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere

©County of San Benito, GIS Services

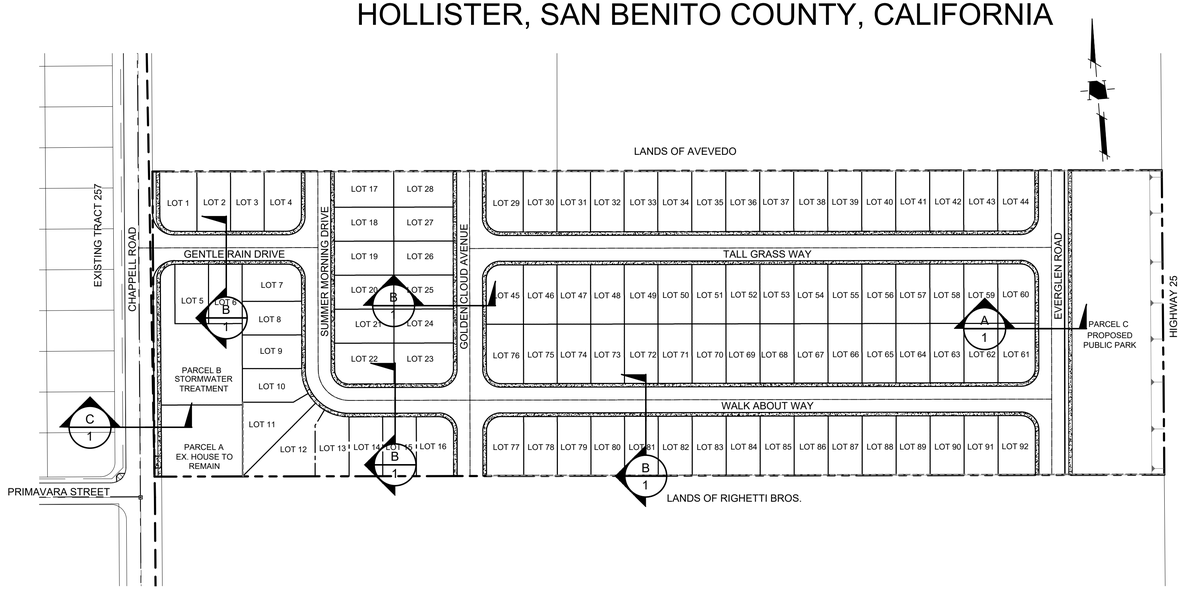
This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

EVERGLEN
VESTING TENTATIVE MAP

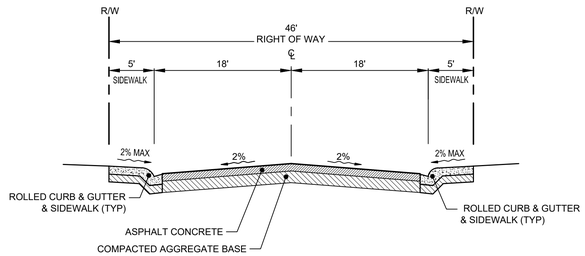
HOLLISTER, SAN BENITO COUNTY, CALIFORNIA

GENERAL NOTES:

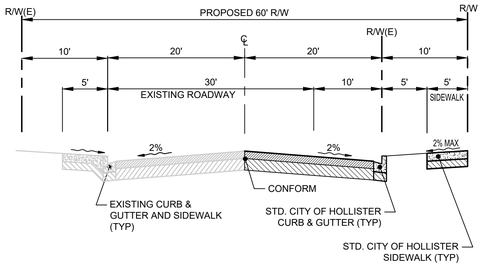
1. ALL IMPROVEMENTS SHALL BE CONSTRUCTED AS PER THE CITY OF HOLLISTER STANDARD PLANS AND SPECIFICATIONS EXCEPT AS NOTED.
2. STORM DRAINAGE: BY POSITIVE SYSTEM TO AN ON-SITE UNDERGROUND STORAGE WITH INFILTRATION AND OUTFLOW. TO BE CONSTRUCTED AND APPROVED BY CITY STANDARDS.
3. SEWAGE DISPOSAL: BY THE 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.



