

**PLANNING COMMISSION RESOLUTION NO. 2025-**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HOLLISTER  
RECOMMENDING CITY COUNCIL APPROVAL OF SITE AND ARCHITECTURAL  
REVIEW 2022-13 TO CONSTRUCT TWO NEW BUILDINGS AND RELATED SITE  
IMPROVEMENTS LOCATED AT 1000 FAIRVIEW ROAD FOR A SOBER LIVING  
FACILITY WITH UP TO 22 BEDS FOR BRIGHT FUTURE RECOVERY  
(APN 057-710-012)**

**WHEREAS**, the Applicant, Bright Future Recovery, has submitted an application for Site and Architectural Review (S&A 2022-13) for a sober living facility located at 1000 Fairview Road; and

**WHEREAS**, the Applicant has additionally submitted an application for a Specific Plan Amendment and Conditional Use Permit to operate a sober living facility on the property; and

**WHEREAS**, the Applicant has submitted a complete application for the requested entitlements on March 5, 2025; 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**, 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 a Site and Architectural Review; 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, however this project requires approval of a Specific Plan Amendment to allow the project as proposed and therefore the Planning Commission will be reviewing the proposed project and making a recommendation to the City Council; and

**WHEREAS**, the Planning Commission held a duly noticed public hearing on March 27, 2025 to consider Site and Architectural Review 2022-13 review the City Staff Report, and receive written and oral testimony for and against the proposal; and

**WHEREAS**, the California Environmental Quality Act (CEQA), together with State guidelines and City environmental regulations require that certain projects be reviewed for environmental impacts and that environmental documents be prepared; and

**WHEREAS**, pursuant to CEQA, Staff has recommended that an Addendum be prepared to the 1998 West of Fairview Specific Plan Environmental Impact Report which was certified by the Hollister City Council (SCH # 1990031027). An Addendum was determined to be the proper method to review this project under CEQA because the proposed project requires minor changes to the project studied in the EIR and the proposed modifications will not result in any new impacts or mitigation measures; and

**WHEREAS**, after closing the Public Hearing, the Planning Commission recommended City Council approval of an Addendum to the 1998 West of Fairview Specific Plan Environmental Impact Report; and

**WHEREAS**, after closing the public hearing, the Planning Commission deliberated and recommended City Council approval of 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 IT IS 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 (S&A 2022-13):

- A. The proposed project is consistent with the goals and polices of the General Plan, any applicable Specific Plan, and any applicable design guidelines because:
  - 1. The project site has a General Plan Land Use Designation of Low Density Residential. The proposed project is a residential facility where people live together and receive support which is consistent with the General Plan.
  - 2. The proposed project is well designed and will enhance the existing site in accordance with Policy LU 8.3.
  - 3. The proposed project is designed to be compatible with the surrounding area that includes a mixture of dwelling types in accordance with Policy LU 8.4.
  - 4. The new buildings are well designed and include a unique architectural style, enhanced building materials, varying roof forms and height, architectural details, articulation, and other elements to ensure a well-designed development in accordance with Policy LU11.1 and LU 11.2.
  
- B. The proposed Project, as conditioned, is consistent with the provisions of Title 17, Zoning of the Hollister Municipal Code and Chapter 17.04, Residential Zoning Districts, and the West of Fairview Specific Plan (WFSP) because:

1. The proposed project is designed so that there are no blank walls, and each elevation is well designed and includes architectural details, projections, varying window sizes, and varying roof forms and heights as required by WFSP Policy 6.2.1(a), (b) and (d).
  2. The proposed project complies with the required setbacks, height, and lot coverage for buildings in the Residential, West Fairview Zoning District.
  3. The site includes landscaping on the site as well as along Fairview Road to provide a buffer between the new buildings and the street as required by Policy 6.2.4(a).
  4. As amended by the Specific Plan Amendment, three buildings are permitted for this site to serve a sober living facility.
- C. The proposed development 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 complies with all relevant Goals and Policies in the General Plan and all requirements of the Zoning Ordinance.
  2. The layout of the site, including on- and off-site circulation, has been reviewed by the Development Review Committee and studied in the CEQA addendum in order to ensure safety of residents and visitors to the site.
  3. The layout and circulation of the site has been designed to accommodate the safety measures included in the Focused Traffic Analysis for the project.
- D. Architectural considerations include the character, scale, and quality of the design, site layout, screening of unsightly uses, lighting, building materials and colors result in a project that is harmonious with its surroundings, is compatible with other developments in the vicinity, and complies with any applicable design guidelines or standards adopted by the City because:
1. The new buildings are well designed and will enhance the existing site as well as the surrounding area.
- E. The proposed project is consistent with the requirements of the Municipal Code and applicable Specific Plan related to landscaping and screening, including the location, type, size, water efficiency, and coverage of plant materials to ensure visual relief, adequate screening, and an attractive environment for the public because:

