

PLANNING COMMISSION RESOLUTION NO. 2025-

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HOLLISTER APPROVING SITE AND ARCHITECTURAL REVIEW 2025-6 TO DEVELOP AN AGRICULTURAL FEED AND SUPPLY RETAILER TO INCLUDE IMPROVEMENTS TO THE EXISTING THREE BUILDINGS, CONSTRUCTION OF A CANOPY STRUCTURE, THE INSTALLATION OF LIGHTING, FENCE SURROUND, LANDSCAPING, DEVELOPMENT OF A PEDESTRIAN PATHWAY, PARKING LOT SURFACE REGRADING, STRIPING AND THE INSTALLATION OF ACCESSIBLE PARKING, EV PARKING AND THE AVAILABILITY OF CHARGING STATIONS. THE PARCEL IS LOCATED AT 89 THIRD STREET WITHIN THE NEIGHBORHOOD MIXED-USE (NMU) ZONING DISTRICT (APN 054-162-001)

WHEREAS, the Applicants, Zaira & Cesar Basanez, have submitted an application for Site and Architectural Review (S&A 2025-6) to develop an agricultural feed and supply retailer which will improve the existing buildings through the refinishing of paint and the installation of lighting while developing a new construction canopy to function as feed supply storage. Additional improvements include a fence surround, landscaping, the development of an internal pedestrian pathway, parking lot surface regrading and striping. The parking lot will include accessible and EV parking with the availability of EV charging stations. The parcel is located at 89 Third Street further identified as San Benito County Assessor Parcel Number 054-162-001; and

WHEREAS, the Applicant has submitted a complete application for the requested entitlements prepared by MH Engineering Co. and Symmetry Design+Build, received by the Planning Division on August 8, 2025; and

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

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

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

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

WHEREAS, the Planning Commission held a duly noticed public hearing on September 25, 2025 to consider Site and Architectural Review 2025-6, 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 proposed project qualifies for a Notice of Exemption (NOE) pursuant to Section 15301, Existing Facilities. The proposed project has been evaluated and has been determined to be consistent with projects characterized under Class 1 as the project consists of the operation, repair, maintenance, permitting of existing private structures, facilities, mechanical equipment and topographical features involving negligible expansion of the existing use. The proposed project is consistent with a Class 1 project as it will involve the restoration of deteriorated structures and facilities to meet current standards of public health and safety.

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:

A. The proposed project is consistent with the goals and policies of the General Plan, any applicable Specific Plans and any applicable design guidelines because:

1. _____

B. The proposed project, as conditioned, is consistent with the provisions of Title 17, Zoning, of Hollister Municipal Code including the requirements of the Zoning District in which the property is located because:

1. _____

C. The proposed development will not be detrimental to public health, safety or welfare of persons residing in or working in the neighborhood or to the general welfare of the City because:

1. _____

D. Architectural considerations including 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.

1. _____

E. The proposed project is consistent with all applicable requirements of the Municipal Code and applicable General 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.

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F. The site has been adequately designed to ensure adequate parking to serve the project and proper circulation for bicyclists, pedestrians, and automobiles.

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**CONDITIONS OF APPROVAL
 S&A 2025-6**

| No. | Condition of Approval | Responsible Department | Comments |
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| General Conditions | | | |
| 1 | Approval. This Site and Architectural Review (S&A 2025-6) is for the development of a agricultural feed and supply retailer. The project will improve the existing structures with paint and lighting while developing a canopy structure for feed storage, a fence surround for screening and landscaping. The project is located at 89 Third Street in the Neighborhood Mixed-Use Zoning District as depicted on the plan set stamped "Received August 8, 2025" by the Planning Division. The use including but not limited to the elevations and improvements, shall strictly adhere to the approved set of plans unless otherwise prior approval is granted by the Community Development Director for changes. | Planning | On-going |
| 2 | Permit Expiration. In accordance with Section 17.24.130(E)(1) of the Municipal Code, this Site and Architectural Review approval shall expire two (2) years from the date of approval unless a Building Permit is obtained. | Planning | September 25, 2027 |
| 3 | Time Extension. In accordance with Section 17.24.130(E)(2) of the Hollister 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 10 days prior to the 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 | 10 days prior to expiration |
| 4 | Appeal Period. No entitlements that rely upon this approval shall be granted during the 15-day | Planning | 15 days following |

