

PLANNING COMMISSION RESOLUTION NO. 2025-

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HOLLISTER RECOMMENDING CITY COUNCIL APPROVAL OF TENTATIVE MAP 2025-1 TO DIVIDE AN .89-ACRE PARCEL INTO SEVEN (7) PARCELS TO ALLOW THE CONSTRUCTION OF SIX (6) NEW RESIDENTIAL DWELLINGS
EVERGLEN PHASE 2
241 N. CHAPPELL ROAD (APN 051-230-005)**

WHEREAS, the Applicant, Pad Investment Trust, has submitted an application for Tentative Map 2025-1 to subdivide an existing .89-acre parcel located at 241 N. Chappell Road (APN 051-230-005) into seven (7) parcels to allow six (6) new residential dwellings to be constructed on Lots 1-6 and the existing residential dwelling to remain on Lot 7; and

WHEREAS, the Applicant has additionally submitted an application for a Planned Development rezone (PD 2025-1) to modify the allowed development standards for the site; and

WHEREAS, the Applicant has submitted a complete application for the requested entitlements prepared by HMM received by the Planning Division on March 27, 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 Tentative Map; and

WHEREAS, although the Planning Commission is charged with receiving, investigating, and taking action on Tentative Maps under the provisions of the Municipal Code, the proposed Tentative Map relies on revised development standards that can only be allowed upon approval of a Planned Development rezone. In accordance with Chapter 17.66, Planned Developments, the Planning Commission is charged with the review of Planned Development requests and making a written recommendation to the City Council. Because this Tentative Map relies on approval of the Planned Development rezone, the Planning Commission will also be making a recommendation to the City Council on the Map; and

WHEREAS, the Planning Commission held a duly noticed public hearing on April 24, 2025 to consider Vesting Tentative Map 2025-1, 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 determined that the project is consistent with the Environmental Impact Report for the Chappell Road Project which was certified by the Hollister City Council on May 18, 2019 (SCH# 2016101044). The EIR analyzed the environmental impacts related to the development of all sites within the Master Plan area (or the Chappell Road Project). The proposed project was included within the area studied in the EIR and is consistent with the development potential studied in the EIR. All mitigation measures contained in the Chappell Road EIR will continue to apply to this project

NOW THEREFORE BE IT RESOLVED that the Planning Commission of the City of Hollister does hereby recommend City Council approval of the Everglen Phase 2 Tentative Map subject to the following findings and conditions of approval:

- A. The project as proposed is consistent with the City of Hollister General Plan.
 - 1. The project site has a land use designation of Low Density Residential and the proposed project is a single family detached development.
 - 2. The proposed project is designed so that it is a part of the residential subdivision located adjacent to the project site.

- B. The project meets the criteria of the Title 17, Zoning, and Title 16, Subdivisions, of the Municipal Code.
 - 1. The subdivision has been reviewed to ensure compliance with the requirements of Title 16, Subdivisions.
 - 2. The project site is zoned Low Density Residential/Performance Overlay (R1/PZ) which allows up to eight (8) dwelling units per acre and the proposed development has a density of eight (8) units per acre.

- C. The design of the subdivision proposed by the Vesting Tentative Map will not cause substantial environmental damage or result in any significant environmental effects.
 - 1. The project is consistent with the project studied in the Chappell Road Environmental Impact Report which was certified by the City Council.
 - 2. All mitigation measures identified in the Environmental Impact Report apply to this project.

- D. 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.
 - 1. The proposed layout of the site has been reviewed to ensure adequate on-site and off-site circulation. The development meets the requirements of the Municipal Code and General Plan.

**Conditions of Approval
 TM 2025-1**

No.	Condition of Approval	Responsible Department	Required Prior To:
General Conditions			
1	Approval. This Tentative Map approval is for the residential development located at 241 N. Chappell Road (TM 2025-1) further identified as Everglen Phase 2. The proposed development shall be in substantial conformance to project plans prepared by HMM. and dated "Received, on March 27, 2025" on file with the Planning Division, and other plans, text and diagrams relating to this Tentative Map, except as modified by the following conditions. The improvements shall strictly adhere to the approved set of plans unless prior approval is granted by Community Development Director for changes.	Planning	On-going
2	Permit Expiration. In accordance with Section 16.44.060 of the Municipal Code, this Tentative Map approval shall expire two (2) years from the date of approval unless a Final Map is recorded.	Planning	_____
3	Validity. The approval of this Tentative Map shall only become effective upon the approval and effective date of the Planned Development Rezone.	Planning	PD Approval
4	Time Extension. In accordance with Chapter 16.36 of the Municipal Code, the Planning Commission 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