1. Landscaping is located throughout the site and includes trees, shrubs, and other plant materials.
  2. Landscaping and a sidewalk are provided on Fairview Road.
- F. The site has been designed to ensure adequate parking to serve the project and proper circulation for bicyclists, pedestrians, and automobiles because:
1. Circulation, including the entrance and exit on Fairview Road has been reviewed by the Engineering Division as well as the City’s consultant Kimley-Horn to ensure that the site is designed to provide safe entering and existing from the site. In order to provide safe circulation in the area, the design of the site includes all safety measures included in the Focused Traffic Analysis.
- G. The proposed Project, including a reduction in the total number of required parking spaces, is consistent with the provisions of Chapter 17.18, Pedestrians, Bicycle, Parking, and Loading Standards because:
1. Adequate parking is provided to support the development as required by Section 17.18.030 of the Zoning Ordinance. Residents may not drive to or from the site and therefore, parking has been calculated to require adequate parking for the employees of the site and occasional visitors.

**Conditions of Approval  
 S&A 2022-13**

No.	Condition of Approval	Responsible Department	Required Prior To:
<b>General Conditions</b>			
1	<b>Approval.</b> This Site and Architectural Review approval is for the sober living facility located at 1000 Fairview Road (S&A 2022-13, CUP 2022-5, and SPA 2022-1). The proposed development shall be in substantial conformance to Exhibit A (Project Plans) prepared by DARCO and dated “Received, March 5, 2025” 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	Planning	On-going

No.	Condition of Approval	Responsible Department	Required Prior To:
	prior approval is granted by Community Development Director for changes.		
2	<b>CUP 2022-5 Conditions of Approval.</b> All Conditions of Approval for CUP 2022-5 shall also apply to this project.	Planning	On-going
3	<b>Permit Expiration.</b> 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.	Planning	2 years from the date of approval by City Council
4	<b>Time Extension.</b> In accordance with Section 17.24.130(E)(2) of the Municipal Code, the Community Development Director 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.	Planning	30 days prior to expiration
5	<b>Permit Validity.</b> 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.	Planning	On-going
6	<b>Appeal Period.</b> 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 Community Development Director 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.	Planning	15 days following approval

No.	Condition of Approval	Responsible Department	Required Prior To:
7	<b>Revocation of Permit.</b> 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.	Planning	On-going
8	<b>Indemnification.</b> 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, Community Development Director 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.	Planning	On-going
9	<b>Clean-up.</b> The Applicant/Developer shall be responsible for clean-up and disposal of project related trash to maintain a safe, clean and litter free site.	Planning	On-going
10	<b>Modifications.</b> Modifications or changes to this Site and Architectural Review may be considered by the Community Development Director if the modifications or changes proposed comply with Section 17.24.130(F) of the Municipal Code.	Planning	On-going
11	<b>Accessory/Temporary Structures.</b> 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 Community Development Director.	Planning	On-going

No.	Condition of Approval	Responsible Department	Required Prior To:
12	<p><b>Clarification of Conditions.</b> In the event that there needs to be clarification to the Conditions of Approval, the Community Development Director 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 Community Development Director 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.</p>	Planning	On-going
13	<p><b>Noise During Construction.</b> 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 Section 17.16.100 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.</p>	Planning	On-going
14	<p><b>Overtime Inspections.</b> 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.</p>	Engineering	On-going

