

PLANNING COMMISSION RESOLUTION NO. 2025-XX

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HOLLISTER
APPROVING AN AMENDMENT TO TENTATIVE MAP 2021-5 TO REDUCE THE
TOTAL UNIT LOT COUNT FROM 90 TO 86 LOTS, RELOCATE 16 DUET LOTS,
INCREASE THE PARK DEDICATION LOT SIZE AND REALIGN STREETS IN THE
LOW-DENSITY RESIDENTIAL PERFORMANCE OVERLAY ZONING DISTRICT
LOCATED AT NORTH CHAPPELL ROAD SOUTH OF THE SR 25 BYPASS
(KRAMER COMMONS - DAL PROPERTIES LLC)
APN 051-230-006**

WHEREAS, the Applicant, Gloria Chiang, Trustee of the Davison Living Trust, has submitted an application to amend Tentative Map 2021-5, also known as the Kramer Commons Subdivision, to reduce the total lot count from 91 to 86 lots and relocate 16 lots designated for duet units to the southern end of the parcel; the project is located at 421 North Chappell Road further identified as San Benito County Assessor Parcel Number 051-230-006; and,

WHEREAS, the Applicant submitted a complete application for the requested entitlement prepared by HMH received by the Planning Division on September 16, 2025; and

WHEREAS, under the provisions of Section 17.24.060 of the Hollister Municipal Code, the City of Hollister 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 16.36 of Title 16 *Subdivisions* of the City of Hollister Municipal Code, the Planning Commission is charged with receiving, investigating, and taking action on Major Subdivision 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 the Tentative Map Amendment; and

WHEREAS, the Planning Commission held a duly noticed public hearing on November 20, 2025 to consider Tentative Map 2021-5 Amendment, 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 deliberated and determined to grant the applicant's request in accordance with Section 16.36.070 of the City of Hollister Municipal Code, and based on the facts as presented, and the code requirements as plainly stated; and

WHEREAS, after closing the Public Hearing, the Planning Commission determined that the project is consistent with the previously certified Chappell Road Project Final EIR (February 2018), which assumed that the project area could yield up to 147 single family units, and the project, as conditioned, will ensure that the design of the duet units will be reviewed for consistency with the prepared noise analysis upon completion of the design review of those units, consistent with the environmental review and mitigation measures; and

NOW BE IT RESOLVED that the Planning Commission of the City of Hollister does hereby make the following findings and determinations regarding the proposed Tentative Map 2021-5 Amendment:

- 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. The project has a land use designation of Low Density Residential in the 2005 General Plan. The subdivision gross density is 4.72 dwelling units per acre, which is consistent with the density allowed by the maximum density of 1 to 8 dwelling units per gross acre for Low-Density Residential land use designation.
 - 2. The project will provide Planned Unit Development units in the form of single-family detached residential and duet units consistent with the previous approval of Conditional Use Permit (CUP) 2022-2 for Planned Unit Development (PUD).
- B. The proposed project, as conditioned, is consistent with the provisions of Title 17, Zoning, and Title 16, Subdivisions, of the Municipal Code because:
 - 1. The proposed project as designed meets the required design standards as outlined in Chapter 16.20 – Design Standards and includes the required data as outlined in Chapter 16.36 – Tentative Maps.
 - 2. The proposed project reflects the project specific development standards and conditions of CUP 2022-2 for PUD as approved and adopted by Resolution 2022-23.
 - 3. The proposed project meets the Residential Performance Overlay (R1/PZ) Zoning District requirements because it: avoids encroachment on watercourses and drainage areas; provides pedestrian and bicycle connectivity; provides diverse housing types and sizes (with the duet lots and in conjunction with the buildout of the Chappell Road area); provides usable open space; would preserve/enhance the character of the

surrounding neighborhoods by providing compatible residential development; and provides an appropriate overall density.

- C. The design of the subdivision as proposed by the Tentative Map will not cause substantial environmental damage or result in any significant environmental effects because:
1. While the proposed project will reduce the total unit lot count and relocate lots designated for duet-style homes to the southern portion of the parcel, the proposed project is within what the Chappell Road Project Final EIR analyzed and that Tentative Map (TM) 2021-5 was sufficiently analyzed as approved. Furthermore, the proposed project will continue to comply with the conditions as adopted while complying with additional conditions intended to further reduce potential impacts as identified in the Chappell Road Project Final EIR.
 2. The project is conditioned to ensure that the design of the duet units meets the requirements of the noise analysis prepared for the 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 because:
1. The project as proposed will continue to comply with the goals and policies of the 2005 General Plan and the mitigation measures related to noise attenuation as identified in the Noise Study prepared by Salter Inc and other requirements as conditioned. The project as proposed will comply with additional conditions intended to further reduce and mitigate noise-related impacts.