No.	Condition of Approval	Responsible Department	Required Prior To:
5	<p>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 Community Development 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.</p>	Planning	15 days following approval
6	<p>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 Community Development 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.</p>	Planning	On-going
7	<p>Clarification of Conditions. In the event that there needs to be clarification to the Conditions of Approval, the Director of Community Development 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 Community Development 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 and Engineering	On-going

No.	Condition of Approval	Responsible Department	Required Prior To:
8	Final Inspection/Occupancy. 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 schedule a Final Inspection.	Planning	Occupancy
9	Mitigation Measures. This project shall comply with all mitigation measures included in the Chappell Road Project Environmental Impact Report. An annotated Mitigation Monitoring and Reporting Program shall be submitted to the Planning Division and approved prior to issuance of a grading permit.	Planning	Grading
10	Maps. 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. The final map shall be required to indicate all public and private rights-of-way for streets and all public and private easements necessary to serve the subdivision as deemed necessary by the City Engineering Department. The City Engineer will determine the improvements and property for which the City will accept dedication.	Engineering	Final Map
11	Improvement on Right-of-Way. Developer shall dedicate, improve, and guarantee by bond full rights-of-way for the following improvements necessary to bring the existing private right-of-ways into full conformance with all applicable City standards: street lighting, street trees, sanitary sewer, water lines, storm drainage, gas, electrical, telephone, cable TV, fiber optic conduits; and all other necessary improvements. All existing overhead utilities shall be undergrounded.	Engineering	Final Map
12	Water Supply. Prior to filing of the final map, the developer shall provide to the Engineering Department water calculations based on recent hydrant tests showing sufficient water supply for domestic & fire suppression use.	Engineering	Final Map

No.	Condition of Approval	Responsible Department	Required Prior To:
13	Material Required for City Council. Prior to filing of the finals map and Subdivision Improvement Agreement, all material necessary to present the subdivision to the City Council shall be submitted to the City Engineer at least two weeks prior to the Council meeting. The material shall be submitted in a form satisfactory to the City Engineer.	Engineering	Final Map
14	Public Roads on Tentative Map. The streets as shown on the Tentative Map in their alignments and dimensions shown are to be private roadways designed per the sections on the approved Tentative Map.	Engineering	Final Map
15	Chappell Road Improvements: As shown of the tentative map, Chappell Road to the west of the site shall have full road improvements including but not limited to sidewalk, curb, gutter, lighting, undergrounding of any existing overheard utilities, irrigation, and landscaping on the east side of Chappell Road , connecting to the existing roads, as determined by the City Engineer in conformance with the Chappell Road Master Plan.	Engineering	Occupancy
16	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.	Engineering	Occupancy
17	Development Improvement Agreement. Prior to approval of the Improvement Plans, a signed and notarized Development Improvement Agreement, and all required material necessary to present the development to the City Council, shall be submitted to the City Engineer at least 30 days prior to the Council meeting. The material shall be submitted in a form satisfactory to the City Engineer.	Engineering	Improvement Plan Approval
18	Maintenance Agreement. Prior to issuing a certificate of occupancy or a temporary certificate of occupancy, Developer and City shall execute an agreement for the maintenance of private improvements.	Engineering	Occupancy

No.	Condition of Approval	Responsible Department	Required Prior To:
19	Street Names. Prior to submittal of the Improvement Plans, Developer must submit all proposed private and public street names for any new streets to the City of Hollister Engineering Department for review and approval by emergency services. The approved street names shall be included on improvement plans. Any alterations to the approved street names will need to be re-submitted to the City Engineering Department for review and approval by emergency services.	Engineering	Improvement Plan Approval
20	Design. 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	Final Map
21	Improvement Plan Package. 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	Improvement Plan Approval
22	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.	Engineering	Permits
23	Approved Resolution. 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	Improvement and Grading Plans
24	Soils Report. 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 Approval