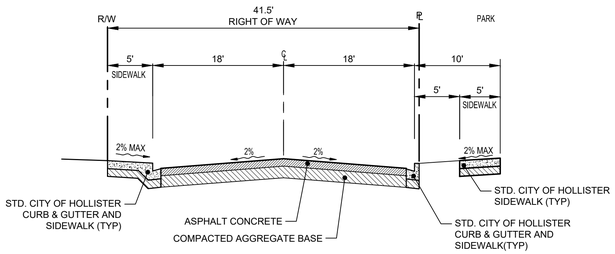
SITE MAP
SCALE: 1"=100'



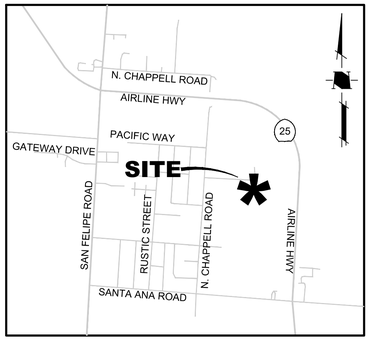
B 46' R.O.W. TYPICAL STREET (PRIVATE)
NTS



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)

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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.

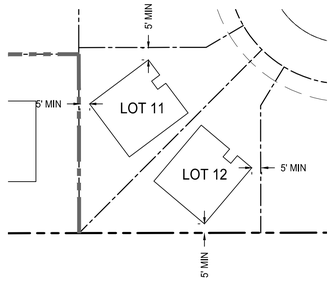
REAR SETBACK
- INTERIOR: 15' MIN.
- CORNER: 15' MIN.
- LOTS 11 & 12: 5' MIN. SEE DETAIL

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

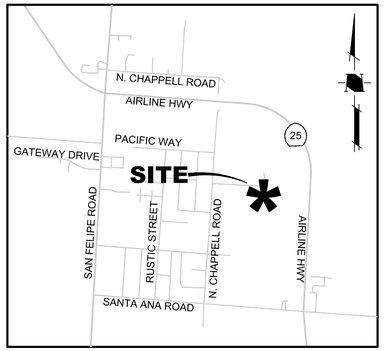
SIDE SETBACK
- INTERIOR: 4'
- CORNER: 8'

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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San Jose, CA 95131 HMHca.com

EVERGLEN
VESTING TENTATIVE MAP
CHAPPELL ROAD
HOLLISTER, CALIFORNIA

NO	DATE	DESCRIPTION

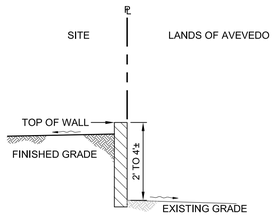
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CAD DWG FILE:	595600 TM-2.DWG
DESIGNED BY:	MM/AV/SM
DRAWN BY:	PBS
CHECKED BY:	PS
DATE:	APRIL 7, 2021
SCALE:	AS SHOWN

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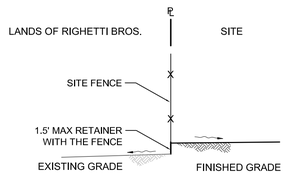
SITE PLAN

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

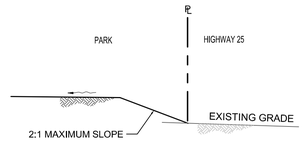
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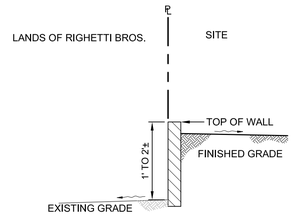
A SECTION
NTS