**CONDITIONS OF APPROVAL
 TENTATIVE MAP 2021-5 AMENDMENT**

No.	Conditions of Approval	Responsible Department	Required Prior to
General Conditions			
1	<p>Approval. This approval is for an amendment to Tentative Map 2021-5 (Kramer Commons Subdivision). The Final Map shall be in substantial conformance with the Project Plans prepared by HMM and dated "Received, September 16, 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 elevations and improvements shall strictly adhere to the approved set of plans unless prior approval is granted by Director of Community Development for changes.</p>	Planning	Ongoing
2	<p>Permit Expiration. This approval expires on May 17, 2026, unless the City grants an extension. The applicant shall submit a parcel map package for review to the City Engineer for recordation at least 30-days prior to the date of expiration. The parcel map must substantially comply with the approved plans. Failure to obtain extension by the applicant per the Subdivision Map Act shall result in the expiration of the tentative map. Any request for an extension shall be submitted to the Community Development Department no later than 30 days prior to the date of expiration.</p>	Planning	May 17, 2026
3	<p>Time Extension. In accordance with Section 16.40.010(A) of the Municipal Code, the Planning Commission may extend the time for an approved tentative map upon the Applicant(s) written request for extension of approval submitted at least thirty (30) days prior to the expiration of the permit, together with the filing fee. The application for an extension shall state the reasons for requesting an extension. A request for an extension may be approved, approved conditionally, or denied by the Planning Commission.</p>	Planning	April 17, 2026

No.	Conditions of Approval	Responsible Department	Required Prior to
4	Appeal Period. No entitlements that rely upon this approval shall be granted during the 15-day appeal period. In the case of an appeal being filed, no entitlements shall be granted until final action is taken on the appeal.	Planning	15 days following approval
5	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
6	Clarification of Conditions. In the event that there needs to be clarification to the Conditions of Approval, the Community Development Director and the City Engineer have the authority to clarify the intent of these Conditions of Approval to the Developer without going to a public hearing. The Community Development Director and City Engineer also have the authority to make minor modifications to these conditions without going to a public hearing in order for the Developer to fulfill needed improvements or mitigations resulting from impacts to this project.	Planning	On-going
7	Previously Approved Resolutions. Resolution 2022-22 approving Vesting Tentative Map 2021-5 and Resolution 2022-23 approving Conditional Use Permit 2022-2 for a Planned Unit Development shall continue to apply to this project, except as otherwise amended by this Resolution.	Planning	On-going

No.	Conditions of Approval	Responsible Department	Required Prior to
Amendments to Conditions of Resolution 2022-22 Approving VTM 2021-5			
8	<p>Condition 7 is amended to read:</p> <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	On-going
9	<p>Condition 11 is amended to read:</p> <p>Timing of Duet Lots. The entitlement and development of the 16 duet lots shall be as follows:</p> <ol style="list-style-type: none"> a. Prior to issuance of a building permit for the 35th Single Family Detached unit in the subdivision, all building permits for the 16 Duet units shall be issued. b. Prior to issuance of a final occupancy permit for the 70th (final) Single Family Detached unit in the subdivision, a final occupancy permit shall be issued for all 16 Duet units. 	Planning	Issuance of Building Permit
10	<p>Condition 22 is amended to read:</p> <p>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.</p>	Engineering	Improvement Plan Submittal

No.	Conditions of Approval	Responsible Department	Required Prior to
11	<p>Condition 25 is amended to read:</p> <p>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.</p>	Building	Issuance of Building Permit
12	<p>Condition 27 is amended to read:</p> <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	On-going
13	<p>Condition 28 is amended to read:</p> <p>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.</p>	Engineering	Improvement Plan Submittal
14	<p>Condition 31 is amended to read:</p> <p>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</p>	Engineering	Occupancy