No.	Condition of Approval	Responsible Department	Required Prior To:
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 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	Grading Plan Approval
26	Fire Hydrants. Developer shall coordinate the location of fire hydrants with the City of Hollister Fire Department. The Fire Chief, or his designees shall approve the location of fire hydrants. Developer shall show the fire hydrants at the approved locations on the Improvement Plans.	Engineering	Improvement Plan Approval
27	Water Meter Applications. The Engineering Department shall process applications for new water meter and meter boxes for irrigation and potable water systems. The owner/developer may contact the Engineering Department (831) 636-4340 for information.	Engineering	Occupancy
28	Connections to Existing City Utilities. Developer shall construct a minimum of two connections to the water distribution system. Developer shall replace existing storm water and sanitary sewer manholes as required by the City Engineer.	Engineering	Occupancy
29	Sanitary Sewer and Storm Drain Capacity Analysis. Developer shall provide an on-site storm drain system and sanitary sewer collection system capacity study with the submittal of improvement plans.	Engineering	Improvement Plan Approval
30	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.	Engineering	Burial

No.	Condition of Approval	Responsible Department	Required Prior To:
31	Storm Drain Facilities. Prior to burial or connection of storm drain facilities, the Engineering Department shall inspect the installation and connection of such facilities to assure compliance with the City's standards. The owner/developer shall contact the Engineering Department at least 24 hours prior to all necessary inspections.	Engineering	Burial
32	Utility Meters. 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 Public Works Department Utilities Division at (831) 636-4377. Water for irrigation shall be separately metered.	Engineering	Occupancy
33	AutoCAD and GIS. An electronic copy of the approved design improvements shall be submitted to the Engineering Department in both AutoCAD and GIS format, prior to Improvement or Grading Plan approval, as applicable.	Engineering	Improvement or Grading Plan Approval
34	Existing Site Conditions. 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.	Engineering	Improvement Plan Approval
35	Existing Easements. 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. 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. Developer shall provide any additional clarifications, amendments, and/or quit-claims on any outstanding private easement agreements, as necessary.	Engineering	Improvement Plan Approval

No.	Condition of Approval	Responsible Department	Required Prior To:
36	Improvements in the Public Right of Way. Developer shall construct improvements, including, but not limited to, sidewalk, curb, gutter, lighting, undergrounding of any existing overhead utilities, irrigation, landscaping, and pavement rehabilitation for the width of the road, as determined by the City Engineer. Improvements may be required beyond the frontage of the property, such as, construction sidewalk to close gaps in the sidewalk network.	Engineering	Occupancy
37	Residential Fencing. Prior to occupancy, residential fencing shall be installed or replaced along the residential boundary, in accordance with City standards and as required by the City Engineer. Residential fencing on interior lots shall comply with the fence standards in the Hollister Municipal Code. Fencing of the development shall be placed along all residential boundaries. Double fencing shall not be allowed.	Engineering	Occupancy
37	Private Utility Services. Developer shall make arrangements for PG&E, AT&T, or any other utilities authorized to operate in the City of Hollister and shall subsequently provide the City Engineer with each utility's easement needs as part of the initial submittal. Developer shall provide said utility companies with a copy of the final entitlement plans. All such utility work shall be done in accordance with Joint Utility requirements as well as the City of Hollister Specifications and Details.	Engineering	Improvement Plan Approval
38	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.	Engineering	Grading Plan Approval
39	Storm Water Pollution Prevention Plan (SWPPP). 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 Plan Approval

No.	Condition of Approval	Responsible Department	Required Prior To:
40	<p>Post-Construction Storm Water Control Plan (SWCP). 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.</p> <p>a) Sediment/Trash Separator. Drainage improvements shall include but not limited to all necessary sediment traps and trash separator devices, such as hydrodynamic vortex separator, as directed by the City Engineer.</p>	Engineering	Grading Plan Approval
41	<p>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 50% of all construction or demolition waste from being disposed of at a landfill.</p>	Engineering	Plot Plan Approval
42	<p>Grading and Drainage Plan. 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.</p>	Engineering	Grading Plan Approval