No.	Condition of Approval	Responsible Department	Required Prior To:
15	<b>Fencing/Walls.</b> 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.	Planning and Building	Issuance of Building Permit
16	<b>Conditions of Approval.</b> 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. A copy of the annotated conditions shall also be emailed to the Planning Division.	Building	Building Permit Application
17	<b>Code Enforcement.</b> 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.”	All	Issuance of Building Permit
18	<b>Final Inspection/Occupancy.</b> The applicant shall call the Planning Division 30 days prior to requesting a Final Inspection or Occupancy. All Conditions of Approval are required to be met in order to issue a Temporary Certificate of Occupancy, Occupancy or Final Inspection.	Planning	30 days prior to Final or Occupancy

No.	Condition of Approval	Responsible Department	Required Prior To:
19	<p><b>Community Facilities District.</b> Prior to the issuance of a Building Permit, the Property Owner shall cooperate with the City to facilitate the annexation of the entire project into Community Facilities District 5. The entire project shall be included within the boundaries of the community facilities districts 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 is subject to an annual increase in accordance with the designated consumer price index as a 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.</p>	Planning	Occupancy
<b>Planning - Standard Conditions of Approval</b>			
20	<p><b>Equipment Screening.</b> All electrical and or mechanical equipment shall be screened from public view through fencing or behind a roof screen. The Building Permit plans shall show the location of all equipment and screening for review and approval by the Community Development Director. If installed at grade, units shall be permanently installed on non-moveable materials as reasonably approved by the Building Official and Development Services Director.</p>	Planning	Building Permit Application
21	<p><b>Signage.</b> 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.</p>	Planning and Building	Installation of Any Signage

No.	Condition of Approval	Responsible Department	Required Prior To:
22	<b>Trash and Waste Accumulation.</b> 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.	Planning and Code Enforcement	On-going
23	<b>Colors.</b> 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).	Planning	Issuance of a Building Permit
24	<b>Continuous Maintenance.</b> Prior to occupancy, a plan or agreement for continuous maintenance and management of the development, 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.	Planning and Engineering	Prior to Occupancy
25	<b>Future Modifications.</b> Any future modifications to the exterior of the buildings, site layout, trash enclosures, amenities, roof deck open space, or the landscaping shall require review and approval by the City in a manner determined by the Development Services Director.	Planning	On-going

No.	Condition of Approval	Responsible Department	Required Prior To:
<b>Planning - Project Specific Conditions</b>			
26	<b>Use.</b> The use of this property shall be limited to a sober living facility or similar use as allowed under CUP 2022-5 and the West Fairview Specific Plan Amendment. Any modifications require prior approval by the Community Development Director	Planning	On-going
<b>Landscaping - Standard Conditions</b>			
27	<b>Final Landscape and Irrigation Plans.</b> 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 March 5, 2025, except as modified by the Conditions listed below or as required by the Community Development Director. The Plans shall be approved, and all landscaping shall be installed prior to Occupancy.	Planning	Building Permit Application
28	<b>Landscaping.</b> 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 Community Development Director. 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 Community Development Director and the City Engineer.	Planning and Engineering	Landscape Application/ Improvement Plans
29	<b>Shrubs.</b> 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	Planning and Code Enforcement	On-going

No.	Condition of Approval	Responsible Department	Required Prior To:
	same species to the reasonable satisfaction of the Community Development Director.		
30	<b>Trees.</b> 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.	Planning and Code Enforcement	On-going
31	<b>Maintenance of Irrigation.</b> 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.	Planning and Code Enforcement	On-going
<b>Building - Standard Conditions</b>			
32	<b>Building Codes and Ordinances.</b> 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.	Building	Building Permit Application
33	<b>Code Compliance.</b> All building permit plans shall conform to all local and State energy and seismic requirements and all applicable Building and Fire Codes.	Building	Building Permit Application
34	<b>Additional Approvals.</b> 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.	Building	Building Permit Application
35	<b>ADA.</b> All requirements for handicapped accessibility shall be met, including but not limited to parking, access ramps and building accessibility facilities.	Building	Building Permit Application