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| | appeal period. In no case shall a permit be issued until the appeal period has expired or a final action is taken on the appeal. | | approval |
| 5 | Revocation of Permit. The Site and Architectural Review approval shall be revocable for cause in accordance with Section 17.24.130(H) of the Hollister Municipal Code. Any violation of the terms or conditions of this permit shall be subject to citation. | Community Development Director | On-going |
| 6 | Indemnification. The applicant shall defend, indemnify and hold harmless the City of Hollister, and agent, officer or employee of the City, and any advisory board of the City, against any claim, suit, action, judgement, costs and attorney's fees arising out of this approval or any assertions that this approval, including the environmental determination made herein, is invalid, illegal, unconstitutional or otherwise contrary to law. The City shall promptly notify the applicant of any claim against the City and shall cooperate fully in defense. | City Attorney | On-going |
| 7 | Modifications. 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 |
| 8 | Clean-up. The Applicant/Developer shall be responsible for clean-up and disposal of project related trash to maintain a safe, clean and litter free site. | Planning | On-going |
| 9 | Clarification of Conditions. In the event that there needs to be clarification to the Conditions of Approval, the Community Development Director and/or their designee shall also have authority to make minor modifications to these conditions without going to a public hearing in order for the Applicant to fulfill the conditions. | Planning | On-going |
| 10 | Overtime Inspections. Arrangements for overtime inspection services and payment of fees for same shall be made at least 48 hours in advance and are subject to inspection availability and approval by the City Engineer. | Planning | On-going |

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| | 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. | | |
| 11 | Permit Validity. This Site and Architectural Review approval shall be valid for the remaining life of the approved structures so long as the operators of the subject property comply with the project's conditions of approval. | Planning | On-going |
| 12 | Accessory/Temporary Structures. The use of any accessory or temporary structures, such as storage sheds or trailer/container units used for storage or for any other purposes shall be subject to review and approval by the Community Development Director | Planning | On-going |
| 13 | Noise During Construction. Construction activities on the project site must employ noise suppression devices and techniques and shall be limited to the hours of 7:00 a.m. to 6:00 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. | Planning | On-going |
| 14 | Code Enforcement. Prior to issuance of a building permit, the applicant shall not be in violation of the City of Hollister Municipal Code involving the project site. More specifically, Section 1.16.100, Refusal to issue permits, license or other entitlements, which states "no department, commission or public employee of the city which is vested with the duty or authority to issue or approve permits, licenses or other entitlements shall issue or approve such permits, licenses or other entitlements where there is an outstanding violation involving the property upon which there is a pending | All | Issuance of Building Permit |

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| | application for such permit, license or other entitlement.” | | |
| 15 | Equipment Screening. 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 Director of Community Development. If installed at grade, units shall be permanently installed on non-moveable materials as reasonably approved by the Building Official and Community Development Director. | Planning | On-going |
| 16 | Colors. The Applicant may be required to paint a portion of the building the proposed colors for review and approval by the Community Development Director prior to painting the building(s). | Planning | On-going |
| 17 | Business License. The applicant must obtain a valid business license from the City of Hollister Finance Division prior to the commencement of operations at 89 Third Street (APN 054-162-001). Proof of the business license must be submitted to the Planning Division before the issuance of the Certificate of Occupancy. | Planning | Prior to occupancy |
| 18 | Future Modifications. Any future modifications to the exterior including the building or the landscaping shall require review and approval by the City in a manner determined by the Community Development Director. | Planning | On-going |
| 19 | State Requirements. The use of this tenant space and all operations shall comply with all State Laws relevant to the operation of this use. Any licensing or health department certificates required for this use shall be secured prior to operation. | Planning | On-going |
| 20 | Transferability. The use of this space shall comply with the statement of operations submitted by the Applicant. This Site and Architectural Review Permit is only for the current Applicant and cannot be transferred to a new owner or operator. | Planning | On-going |
| 21 | Waste Collection Services. Prior to Occupancy, | Planning | Prior to |