B SECTION B
NTS



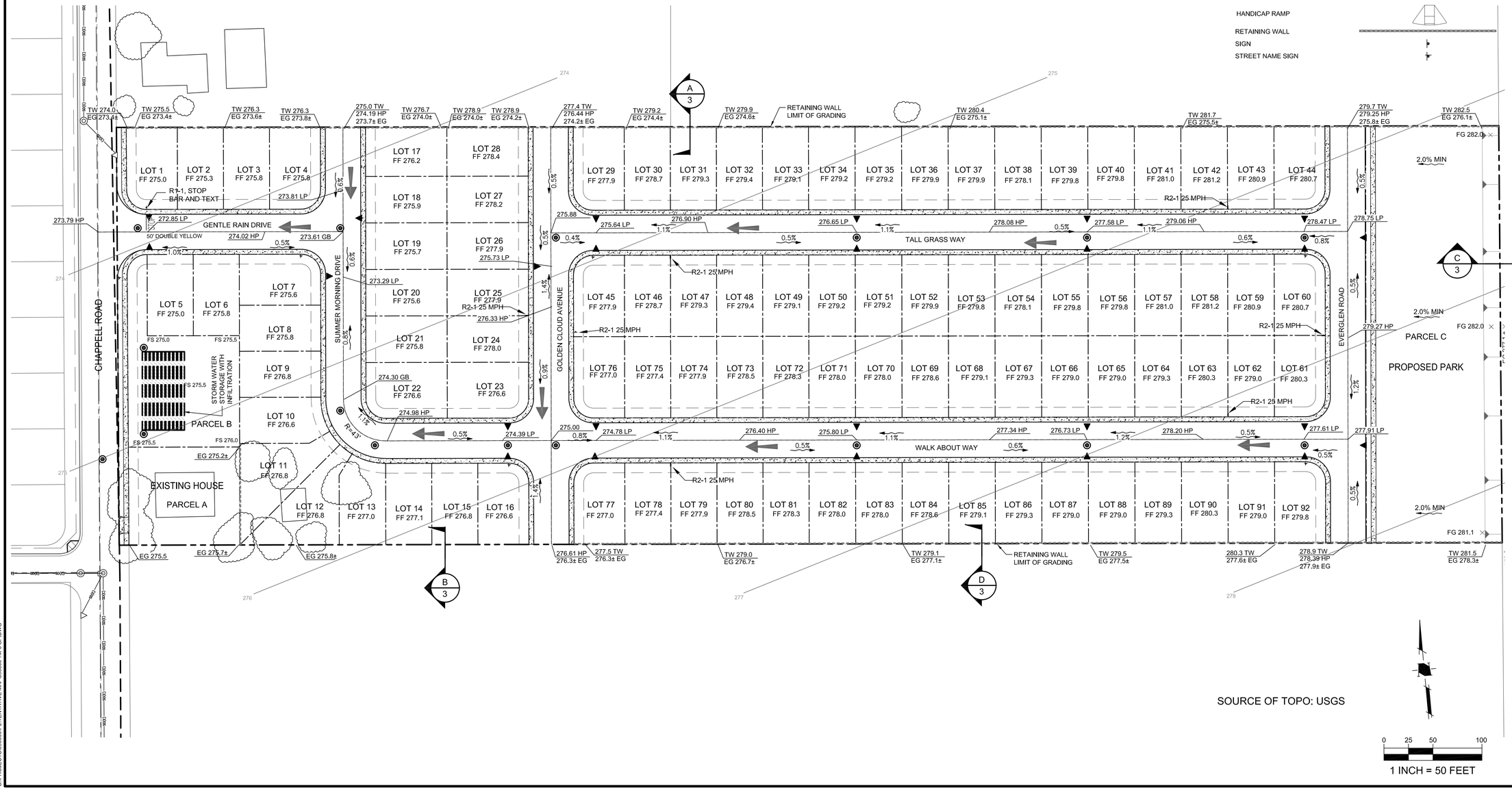
C SECTION
NTS



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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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, 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