No.	Condition of Approval	Responsible Department	Required Prior To:
36	<p><b>Impact Fees:</b> 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:</p> <ul style="list-style-type: none"> <li>a. Water Connection (City of Hollister)</li> <li>b. Traffic Impact Fee</li> <li>c. Sewer Facilities Development Impact Fee</li> <li>d. Sewer Collection</li> <li>e. Storm Drainage</li> <li>f. Police Impact Fee</li> <li>g. Fire Impact Fee</li> <li>h. Jail and Juvenile Hall Facilities</li> </ul> <p>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. Note: School Impact Fees, unless otherwise required by law, shall be paid to the school district(s) prior to building permit issuance.</p>	Building and Engineering	Occupancy
<b>Fire Department - Standard Conditions</b>			
37	<p><b>[A] 102.1 Construction and Design Provisions.</b> The construction and design provisions of the fire code shall apply as follows:</p> <ul style="list-style-type: none"> <li>a. Structures, facilities and conditions arising after the adoption of this code.</li> <li>b. Existing structures, facilities and conditions not legally in existence at the time of adoption of this code.</li> <li>c. Existing structures, facilities and conditions when identified in specific sections of this code.</li> <li>d. Existing structures, facilities and conditions, which, in the opinion of the Fire Code Official, constitutes a distinct hazard to life and property.</li> <li>e. Existing Structures, alterations and repairs:</li> </ul>	Fire	Building Permit Application

No.	Condition of Approval	Responsible Department	Required Prior To:
	<p>i. All new work performed in alterations and/or repairs to existing structures shall comply with the current provisions of this Chapter.</p> <p>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.</p> <p>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.</p> <p>iv. 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.</p>		
38	<p><b>[A] 102.3 Change of use or Occupancy.</b> 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.</p>	Fire	On-going

No.	Condition of Approval	Responsible Department	Required Prior To:
39	<p><b>Occupancy prohibited before approval.</b> 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.</p>	Fire	Occupancy
40	<p><b>[A] 105.4.1 Construction Document Submittals.</b> 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.</p>	Fire	Building Permit Application
41	<p><b>105.4.2 Information on Construction Documents.</b> 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.</p>	Fire	Building Permit Application
42	<p><b>[A] 105.4.2.1 Fire Protection system shop drawings.</b> 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 this Code.</p>	Fire	Building Permit Application
43	<p><b>304.1.2 Vegetation.</b> 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</p>	Fire	On-going

No.	Condition of Approval	Responsible Department	Required Prior To:
	accordance with Chapter 49.		
44	<p><b>California Code of Regulations, Title 19, Division 1, §3.07(b)] Clearances.</b> (b) Ground Clearance. The space surrounding every building or structure shall be maintained in accordance with the following:</p> <p>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:</p> <p>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.</p> <p>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.</p>	Fire	On-going

No.	Condition of Approval	Responsible Department	Required Prior To:
45	<b>503.1.1 Buildings and Facilities.</b> 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.	Fire	Building Permit Application
46	<b>Additional access.</b> 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.	Fire	Building Permit Application
47	<b>503.2 Fire Department Access and Egress.</b> (Roads) 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	Building Permit Application
48	<b>Fire Apparatus Access Roads.</b> 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.	Fire	Building Permit Application
49	<b>503.2.7.1 Paving.</b> 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.	Fire	Building Permit Application

No.	Condition of Approval	Responsible Department	Required Prior To:
50	<p><b>503.3 Marking.</b> 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.</p>	Fire	Occupancy
51	<p><b>505.1 Address identification.</b> 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 contrast 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.</p>	Fire	Building Permit Application

No.	Condition of Approval	Responsible Department	Required Prior To:
52	<p><b>506.1 Required.</b> 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. <u>This jurisdiction utilizes the <b>KNOX Box and Security Systems.</b></u></p>	Fire	Building Permit Application
53	<p><b>507.3 Fire flow.</b> Fire-flow requirements for buildings or portions of buildings and facilities shall be determined by an approved method or Appendix B.</p>	Fire	Building Permit Application
54	<p><b>507.5.1 Required.</b> 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.</p>	Fire	Building Permit Application
55	<p><b>507.5.1.1 Hydrant for standpipe systems.</b> 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.</p>	Fire	Building Permit Application
56	<p><b>507.5.4 Obstruction.</b> Unobstructed access to fire hydrants shall be maintained at all times. The fire department shall not be deterred or hindered from gaining immediate access to fire protection equipment or fire hydrants.</p>	Fire	Building Permit Application
57	<p><b>507.5.5 Clear Space Around Hydrants.</b> A 3-foot (914 mm) clear space shall be maintained around the circumference of fire hydrants, except as otherwise required or approved.</p>	Fire	On-going

