



M E M O R A N D U M

DATE: 08/22/2025
TO: Planning Department
FROM: Engineering
RE: PLM2025-1, 89 Third Street, Ganado Feed & Pet Supplies

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.

COMMENT NOT ADDRESSED; Stormwater Management Post Construction Requirement form is still incomplete.

Sheet C1 – Existing Site Plan

2. What items do 50, 51, 52, 54 represent? They are not classified by the legend. Items need to be identified.

COMMENT NOT ADDRESSED; Survey Control Point Table has not been added.

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.

COMMENT NOT ADDRESSED; Commercial Developments that do not propose any type of cooking use are still required to provide grease, oil and sand interceptors to ensure no contaminants or harmful ingredients are discharged into the City’s sewer system. Providing grease, oil and sand interceptors is a requirement established by the City’s

Municipal Code Section 13.04.120. Interceptor exception is only allowed for dwelling units according to the City's Municipal Code.

4. Thermo striping on class II AB? How is this feasible?

COMMENT NOT ADDRESSED; Properly marked parking spaces and pedestrian pathways help prevent accidents by clearly defining on-site traffic flow and minimizing confusion. Compliance with the American Disabilities Act (ADA) requires designated accessible parking spaces, which is achieved through effective striping. Striping cannot be achieved on a Class II AB surface and will not be allowed by the City as it goes against City Municipal Code Section 17.16.140.

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.

COMMENT NOT ADDRESSED; Compacted Class II AB is classified as an impervious surface according to Resolution R3-20213-0032 (Attachment #1), *“Impervious Surface – A hard, non-vegetated surface area that prevents or significantly limits the entry of water into the soil mantle, as would occur under natural conditions prior to development. Common impervious surfaces include, but are not limited to, roof tops, walkways, patios, driveways, parking lots or storage areas, concrete or asphalt paving, oiled, macadam or other surfaces which similarly impede the natural infiltration of stormwater. Open, uncovered retention/detention facilities shall not be considered as impervious surfaces for purposes of determining whether the thresholds for application of Performance Requirements are exceeded. However, for modeling purposes, open, uncovered facilities that retain/detain water (e.g., retention ponds, pools) shall be considered impervious surfaces”*

Compacted Class II AB fall under a “macadam surface” which impedes the natural infiltration of stormwater. Class II AB will also track onto Third Street which was recently paved. Class II AB goes against Section 17.16.140 City's Municipal Code in which businesses need to comply with the City's Storm Water Management program which prohibits 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.~~

NO FURTHER ACTION NEEDED

- ~~7. Parking Stall 11 presents unreasonable parking maneuverability. This item will need to be revised.~~

NO FURTHER ACTION NEEDED

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.~~

NO FURTHER ACTION NEEDED

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.~~

COMMENT NOT ADDRESSED

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.

COMMENT NOT ADDRESSED; The City performed frontage improvements as a change order to the City's 2024 Pavement Rehabilitation Capital Improvement Project. The frontage improvements were covered by city funds, thus saving this development from incurring these costs. Since a secondary exit point is being established the driveway approach should be brought up to conformance as it currently does not abide by Federal ADA standards for pedestrians walking along the frontage. Additionally, sidewalk that is not in compliance with Federal ADA Standards will also need to be replaced.

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.

COMMENT NOT ADDRESSED; This area shall not serve as a driveway. The area north of the 1,154 SF building shall be designed to deter any vehicles using it. This area has been known for being incorrectly issued by the previous tenants/owners. If this area is used as a driveway, it encourages drivers to drive over the sidewalk (City's Right-of-Way). Sidewalks are designed to serve pedestrian traffic not vehicular traffic.

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 Me 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.~~

COMMENT ADDRESSED

Sincerely,

Marco Martinez
Associate Engineer