PLOTTED: 11/10/2021 12:11 PM

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

1 INCH = 50 FEET

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1570 Oakland Road (408) 487-2200
San Jose, CA 95131 HMHca.com

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

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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

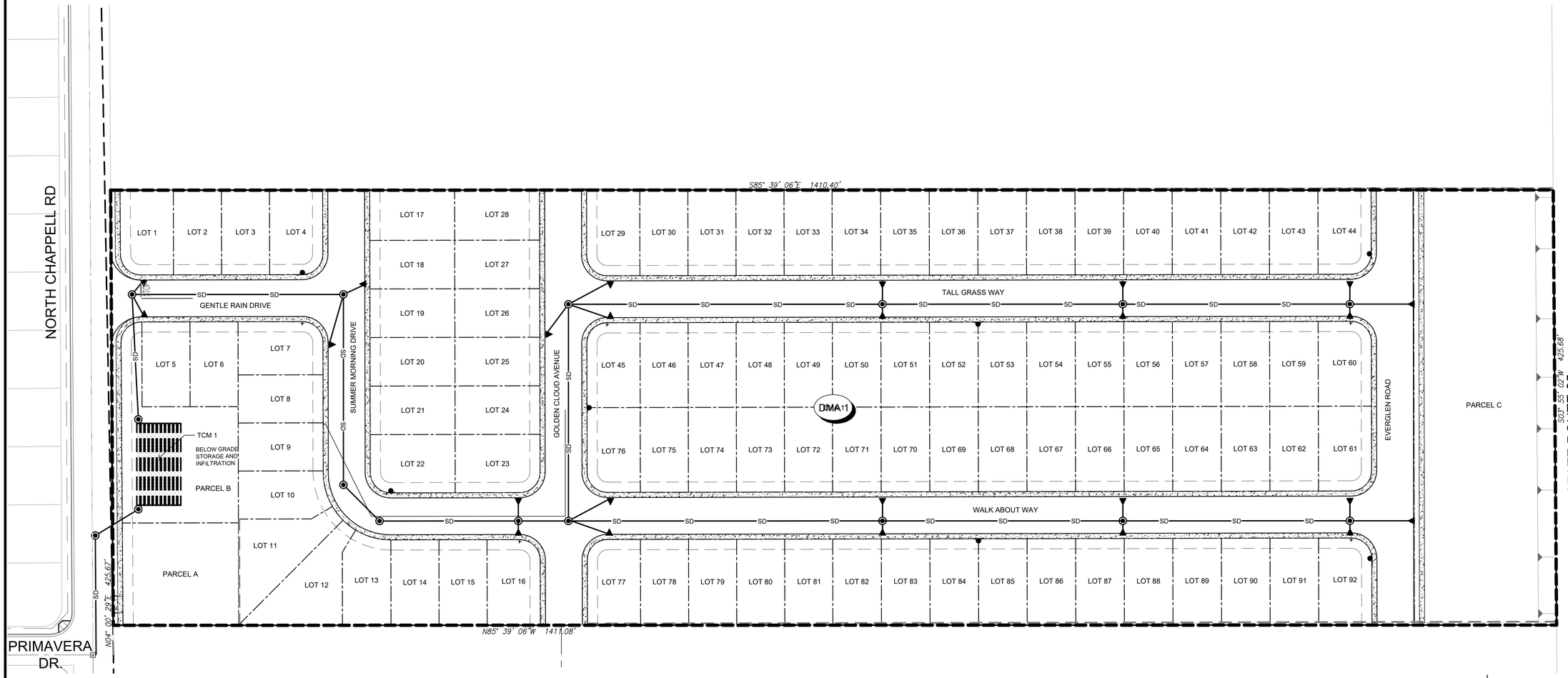
II. RESPONSIBLE PARTY FOR MAINTENANCE:

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

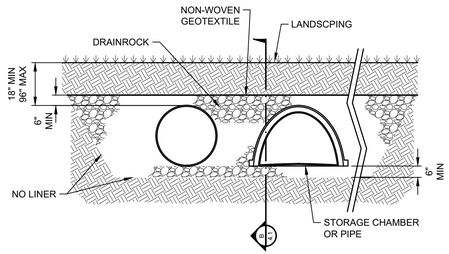
PROJECT NO:	5956.00
CAD DWG FILE:	595600 TM-5 SW.DWG
DESIGNED BY:	MM/AV/ISM
DRAWN BY:	MM
CHECKED BY:	PS
DATE:	APRIL 7, 2021
SCALE:	AS SHOWN

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STORMWATER CONTROL PLAN

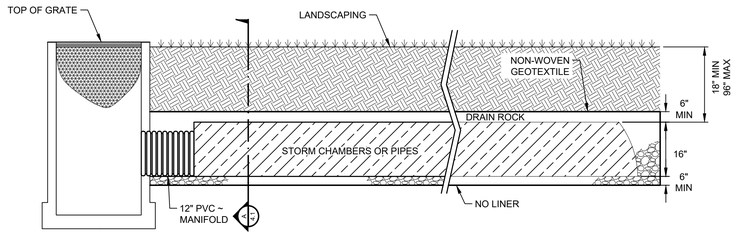
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STORMWATER CHAMBER
CROSS-SECTION

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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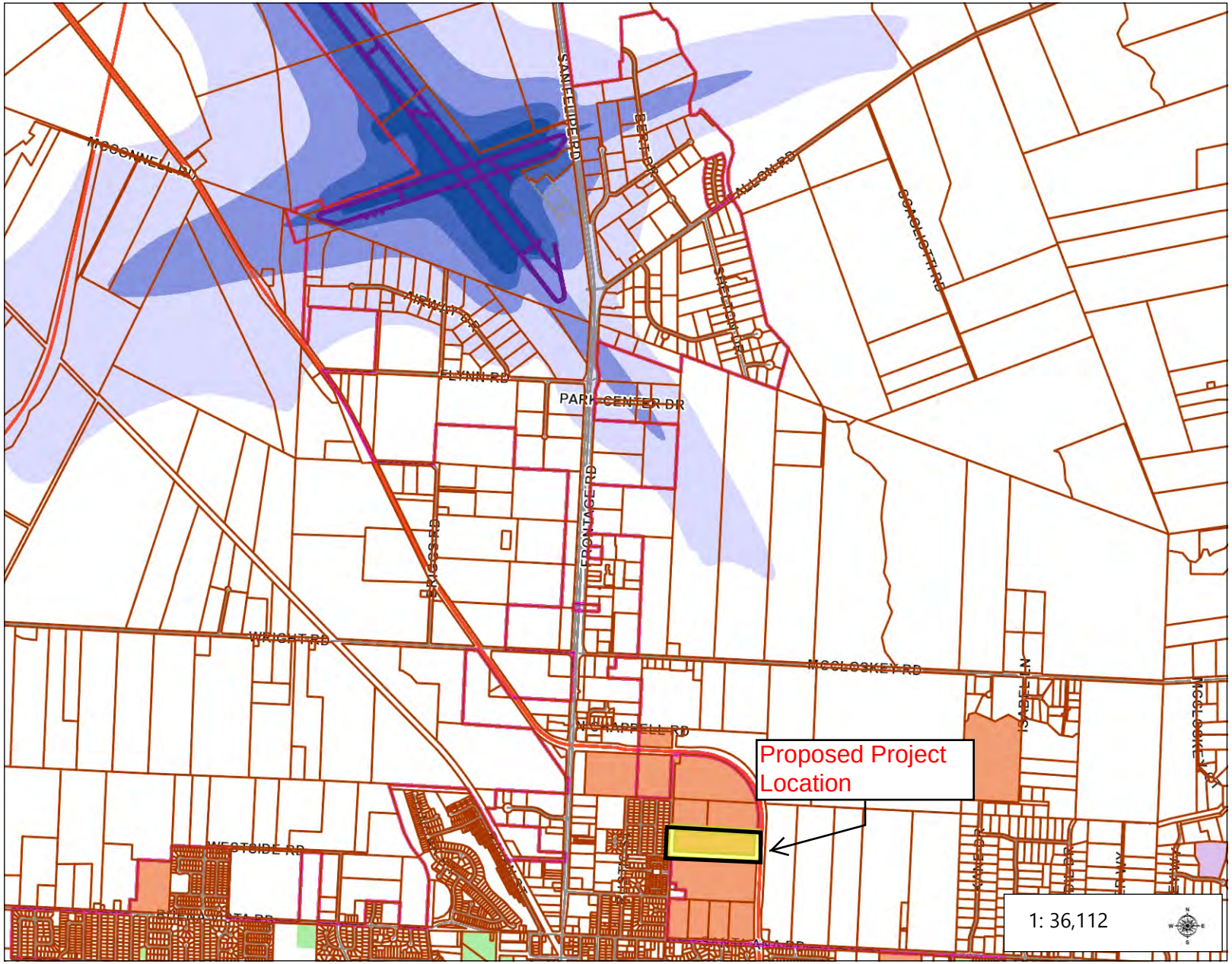
STORMWATER CONTROL DETAILS