No.	Condition of Approval	Responsible Department	Required Prior To:
58	<b>507.5.6 Physical Protection.</b> Where fire hydrants are subject to impact by a motor vehicle, guard posts or other approved means shall comply with Section 312.	Fire	Final and On-going
59	<b>509.1 Identification.</b> 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.	Fire	Final Inspection
60	<b>509.1.1 Utility Identification.</b> 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 or space that it serves. Identification shall be made in an approved manner, readily visible and shall be maintained.	Fire	Final Inspection
61	<b>901.5.1 Occupancy.</b> 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.	Fire	Occupancy
62	<b>903.2 Approved automatic sprinkler systems</b> shall be provided in all new buildings and structures constructed, moved into or relocated within the jurisdiction. 13D Systems approved for all new buildings.	Fire	Building Permit Application
63	<b>912.2 FDC Location.</b> 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 (STREET SIDE)	Fire	Building Permit Application

No.	Condition of Approval	Responsible Department	Required Prior To:
64	<b>912.2.1 Visible location.</b> 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.	Fire	Building Permit Application
65	<b>912.4.1 Locking fire department connection caps.</b> 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 <b>KNOX Box and Security Systems.</b>	Fire	Occupancy
66	<b>912.4.2 Clear Space Around Connections.</b> 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.	Fire	Occupancy and On-going
67	<b>912.4.3 Physical Protection.</b> Where fire department connections are subject to impact by a motor vehicle, vehicle impact protection shall be provided in accordance with Section 312.	Fire	On-going
68	<b>33. 912.6 Backflow protection.</b> 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.	Fire	Building Permit Application
69	<b>310 ACCESS FOR FIRE FIGHTING</b> Approved vehicle access for firefighting shall be provided to all construction or demolition sites. Vehicle access shall be provided to within 100 feet (30 480 mm) 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	Fire	On-going

No.	Condition of Approval	Responsible Department	Required Prior To:
	all weather hard paved roadway.		
70	<p><b>3311.2 Maintenance of Egress.</b> 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.</p>	Fire	On-going
71	<p><b>Section 3315 Portable Fire Extinguishers.</b> Structures under construction, alteration or demolition shall be provided with not less than one approved portable fire extinguisher in accordance with Section 906 and sized for not less than ordinary hazard as follows:</p> <p>A. At each stairway on all floor levels where combustible materials have accumulated.</p> <p>B. In every storage and construction shed.</p> <p>C. Additional portable fire extinguishers shall be provided where special hazards including, but not limited to, the storage and use of flammable and combustible liquids.</p>	Fire	During Construction
72	<p><b>Access Road Width with a Hydrant.</b> Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet.</p>	Fire	Building Permit Application
73	<p><b>Gates.</b> 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. 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.</p>	Fire	Building Permit Application
74	<p><b>P104.2 Addresses for buildings.</b> (FIRE 011) All buildings shall be issued an address in</p>	Fire	Building Permit

No.	Condition of Approval	Responsible Department	Required Prior To:
	<p>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 4-inch height, 1/2-inch stroke, contrasting with the background color of the sign, and shall be Arabic. 12–18-inch height for commercial or multi-family residential developments).</p>		Issuance
75	<p><b>P105.1 Water systems</b> 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.</p>	Fire	Building Permit Issuance
76	<p><b>P105.4 Fire hydrants and valves.</b> 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. <b>More restrictive hydrant requirements may be applied by the Reviewing Authority.</b> 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.</p>	Fire	Occupancy