No.	Conditions of Approval	Responsible Department	Required Prior to
	development shall be placed along all residential boundaries. Double fencing shall not be allowed.		
15	<p>Condition 32 is amended to read:</p> <p>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.</p>	Engineering	Improvement Plan Submittal
16	<p>Condition 34 is amended to read:</p> <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>	Engineering	Issuance of a Grading Permit
17	<p>Condition 35 is amended to read:</p> <p>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,</p>	Engineering	Improvement Plan Submittal

No.	Conditions of Approval	Responsible Department	Required Prior to
	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.		
18	<p>Condition 36 is amended to read:</p> <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	Issuance of a Grading Permit
19	<p>Condition 37 is amended to read:</p> <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 and Building	Issuance of Building and Grading
20	<p>Condition 41 is amended to read:</p> <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 Submittal

No.	Conditions of Approval	Responsible Department	Required Prior to
21	<p>Condition 42 is amended to read:</p> <p>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.</p> <p>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, the Chappell Road Master Plan, the San Felipe Road Corridor Study, the Supplemental Analysis to San Felipe Road Corridor Study, and the 2022 (Wallace Group) infrastructure assessment.</p>	Engineering	Improvement Plan Submittal
22	<p>Condition 43 is amended to read:</p> <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

No.	Conditions of Approval	Responsible Department	Required Prior to
23	<p>Condition 46 is amended to read:</p> <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	Issuance of a Grading Permit
24	<p>Condition 47 is amended to read:</p> <p>Reduced Pressure Principal (RPP). When the City of Hollister deems it necessary, prior to improvement plan approval, the applicant shall be required to permit through the Building Department an RPP backflow prevention device at their sites which shall meet the following criteria:</p> <ul style="list-style-type: none"> a. Developer shall pay for the water meter and fees associated with the RPP and install the meter prior to the installation of the RPP. b. The RPP shall conform to all AWWA (American Water Works Association) standards and shall be appropriately sized for the specific application on the site. c. The RPP shall be inspected by a certified California-Nevada AWWA Backflow Prevention Assembly General Tester. The Utility Division shall provide a list of acceptable Assembly Testers within the area. d. The Utility Division shall receive a copy of the initial RPP inspection report. e. Any and all RPP defects shall be immediately repaired or replaced prior to the Utility Division reestablishing water service to the sites. The owner/operators shall have the RPP inspected/tested each year thereafter, with all reports forwarded to the Utility Division. f. Should the RPP fail to pass any inspection or test, the device shall be immediately repaired or replaced, with all repair and/or replacement reports forwarded to the Utility 	Engineering	Improvement Plan Submittal

No.	Conditions of Approval	Responsible Department	Required Prior to
	<p>Division.</p> <p>g. The RPP shall be installed according to AWWA standards, in regards to concrete padding and surrounding landscape/RPP height requirements.</p> <p>h. 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>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>		
25	<p>Conditions 48 and 50 are replaced with the following:</p> <p>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.</p>	Engineering	Prior to Backfilling
26	<p>Condition 52 is amended to read:</p> <p>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.</p>	Engineering	Improvement Plan Submittal
27	<p>Condition 49 is amended to read:</p> <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 ¼", as approved the City inspector.</p>	Engineering	Issuance of Building Permit

No.	Conditions of Approval	Responsible Department	Required Prior to
28	<p>Condition 53 is amended to read:</p> <p>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 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.</p>	Engineering	Improvement Plan Submittal
29	<p>Condition 61 is amended to read:</p> <p>Encroachment Permit. Developer shall obtain an encroachment permit prior to any work within the existing right of way.</p>	Engineering	On-going
30	<p>Condition 63 is amended to read:</p> <p>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.</p>	Engineering	Issuance of a Grading Permit
31	<p>Condition 64 is amended to read:</p> <p>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.</p>	Planning	Improvement Plan Submittal

No.	Conditions of Approval	Responsible Department	Required Prior to
32	<p>Condition 65 is amended to read:</p> <p>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 utilities needing addresses, 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.</p> <p>Utilities that apply to the project are listed below:</p> <ul style="list-style-type: none"> • Water Services (Lots) • Irrigation Services (Landscape) • Electrical Pedestals • Parks • Bioretention and detention Basins 	Engineering	Issuance of Building Permit
33	<p>Condition 66 is amended to read:</p> <p>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.</p>	Engineering	Improvement Plan Submittal
34	<p>Condition 67 is amended to read:</p> <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	On-going