No.	Condition of Approval	Responsible Department	Required Prior To:
43	<p>Storm Water and Grading Permit. Prior to issuance any permit for construction, including grading, permit, Developer shall obtain and provide to the City 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 Developer shall provide evidence to the City Engineer that the required permits have been obtained.</p>	Engineering	Grading Plan Approval
44	<p>Water line improvements. The water system improvements shall be subject to the review and approval of the City of Hollister. 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.</p>	Engineering	Improvement Plan Approval
45	<p>Bicycle Lanes. Bicycle lanes shall meet City standards and shall be designed in accordance with the San Benito County Bikeway and Pedestrian Master Plan. Bicycle lanes shall be shown on the improvement plans, which shall be submitted to the City Engineer for review prior to final map approval.</p>	Engineering	Improvement Plan Approval
46	<p>Improvements Prior to Occupancy. To ensure 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.</p>	Engineering	Occupancy

<p>47</p>	<p>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:</p> <ul style="list-style-type: none"> 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 Public Works Department at (831)636-4377. c. The front yard landscaping has been installed in compliance with the 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. 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>Development impact fees that apply to the project are listed below:</p> <ul style="list-style-type: none"> I. Water (City of Hollister) II. Traffic III. Sewer Treatment IV. Sewer Collection V. Storm Drainage VI. Park VII. Library VIII. Police IX. Fire X. Detention (Jail/Juvenile Hall) Facilities XI. City Hall/City Yard XII. Fair share contribution <p>For a complete list of all applicable impact fees, please contact the City of Hollister Engineering</p>	<p>Engineering</p>	<p>Occupancy</p>
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No.	Condition of Approval	Responsible Department	Required Prior To:
	<p>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>		
48	<p>Fees. 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 Plan Approval
49	<p>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 projects. A copy of the CC&Rs shall be submitted to the City for review prior to the recording of the first Final Map. Private Street shall conform to City of Hollister Municipal Code Section 13.20.020(M).</p>	Engineering	Final Map
50	<p>HOA Responsibility. The HOA shall be responsible for maintenance of all on-site common area landscaping and irrigations systems, which shall be kept in a neat, clean and healthy manner and in compliance with the approved plants. The applicant 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.</p>	Engineering	Ongoing
51	<p>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 and 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.</p>	Engineering	Connection
52	<p>Water Valves. Developer shall construct water valves, including on each leg of a water line tee or cross. The maximum distance between valves shall be 800 ft.</p>	Engineering	Improvement Plan Approval

No.	Condition of Approval	Responsible Department	Required Prior To:
53	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 Engineering Division and the placement of the water sampling device on the map and ultimately on the site shall be reviewed and approved by the City of Hollister Environmental Programs Manager.	Engineering	Final Map
54	Pavement Resurfacing: Prior to the City’s acceptance of the subdivision improvements, 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 patches, shall be repaired curb to curb by the applicant using Type II slurry seal or grind and overlay per City Standard drawing E-4-2. The limits of the pavement resurfacing shall be shown on the plans. All pavement legends and striping shall be placed and/or redone. Thermoplastic material shall be used for the road markings.	Engineering	Acceptance
55	On-Site Drainage. Developer shall be responsible to maintain all on-site drainage facilities, including underground chambers, bio-filtration basins and conduit (pipe).	Engineering	Ongoing
56	Encroachment Permit. The developer/contractor shall obtain an encroachment permit 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.	Engineering	Grading
57	Surety. 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, 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	Grading Plan Approval

No.	Condition of Approval	Responsible Department	Required Prior To:
58	Addresses. Prior to submittal of an application for a building permit, 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. Addresses shall not be assigned for any lot or utility meter until after the recordation of the Final Map.	Engineering	Building Permit
59	Utility Clearance. 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	Occupancy
60	Landscape/Irrigation Maintenance. 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.	Engineering	Ongoing
61	Construction. 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.	Engineering	Occupancy
62	Inspection. 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.	Engineering	Inspection
63	Inspection of Underground Improvements. Underground improvements shall be inspected prior to backfilling. If backfill is placed prior to inspection, Developer shall expose the improvements for inspection.	Engineering	Inspection

No.	Condition of Approval	Responsible Department	Required Prior To:
64	Closed Circuit Television (CCTV). Before start of construction and again prior to acceptance of the work, Developer shall provide to the City an industry-standard CCTV recording of the storm water system and sanitary sewer system, not less than 500 feet from site as directed by the City Inspector.	Engineering	Start of Construction
65	Fire Department Access. Developer shall continuously provide Fire Department access to and within the property, including fire hydrant access, circulation routes, passing lanes, and turn-around areas as approved by the Fire Chief.	Engineering	Ongoing
66	Noise During Construction. 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
67	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.	Engineering	Building Permit