No.	Condition of Approval	Responsible Department	Required Prior To:
77	<b>P109.1 Standard defensible space requirements.</b> Combustible vegetation shall be removed from within a minimum of 100 feet or to the property line from structures, whichever is closer.	Fire	On-going
78	<b>Final Inspection.</b> To schedule a final fire life safety inspection please call and pay associated fees and schedule the inspection at 831-636-4325	Fire	Final Inspection
79	<b>Gate.</b> The existing gate may need to be wider. Compliance with accessibility requirements for fire trucks will be reviewed with building permit plans.	Fire	Building Permit Issuance
80	<b>Fire Hydrant.</b> A fire hydrant may be required on-site.	Fire	Building Permit Issuance
<b>Engineering - Construction Standard Conditions of Approval</b>			
81	<b>Design.</b> Developer shall design improvements in accordance with City Design Standards, Standard Specifications, and Standard Plans (collectively referred to as "City Standards"), applicable codes and ordinances, geotechnical recommendations, and industry best practices to the satisfaction of the City Engineer.	Engineering	Building Permit Issuance
82	<b>Improvement Plan Package.</b> Developer shall submit a complete Improvement Plans package for review and approval by the City Engineer. The submittal shall include all necessary supporting documentation, required plan checking fees, and all other items required by Hollister Municipal Code Chapter 16 and the City Engineer.	Engineering	Building Permit Issuance
83	<b>Approved Resolution.</b> A complete hard copy of the approved signed resolution shall be included with the submittal of the Improvement /Grading Plans to the City Engineer.	Engineering	Prior to Grading Plan Submittal

No.	Condition of Approval	Responsible Department	Required Prior To:
84	<b>Soils Report.</b> As part of the Improvement Plan 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.	Engineering	Improvement Plan Issuance
85	<b>Drainage Report.</b> 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.	Engineering	Improvement Plan Application
86	<b>Sanitary Sewer and Storm Drain Capacity Analysis and Water.</b> Developer shall provide an on-site sanitary sewer collection system capacity study with the submittal of improvement plans to determine the required size of the sewer lateral.	Engineering	Improvement Plan Application
87	<b>Utility Meters.</b> Each dwelling unit shall be metered separately for electricity, gas, water, and sewer services. Water meters shall be Radio Read Meters; for details, contact the Community Services Department Utilities Division at (831) 636-4377. Water for irrigation shall be separately metered.	Engineering	Improvement and Building Permit Application
88	<b>Existing Site Conditions.</b> 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	Engineering	Improvement Plan Application

No.	Condition of Approval	Responsible Department	Required Prior To:
	any proposed phasing of their demolition and removal.		
89	<b>Existing Easements.</b> The Improvement plans shall show and clarify the extent of all existing public and private easements. Developer shall provide any additional clarification regarding the use and disposition of any water wells. Developer shall provide any additional clarifications, amendments, and/or quit-claims on any outstanding private easement agreements, as necessary.	Engineering	Improvement Plan Application
90	<b>Improvements in the Public Right of Way.</b> Developer shall protect all improvements, including, but not limited to, sidewalk, curb, gutter, lighting, undergrounding of any existing utilities, irrigation, landscaping, and pavement within the City's right of way. Any improvements that are not in good repair, as determined by the City Engineer, will be replaced by the Developer prior to final occupancy.	Engineering	Occupancy
91	<b>Site Clearance.</b> 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.	Engineering	Grading Permit Issuance
92	<b>Storm Water Pollution Prevention Plan (SWPPP).</b> Prior to any site development or grading permit issuance, Developer shall provide evidence of State issued permit and add the WDID number to the grading plan.	Engineering	Grading Permit Issuance
93	<b>Storm Water Pollution Prevention Plan (SWPPP).</b> Prior to any site development or grading permit issuance, Developer shall provide evidence of State issued permit and add the WDID number to the grading plan, if one acre or more is disturbed. If less than one acre is disturbed, the project will require an	Engineering	Grading Permit Issuance

No.	Condition of Approval	Responsible Department	Required Prior To:
	erosion and sediment control plan as part of the plan set for review and approval by the City Engineer.		
94	<b>Post-Construction Storm Water Control Plan (SWCP).</b> Prior to any site development or grading, Developer 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 storm water runoff BMP control measures, as applicable. The Developer shall submit the SWCP as part of the plan, for City review and approval. The Developer is advised that the Engineer of Record shall inspect and provide certification to the City of Hollister that all storm water post-construction improvements are properly installed and comply with the approved civil design plans.	Engineering	Grading Permit Issuance
95	<b>Grading and Drainage Plan.</b> Prior to any site development or grading, Developer 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.	Engineering	Grading Permit Issuance