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

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Attachment 3

County of San Benito



Legend

- Parcels
- California County Boundaries
  - <all other values>
  - San Benito
- City Limit
- Tentative Subdivision
- SBC Approved Subdivisions
- Hollister Airport Runways
- Hollister Airport Noise Impact Z
  - 55 - 60 dB CNEL
  - 60 - 65 dB CNEL
  - 65 - 70 dB CNEL
  - 70+ dB CNEL
- Tentative Streets
- Park

Notes

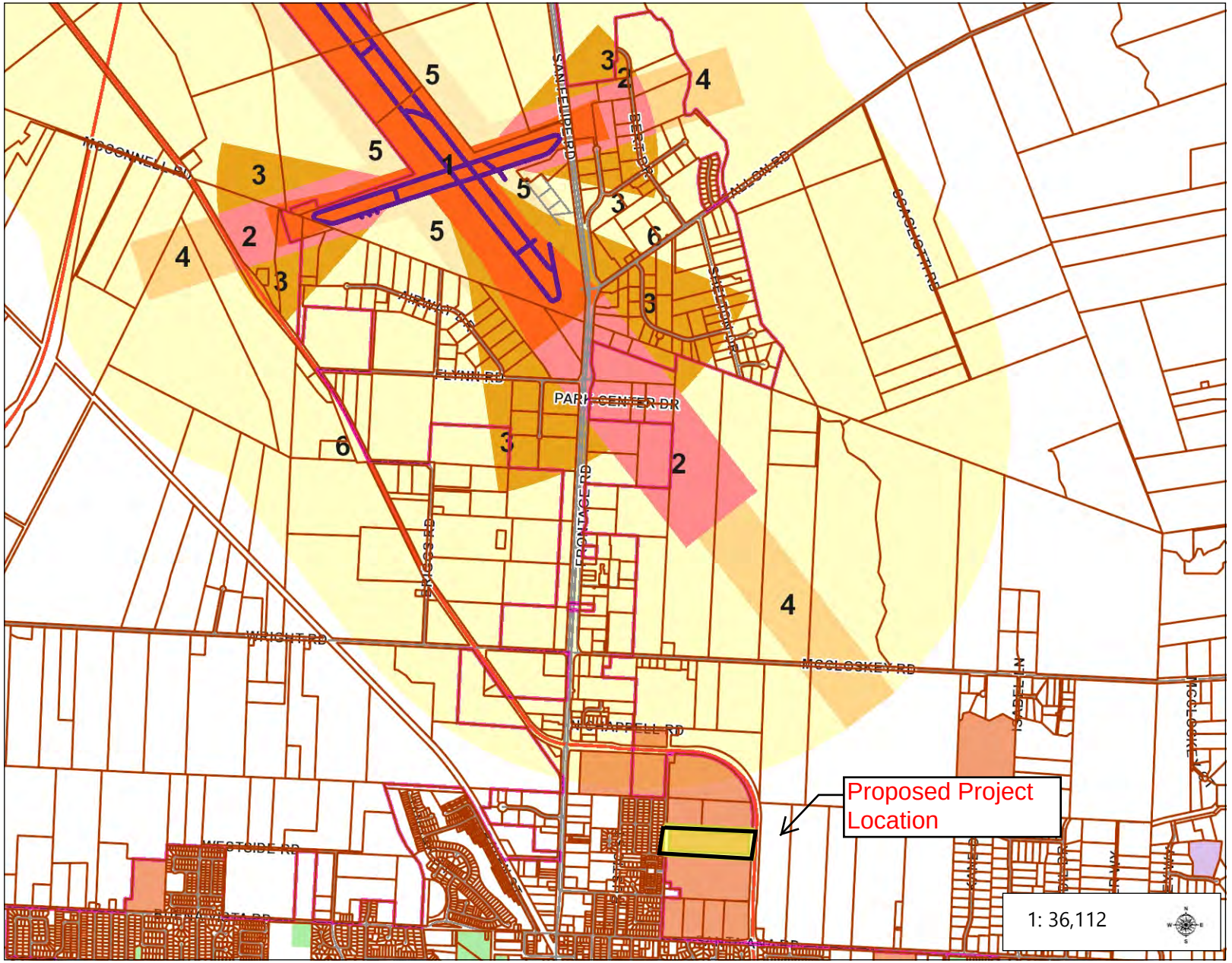
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WGS_1984_Web_Mercator_Auxiliary_Sphere

