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**DATE:** 06/04/2025  
**TO:** Planning Department  
**FROM:** Engineering  
**RE:** S&A 2025-6, 89 Third Street, Ganado Feed & Pet Supplies

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The City of Hollister Engineering Division has reviewed the plans received by Cesar Basanez (89 Third Street – Ganado Feed & Pet Supplies). Engineering staff have the following comments on the project.

**General Comments**

1. The provided City’s stormwater management post-construction requirement form is incomplete; The project site details and square footages need to be inputted. Compacted class II AB is classified as an impervious surface, hence the site will need to comply with post-construction stormwater regulations based on the impervious classification.

**Sheet 1 – Existing Site Plan**

2. What items do 50, 51, 52, 54 represent? They are not classified by the legend. Items need to be identified.
3. The trash enclosure floor shall be designed to slope to an interior P-trapped area floor drain and connected to a grease, oil and sand interceptor before plumbing to the sanitary sewer system.
4. Thermo striping on class II AB? How is this feasible?
5. Compacted Class II AB is classified as an impervious surface. The proposed impervious surface needs to be shown the storm water management calculations. Class II AB will track onto Third Street which was recently paved, Class II AB will not be allowed. Section 17.16.140 of the City’s Municipal Code requires businesses to comply with the City’s Storm Water Management program which does not allow for sediment tracking onto city streets.
6. Please be aware the irrigation use for the site will be billed using the regular domestic water rate which is significantly higher than the irrigation rate. If a separate irrigation

meter is placed, the landscaping will be charged using the irrigation rate. The irrigation system will also need to have a backflow to prevent any cross contamination with the domestic water line.

7. Parking Stall 11 presents unreasonable parking maneuverability. This item will need to be revised.
8. There is an existing curb and light/pole onsite at the S/E corner of the property. The vertical obstructions will prevent ingress/egress through the secondary gate. This area needs to be identified as to be removed.
9. Please provide a delivery and circulation plan for the site. Are deliveries instructed to enter from Third street and exit out of McCray, or vice versa? The circulation plan shall indicate the design vehicle(s) and turning radii to ensure proper maneuverability through the site.
10. In accordance with the Federal ADA Regulations the commercial driveway approach and sidewalk are out of conformance as shown by sheet C3. The sidewalk and driveway at the S/E corner of the property exceeds a 2% cross cross-slope therefore shall be removed and replaced per City Standard Plan A-11, A-6. This requirement is set forth by Federal ADA Regulations.
11. A PCC Apron is not approved at this location. The area North of the existing 1,154 SF warehouse will need to be revised and designed so that no vehicles are deterred from parking north of the warehouse. The city recently installed new sidewalk along the frontage of this property and this proposal encourages parking in this area. The City wants to reduce the likelihood of vehicle traffic driving on the sidewalk. The area can be landscaped and/or can provide perhaps a pedestrian walkway to enter the warehouse.

## Sheet C5 – Pre-liminary Landscape Plan

12. California Street's & Highway's Code Division 7 Part 3 Chapter 22 Section 5610 indicates the owners of lots or portions of lots fronting on any portion of a public street or place when that street or place is improved or if and when the area between the property line of the adjacent property and the street line is maintained as a park or parking strip, shall maintain any sidewalk in such condition that the sidewalk will not endanger persons or property and maintain it in a condition which will not interfere with the public convenience. As a result some landscaping on the parkway strip along Mc Cray Street needs to be provided. Unmaintained, overgrown weeds is not an option. The current small landscaping area proposed along the edge of the property along McCray is likely not feasible. There is a likelihood the proposed plants will die off given the restricted landscape area.

Sincerely,

**Marco Martinez**  
Digitally signed by Marco Martinez  
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of Hollister, OU=PW - Engineering,  
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Marco Martinez  
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