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| | the property owner shall establish regular waste (garbage, recycling, organics) collection services through the City’s designated waste provider, Recology San Benito County. Proof of service initiation shall be provided to the Planning Division prior to the issuance of the Certificate of Occupancy. | | occupancy |
| 22 | Waste Receptables. All waste receptables/trash bins shall be stored in compliance with Hollister Municipal Code Section 17.16.130. After pick-up the waste receptables shall be moved to the designated trash enclosure location. No receptables shall be stored in parking spaces or impede the flow of traffic. | Planning and Code Enforcement | On-going |
| 23 | Landscaping. The Applicant/Development shall construct all landscaping within the site and along the project frontage. The on-site landscaping shall be installed in accordance with the approved plans. Trees located adjacent to the right-of-way shall be selected from the City’s Approved Street Tree list and their exact tree locations and varieties shall be approved by the Director of Community Development and the City Engineer. No trees, shrubs, or plant material shall obstruct site distance of motorists and pedestrians. | Planning | Prior to occupancy |
| 24 | Final Landscape and Irrigation Plans. Final Landscape and Irrigation Plans, all written documentation, and an Application Fee as required by Chapter 15.22, Water Efficient Landscape Ordinance, shall be submitted to the Planning Division in conjunction with an application for a building permit. The Plans shall be prepared and stamped by a State licensed landscape architect or registered engineer shall be submitted for review and approval by the Community Development Director. The Plans shall be approved, and all landscaping shall be installed prior to Occupancy. | Planning | Prior to occupancy |
| 25 | Plant Maintenance. The Applicant and/or property owner shall continuously maintain all trees, shrubs, and groundcover shown on the approved Landscape Plans including replacing dead or dying species with the same species, | Planning | On-going |

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| | pruning and regular watering. | | |
| 26 | Maintenance of Irrigation. The property owner shall be responsible for maintenance of all on-site landscaping and irrigation systems, which shall be kept in a neat, clean and healthy manner and in compliance with the approved plans. The property owner will maintain the approved landscaping in perpetuity. No trees, shrubs, or plant material shall obstruct site distance of motorists and pedestrians. | Planning | On-going |
| 27 | Groundcover. Groundcover shall achieve 100% growth within 1 year. If 100% growth is not achieved, the Property Owner shall plant additional plant materials to achieve 100% growth within four months, to the satisfaction of the Community Development Director. | Planning | On-going |
| 28 | 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 Final Inspection. | Planning | 30 days prior to Final or Occupancy |
| 29 | Continuous Maintenance. 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 |
| 30 | 2022 California Building Code. Project must comply with 2022 California Building Codes. | Building | On-going |
| 31 | Building Codes and Ordinances. All project construction shall conform to all local and State energy and seismic requirements, all applicable Building and Fire Codes and ordinances in effect at the time of building permit. | Building | On-going |
| 32 | Building Permits. Prior to any site improvements or construction, the Applicant shall submit a | Building | Issuance of Building |

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| | building permit application and receive a building permit from the City Building Division. The Applicant/Developer will be responsible for obtaining the approvals of all participation non-City agencies prior to the issuance of building permits. All improvements shall strictly adhere to the approved site plan, unless prior approval is granted by the City for changes. | | Permit |
| 33 | Conditions of Approval. Each set of plans submitted for a building permit shall have attached an annotated copy of these Conditions of Approval. The notations shall clearly indicate how all Conditions of Approval will or have been complied with. Construction plans will not be accepted without the annotated Conditions of Approval attached to each set of plans. | Building | Issuance of Building Permit |
| 34 | Additional Approvals. Prior to building permit issuance, the Applicant shall provide the Building Division with verification that all necessary permits and approvals from the Fire Department and San Benito County Environmental Health Department permits have been obtained. | Building | Issuance of Building Permit |
| 35 | ADA. The project shall be designed to meet all applicable ADA design standards, including but not limited to parking, access ramps and building accessibility facilities. | Building | On-going |
| 36 | Code Compliance. All building permit plans shall conform to all local and State energy and seismic requirements and all applicable Building and Fire Codes. | Building | On-going |
| 37 | Accessible Units. Must provide accessible units to comply with Accessible requirements 2022 Section 11A and all common areas to be compliant 11B. | Building | Prior to occupancy |
| 38 | Design Standards for Accessibility. Accessibility shall be designed in accordance with Chapter 11A and/or 11B when applicable, for the function served. | Building | Prior to occupancy |
| 39 | Accessible Parking. Required Accessible Parking stalls to be complaint with 2022 California Building Code Section 11A and/or 11B. | Building | On-going |