No.	Condition of Approval	Responsible Department	Required Prior To:
96	<p><b>Development Impact Fee.</b> All development impact fees must be paid prior to receiving final occupancy from the building department. 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.</p> <p>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.</p> <p>Note: School Impact Fees, unless otherwise required by law, shall be paid to the school district(s) prior to building permit issuance.</p>	Engineering	Occupancy
97	<p><b>Fees.</b> Prior to Improvement or Grading Plan approval, 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.</p>	Engineering	Grading Permit Issuance
98	<p><b>On-Site Drainage.</b> Developer shall be responsible to maintain all on-site drainage facilities, including underground chambers, bio-filtration basins and conduit (pipe).</p>	Engineer	Inspection
99	<p><b>Encroachment Permit.</b> Developer shall obtain an encroachment permit prior to any work within the existing right of way.</p>	Engineering	Work in Right-of-Way

No.	Condition of Approval	Responsible Department	Required Prior To:
100	<b>Surety.</b> Prior to issuance of a grading permit, Developer shall provide approved surety in the amount of 100% of the Engineers Estimate for Performance surety and Labor and Material surety for all work in the public right of way plus the grading cost, 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.	Engineering	Occupancy
101	<b>On-Site Drainage.</b> Developer shall be responsible to maintain all on-site drainage facilities, including underground chambers, bio-filtration basins, and conduit (pipe).	Engineering	On-going
102	<b>Addresses.</b> 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.	Engineering	Building Permit Issuance
103	<b>Utility Clearance.</b> No buildings, trees, bushes, other structures shall be placed within ten feet (10') of the water, storm water, or sanitary sewer mains unless approved by the City Engineer.	Engineering	Ongoing
104	<b>Addresses.</b> 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.	Engineering	Building Permit Issuance
105	<b>Utility Clearance.</b> No buildings, trees, bushes, other structures shall be placed within ten feet (10') of the water, storm water, or sanitary sewer improvements unless approved by the City Engineer.	Engineering	Building Permit Application
106	<b>Trash Enclosures:</b> 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	Engineering	Building Permit Issuance

No.	Condition of Approval	Responsible Department	Required Prior To:
	<p>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.</p> <p>Design Criteria:</p> <ol style="list-style-type: none"> <li>1. The design of the trash enclosure shall be architecturally compatible with the primary building on site to provide a coordinated design.</li> <li>2. The exterior materials and colors of the enclosure walls shall match the building walls.</li> <li>3. Chain link fencing with or without wooden/plastic slats is prohibited.</li> <li>4. 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.</li> <li>5. Roofs shall be painted with rust-inhibitive paint.</li> </ol>		

No.	Condition of Approval	Responsible Department	Required Prior To:
107	<p><b>Landscape/Irrigation Maintenance.</b> 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. Developer will maintain the approved landscaping in perpetuity. No trees, shrubs, or plant material shall obstruct site distance of motorists and pedestrians.</p>	Engineering	On-going
108	<p><b>Construction.</b> Developer shall construct improvements in accordance with the approved plans, City Standard and to the satisfaction of the City Engineer. All applicable codes and ordinances, along with the recommendations of the City Engineer and any required Geological Investigation, are to be adhered to. Developer shall construct underground improvements prior to the construction of concrete flatwork and pavement. All construction in the right-of-way shall be completed prior to final building approval.</p>	Engineering	On-going
109	<p><b>Inspection.</b> City shall inspect construction of improvements. Developer shall schedule inspections not less than 24 hours before the work. Developer shall correct deficiencies identified by City's inspector immediately unless otherwise agreed to by the City Engineer.</p>	Engineering	24 Hours Prior to Inspection
110	<p><b>Inspection of Underground Improvements.</b> Underground improvements shall be inspected prior to backfilling. If backfill is placed prior to inspection, Developer shall expose the improvements for inspection.</p>	Engineering	Inspection of Underground Improvements

No.	Condition of Approval	Responsible Department	Required Prior To:
111	<b>Closed Circuit Television (CCTV).</b> Before start of construction, prior to acceptance of the work, and prior to end of warranty, Developer shall provide industry-standard CCTV recording of the storm water system and sanitary sewer system, for a distance required by the City Inspector. Any damage found (occurring prior to, during, or after construction, but prior to Occupancy) shall be repaired, inspected by the City, and deemed satisfactory by the Public Works and Development Services Departments.	Engineering	Prior to Construction
112	<b>Noise During Construction.</b> Developer shall employ noise suppression devices and techniques for construction activities, including noise suppression devices on equipment, to the satisfaction of the City Engineer.	Engineering	During Construction
113	<b>Construction Equipment.</b> Developer shall maintain construction equipment and properly tune in accordance with manufacturer's specifications. 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.	Engineering	During Construction
114	<b>Construction Hours.</b> Construction activities shall be limited to the hours of 7:00 am to 6:00 pm. Monday through Friday and 8:00 am to 6:00 pm on Saturdays. Construction activities are 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.	Engineering	During Construction