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County of San Benito



6,018.7 0 3,009.33 6,018.7 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere

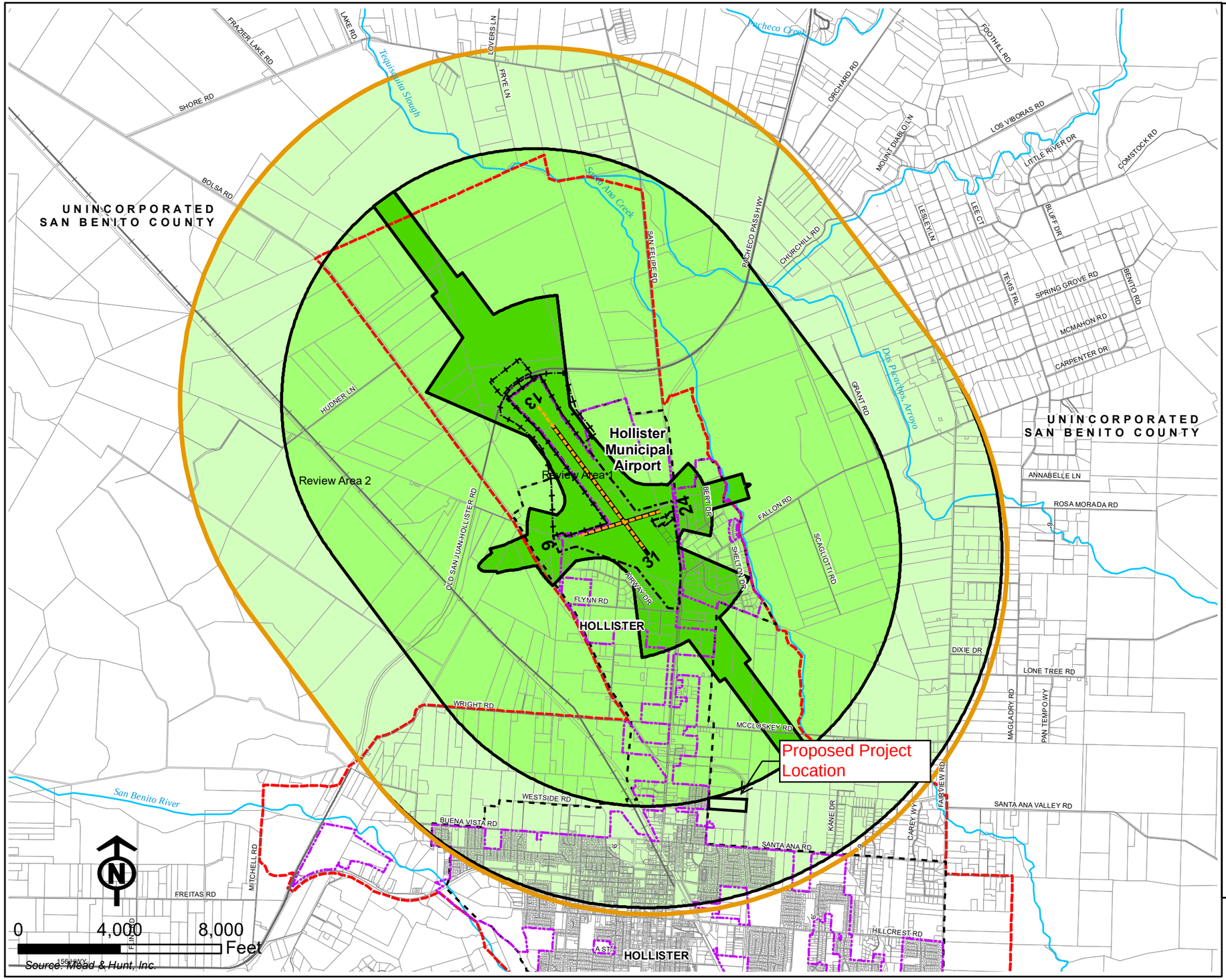
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Legend

- Parcels
- California County Boundaries
  - <all other values>
  - San Benito
- City Limit
- Tentative Subdivision
- SBC Approved Subdivisions
- Hollister Airport Runways
- Hollister Airport Safety Zones
  - Runway Protection Zone
  - Inner Approach/Departure Zone
  - Inner Turning Zone
  - Outer Approach/Departure Zone
  - Sideline Zone
  - Traffic Pattern Zone
- Tentative Streets
- Park

Notes



Legend

- Existing Airport Property
- Future Property Acquisition
- Hollister City Limits
- Hollister Sphere of Influence
- Hollister Planning Area Boundary
- Existing Runway- 13-31 length: 6,350', 6-24 length: 3,150'
- Future Runway- 13-31 length: 7,000', 6-24 length: 3,357'
- Roads
- Railroads
- Parcels
- Rivers

Policy Boundaries

- Airport Influence Area

Overflight Zones

- High Noise/Risk Zone (Avigation Easement Dedication) [1]
- Routine Overflight Zone (Recorded Overflight Notification) [2, 3]
- Airport Influence Area (Real Estate Transaction Disclosure) [3]

Notes

1. Avigation Easement Dedication required within High Noise/Risk Zone. Zone boundary encompasses CNEL 60 dB noise contour and Safety Zones 1 through 5, and critical portions of approach and transitional surfaces to where these surfaces intersect the horizontal surface.

2. Recorded Deed Notice required in Routine Overflight Zone. Zone boundary matches the outer boundary of the horizontal surface as defined by FAR Part 77.

3. Real Estate Disclosure required within the Routine Overflight Zone and within entire airport influence area. Zone boundary matches the outer boundary of the conical surface as defined by FAR Part 77.

Hollister Municipal Airport
Land Use Compatibility Plan

Map 5

Compatibility Policy Map: Overflight Zones