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| 40 | Trash Enclosure. A separate building permit shall be required for a trash enclosure. | Building | Prior to occupancy |
| 41 | Upon submittal of the application for the required building permit, plans are required to show the allowable area and area modification calculations, as required by California Building Code (CBC) Chapter 5. | Building | Issuance of Building Permit |
| 42 | [A] 105.3.3 Occupancy prohibited before approval. The building or structure shall not be occupied prior to the fire code official issuing a permit and conducting associated inspections indicating the applicable provisions of this code have been met. | Fire | Prior to occupancy |
| 43 | The parcel located at 89 Third Street lies within Review Area 2 of the San Benito County Airport Land Use Commission (ALUC). Accordingly, the proposed project shall be submitted to the SBC ALUC for a consistency determination with the 2012 Hollister Municipal Airport Land Use Compatibility Plan. | Airport | Issuance of Building Permit |
| 44 | A site exterior lighting plan should be presented to the Airport Director for review and approval. Exterior lighting should be shielded or directed downward so there is no upward light being emitted from the site. | Airport | Prior to occupancy |
| 45 | Any facility operating for the purpose serving, manufacturing, packaging, selling or otherwise handling of food at the retail level shall complete the Food Facility Plan Check application and obtain approval from the San Benito County Division of Environmental Health prior to the start of construction. Upon completion and approval of the Plan Check for the proposed food facility, the owner will be required to complete a Health Permit application prior to stocking the facility and opening to the public. | San Benito County Division of Environmental Health | Prior to occupancy |
| 46 | The Applicant/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 | Engineering | On-going |

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| | Engineer. | | |
| 47 | Improvement Plan Package. The Applicant/Developer shall submit a complete Improvement Plan 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 | On-going |
| 48 | 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 | On-going |
| 49 | Drainage Report. A Drainage Report shall be submitted for review and approval by the City Engineer. The report shall include, but is not limited to, a 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 | On-going |
| 50 | 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 plans 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 plans shall include the proposed disposition of the improvements and any proposed phasing of their demolition and removal. | Engineering | On-going |
| 51 | Existing Easements. The Improvement Plans shall show and clarify the extent of all existing public and private easements. The Applicant/Developer shall provide any additional clarification regarding the use and disposition of | Engineering | On-going |

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| | 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 Applicant/Developer shall provide any additional clarifications, amendments, and/or quit-claims on any outstanding private easement agreements, as necessary. | | |
| 52 | Improvements in the Public Right of Way. The Applicant/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 | On-going |
| 53 | Construction Stormwater BMP Control Plan (CSCP). Prior to any site development or grading, the Applicant/Developer shall submit for review and approval by the Engineering Department a CSCP for construction stormwater runoff BMP control measures. | Engineering | On-going |
| 54 | Post-Construction Storm Water Control Plan (SWCP). Prior to any site development or grading, The Applicant/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 Applicant/Developer shall submit the SWCP as part of the plan, for City review and approval. The Applicant/Developer is | Engineering | On-going |

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| | 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. | | |
| 55 | Grading and Drainage Plan. Prior to any site development or grading, the Applicant/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 | On-going |
| 56 | Storm Water and Grading Permit. Prior to issuance any permit for construction, including grading, permit, the Applicant/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. | Engineering | On-going |
| 57 | Water. 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. | Engineering | On-going |
| 58 | Development Impact Fee. 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. The Applicant/Developer must pay all development impact fees due to the City and/or the County on | Engineering | On-going |

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| | <p>the date of the final inspection, or the date the certificate of occupancy is issued for each residence, whichever occurs first.</p> <p>Development impact fees that apply to the project are listed below:</p> <ul style="list-style-type: none"> a. Water (City of Hollister or Sunnyslope) b. Traffic c. Sewer Treatment d. Sewer Collection e. Storm Drainage f. Park g. Library h. Police i. Fire j. Detention (Jail/Juvenile Hall) Facilities k. City Hall/City Yard l. Fair share contribution <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> | | |
| 59 | <p>Fees. Prior to Improvement or Grading Plan approval, the Applicant/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 | On-going |
| 60 | <p>Fair Share Development Contribution Fee. Prior to Improvement Plan approval, the Applicant/Developer shall pay all required fair share development contribution fees for common and planned improvements.</p> | Engineering | On-going |
| 61 | <p>Water mains and services. 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 1/4", as approved the City inspector.</p> | Engineering | On-going |
| 62 | <p>Pavement Resurfacing: Prior to the City's acceptance of the subdivision improvements,</p> | Engineering | On-going |