No.	Condition of Approval	Responsible Department	Required Prior To:
115	<p><b>Construction Dust and Emissions.</b> 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:</p> <ul style="list-style-type: none"> <li>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:</li> <li>b When available, 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. Check with the Public Works Department for the availability of recycled water;</li> <li>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;</li> <li>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;</li> <li>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;</li> <li>f Maintain at least two feet of free board and cover all trucks hauling dirt, sand, or loose materials;</li> <li>g Install wheel washers at all</li> </ul>	Engineering	During Construction

No.	Condition of Approval	Responsible Department	Required Prior To:
	<p>construction site exit points, and sweep streets if visible soil material is carried onto paved surfaces;</p> <p>h Stop grading, and earth moving if winds exceed 15 miles per hour;</p> <p>i Pave roads, driveways, and parking areas at the earliest point feasible within the construction schedule;</p> <p>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);</p> <p>k Limit the area under construction at any one time; and</p> <p>l Construction equipment shall use alternative fuels such as compressed natural gas (CNG), propane, electricity or biodiesel whenever possible.</p>		
116	<p><b>Damage to Existing and New Improvements.</b> Developer shall replace existing and new improvements removed or damaged as determined by the City Engineer.</p>	Engineering	Occupancy
117	<p><b>Deed Restriction.</b> 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.</p>	Engineering	Occupancy
118	<p><b>Improvement Warranty.</b> Developer shall warranty improvements for one year. Contractor shall provide a warranty bond prior to acceptance of the improvements.</p>	Engineering	Occupancy and for One Year
119	<p><b>Reduced Pressure Principal (RPP):</b> When the City of Hollister deems it necessary, prior</p>	Engineering and Planning	Building Permit

No.	Condition of Approval	Responsible Department	Required Prior To:
	<p>to improvement plan approval, the applicant shall be required to permit through the Building Department an RPP backflow prevention device at their sites which shall meet the following criteria:</p> <ul style="list-style-type: none"> <li>a Developer shall pay for the water meter and fees associated with the RPP and install the meter prior to the installation of the RPP.</li> <li>b The RPP shall conform to all AWWA (American Water Works Association) standards and shall be appropriately sized for the specific application on the site.</li> <li>c 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.</li> <li>d The Utility Division shall receive a copy of the initial RPP inspection report.</li> <li>e 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.</li> <li>f 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.</li> <li>g The RPP shall be installed according to AWWA standards, in regards to concrete padding and surrounding landscape/RPP height requirements.</li> <li>h The RPP shall be installed inside a wire-</li> </ul>		Application

No.	Condition of Approval	Responsible Department	Required Prior To:
	<p>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.</p> <p>i 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.</p>		
120	<p><b>Reduced Pressure Principal (RPP).</b> 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:</p> <p>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.</p> <p>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.</p> <p>c. The Utility Division shall receive a copy of the initial RPP inspection report.</p> <p>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.</p> <p>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.</p> <p>f. The RPP shall be installed according to AWWA standards, in regards to concrete</p>	Public Works	Improvement Plan Application

No.	Condition of Approval	Responsible Department	Required Prior To:
	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.		
<b>Police - Standard Conditions of Approval</b>			
121	<b>Lighting.</b> 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.	Police	Occupancy
122	<b>Security Contact.</b> 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.	Police	Occupancy
123	<b>Graffiti.</b> 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.	Police	On-going

**PASSED AND ADOPTED**, at a regular meeting of the City of Hollister Planning Commission held on this 27<sup>th</sup> day of March 2025, by the following vote:

- AYES:**
- NOES:**
- ABSTAIN:**
- ABSENT:**

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Chairperson of the Planning Commission  
 of the City of Hollister

**ATTEST:**

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Eva Kelly, 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.*