No.	Condition of Approval	Responsible Department	Required Prior To:
68	<p>Construction Equipment. 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.</p>	Engineering	Construction
69	<p>Construction Hours. 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.</p>	Engineering	During Construction
70	<p>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:</p> <ul style="list-style-type: none"> 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) 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; 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 	Engineering	Improvement Plan Approval

No.	Condition of Approval	Responsible Department	Required Prior To:
	<p>necessary to prevent visible dust leaving the site, using raw or recycled water when feasible;</p> <ul style="list-style-type: none"> 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. 		
71	<p>Temporary Maintenance and Operation of Improvements. Developer shall maintain and operate improvements until acceptance of the improvements or pay a monthly fee for maintenance and operation to the City, as required by the City Engineer.</p>	Engineering	Acceptance
72	<p>Damage to Existing and New Improvements. Developer shall replace existing and new improvements removed or damaged as determined by the City Engineer.</p>	Engineering	Occupancy

No.	Condition of Approval	Responsible Department	Required Prior To:
73	<p>Truck Circulation, Construction Management, and Staging. A truck circulation plan and construction management and staging plan shall be included with any demolition, stockpile, grading, or improvement plan submittal. The plans shall include:</p> <ul style="list-style-type: none"> a) General truck routes shall be submitted for review and acceptance by the City. b) 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. 	Engineering	Improvement Plan Approval
74	<p>Improvement Plans. 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 project 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.</p>	Engineering	Improvement Plan Approval
75	<p>Preliminary Plans. 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.</p>	Engineering	Improvement Plan Approval

No.	Condition of Approval	Responsible Department	Required Prior To:
76	As-Built Plans. Developer shall 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.	Engineering	Final Occupancy
77	Deed Restriction. 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.	Engineering	Occupancy
78	Improvement Warranty. Developer shall warranty improvements for one year. Contractor shall provide a warranty bond prior to acceptance of the improvements.	Engineering	Improvement Plan Approval

No.	Condition of Approval	Responsible Department	Required Prior To:
79	<p>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:</p> <ul style="list-style-type: none"> 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. 	Engineering	Notification by City

80	<p>With respect to all off-site improvements, prior to filing of the Final Map, the subdivider shall either:</p> <ul style="list-style-type: none"> 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: <ul style="list-style-type: none"> 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 	Engineering	Final Map
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No.	Condition of Approval	Responsible Department	Required Prior To:
	<p>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.</p>		
81	<p>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.</p>	Engineering	Final Map
82	<p>The improvement plan submittal shall include a complete construction phasing plan in accordance with the mitigation measures, conditions of approval, City codes, and standards.</p>	Engineering	Improvement Plan Approval
83	<p>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.</p>	Engineering	Improvement Plan Approval
84	<p>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.</p>	Engineering	Improvement Plan Approval

No.	Condition of Approval	Responsible Department	Required Prior To:
85	All subdivision improvements shall be consistent with the City Engineering Standards except where the applicant has requested and has 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.	Engineering	Improvement Plan Approval
86	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.	Engineering	Final Map91
87	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 increased 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.	Engineering	Plot Plan Approval of Each Lot
88	Street trees are required as a condition of development. Street trees shall generally be planted at the rate of one 24" box 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.	Planning Engineering	WELO Approval

No.	Condition of Approval	Responsible Department	Required Prior To:
89	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.	Engineering	Improvement Plan Approval
90	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.	Engineering	Improvement Plan Approval
91	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.	Engineering	Improvement Plan and Final Map

No.	Condition of Approval	Responsible Department	Required Prior To:
92	<p>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.</p>	Engineering	Improvement Plan Approval
93	<p>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.</p>	Engineering	Improvement Plan Approval
94	<p>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.</p>	Engineering	Improvement Plan Approval

No.	Condition of Approval	Responsible Department	Required Prior To:
95	<p>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 Public Works Director.</p>	Engineering	Improvement Plan Approval
96	<p>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.</p>	Engineering	Construction
97	<p>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.</p>	Engineering	Construction
98	<p>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.</p>	Engineering	Improvement Plan Approval

PASSED AND ADOPTED, at a regular meeting of the City of Hollister Planning Commission held on this 24th day of April 2025, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

Chairperson of the Planning Commission
of the City of Hollister

ATTEST:

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.