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| | the subdivision roads and vicinity roads shall be in a good state of repair as determined by the City Engineering Department. Roads on the project site and vicinity determined not to be in a good state of repair by the City Engineering Department, or that have utility trench cuts, shall be repaired curb to curb by the applicant using Type II slurry seal or 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 | | |
| 63 | On-Site Drainage. Developer shall be responsible to maintain all on-site drainage facilities, including underground chambers, bio-filtration basins and conduit (pipe). | Engineering | On-going |
| 64 | Encroachment Permit. Developer shall obtain an encroachment permit prior to any work within the existing right of way. | Engineering | On-going |
| 65 | 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 | On-going |
| 66 | Trash Enclosures: The trash enclosure shall be designed by a California licensed architect and a California structural engineer, shall be located on the site served and shown on the engineering plans. The trash enclosure shall include a solid roof to prevent pollutant discharge and runoff during a rain event. The size and dimensions of the trash enclosures shall be based on the required number and size of containers for trash, recyclables, and organic waste/composting. The applicant shall contact Recology to confirm quantity and size of bins/containers in order to properly size the trash enclosure(s). The trash enclosure floor shall be designed to slope to an interior P-trapped area floor drain and connected to a | Engineering | On-going |

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| | <p>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>1. Design Criteria:</p> <p>1. The design of the trash enclosure shall be architecturally compatible with the primary building on site to provide a coordinated design.</p> <p>2. The exterior materials and colors of the enclosure walls shall match the building walls.</p> <p>3. Chain link fencing with or without wooden/plastic slats is prohibited.</p> <p>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.</p> <p>5. Roofs shall be painted with rust-inhibitive paint.</p> | | |
| 67 | <p>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. The Applicant/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 |
| 68 | <p>Construction. The Applicant/ 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</p> | Engineering | On-going |

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| | adhered to. The Applicant/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. | | |
| 69 | Inspection. City shall inspect construction of improvements. The Applicant/Developer shall schedule inspections not less than 24 hours before the work. The Applicant/Developer shall correct deficiencies identified by City’s inspector immediately unless otherwise agreed to by the City Engineer. | Engineering | On-going |
| 70 | Inspection of Underground Improvements. Underground improvements shall be inspected prior to backfilling. If backfill is placed prior to inspection, the Applicant/Developer shall expose the improvements for inspection. | Engineering | On-going |
| 71 | Noise During Construction. The Applicant/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 | On-going |
| 72 | Construction Equipment. The Applicant/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 | On-going |
| 73 | 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. | Engineering | On-going |

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| 74 | <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 necessary to prevent visible dust leaving the site, using raw or recycled water when feasible; f. Maintain at least two feet of free board and cover all trucks hauling dirt, sand, or loose materials; g. Install wheel washers at all construction site exit points, and sweep streets if visible soil material is carried onto paved surfaces; h. Stop grading, and earth moving if winds exceed 15 miles per hour; i. Pave roads, driveways, and parking areas at the earliest point feasible within the construction schedule; j. Post a publicly visible sign with the telephone number and person to contact regarding dust | Engineering | On-going |
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| | <p>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> | | |
| 75 | <p>Damage to Existing and New Improvements. The Applicant/Developer shall replace existing and new improvements removed or damaged as determined by the City Engineer.</p> | Engineering | On-going |
| 76 | <p>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.</p> | Engineering | On-going |
| 77 | <p>Improvement Warranty. The Applicant/Developer shall warranty improvements for one year. The Contractor shall provide a warranty bond prior to acceptance of the improvements.</p> | Engineering | On-going |
| 78 | <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> <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</p> | Engineering | Prior to occupancy |

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| | <p>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 padding and surrounding landscape/RPP height requirements.</p> <p>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.</p> <p>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.</p> | | |
| 79 | <p>Community Facilities District No. 4. Prior to the approval of the project, the entire project shall be annexed into Community Facilities District No. 4 (CFD #4), or any such similar district as deemed necessary by the City for the ongoing maintenance of public facilities associated with the project. The applicant shall cooperate fully to facilitate the annexation of the entire project into CFD #4. The entire project shall be included within the boundaries of the community facilities district formed pursuant to the Mello-Roos Community Facilities Act of 1982, as amended (California Government Code 53311 et esq.) and be subject to a special tax levied hereunder. The special tax shall be in an amount that will be updated with the annual CPI per unit per year, subject to an annual increase in accordance with the designated consumer price index as of January 1 of each year. The property owner shall cooperate with the City to accomplish the inclusion of the project into the community facilities district, either through</p> | Engineering | Prior the issuance of a Building permit |

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| 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. | | |
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PASSED AND ADOPTED, at a regular meeting of the City of Hollister Planning Commission held on this 25th day of September 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 Planning Commission at their meeting. In addition, the City provides for a 15-day appeal period.