No.	Conditions of Approval	Responsible Department	Required Prior to
35	<p>Condition 70 is amended to read:</p> <p>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 Community Services Department Utilities Division at (831) 636-4377. Water for irrigation shall be separately metered.</p>	Engineering	On-going
36	<p>Condition 71 is amended to read:</p> <p>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.</p>	Engineering	Occupancy
37	<p>Condition 72 is amended to read:</p> <p>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.</p>	Engineering	Improvement Plan Submittal
38	<p>Condition 73 is amended to read:</p> <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 Submittal
39	<p>Condition 74 is amended to read:</p> <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>	Engineering	On-going

No.	Conditions of Approval	Responsible Department	Required Prior to
	<p>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:</p> <p>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;</p> <p>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;</p> <p>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;</p> <p>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;</p> <p>f. Maintain at least two feet of free board and cover all trucks hauling dirt, sand, or loose materials;</p> <p>g. Install wheel washers at all construction site exit points, and sweep streets if visible soil material is carried onto paved surfaces;</p> <p>h. Stop grading, and earth moving if winds exceed 15 miles per hour;</p> <p>i. Pave roads, driveways, and parking areas at the earliest point feasible within the construction schedule;</p> <p>j. Post a publicly visible sign with the telephone number and person to contact regarding dust complaints. This person shall respond and take corrective action within 48 hours of receiving the complaint. The phone number of the Monterey Bay Air Resources District shall also be visible to ensure compliance</p>		

No.	Conditions of Approval	Responsible Department	Required Prior to
	<p>with Rule 402 (Nuisance);</p> <p>k. Limit the area under construction at any one time; and</p> <p>Construction equipment shall use alternative fuels such as compressed natural gas (CNG), propane, electricity or biodiesel whenever possible.</p>		
40	<p>Conditions 77 and 78 are replaced with the following:</p> <p>Rights-of-Way. The developer shall dedicate, improve, and guarantee by bond full rights-of-way for the following road improvements as shown on the approved vesting tentative map, including street lighting and street trees; all underground utilities including, but not limited to, sanitary and storm sewers, gas, electrical, telephone, cable TV, fiber optic conduits, and water lines; and all other improvements necessary to bring the existing private rights-of-way into full conformance with all applicable City standards. Existing overhead utilities shall be undergrounded.</p> <p>a. Chappell Road Improvements: As shown of the vesting tentative map, Chappell Road to the west of the site shall have partial road improvements including but not limited to sidewalk, curb, gutter, lighting, undergrounding of any existing overhead utilities, irrigation, and landscaping on the east side of Chappell Road, connecting to the existing roads, Chappell Road and Pacific Way to the south west of the project site, as determined by the City Engineer and in conformance with the Chappell Road master plan.</p> <p>b. Pacific Way Improvements: As shown on the vesting tentative map, Pacific Way to the south of the project site shall have partial road improvements including, but not limited to, Class II bike lane, sidewalk, curb, gutter, lighting, undergrounding of any existing overhead utilities, irrigation, and landscaping</p>	Engineering	Improvement Plan Submittal

No.	Conditions of Approval	Responsible Department	Required Prior to
	<p>on the north side of Pacific Way from Chappell Road to Maggiore Drive, as determined by the City Engineer and in conformance with the Chappell Road master plan. Right of way for the portion of future Pacific Way on the project property shall be dedicated on the final map.</p> <p>c. Chappell Road/Pacific Way Roundabout: Requirements for the Chappell Road/Pacific Way Roundabout are as follows: 1) The connection to Chappell Road must be constructed to the satisfaction of the City Engineer. 2) The developer shall dedicate adequate right of way, as approved by the City Engineer, to allow for the ultimate improvements of a roundabout at the Chappell Road and Pacific Way intersection per the adopted Chappell Road master plan. The developer shall prepare preliminary roundabout layouts for City approval verifying the ultimate right of way required. 3) Prior to approval of the improvement plans, the developer shall provide to the City's Engineering Department a cost estimate of the full roundabout improvements for review and approval. 4) prior to approval of the improvement plans, the developer shall fund a traffic cost analysis to determine their pro-rata share of the cost for the construction of the full roundabout improvements. 5) Prior to building permit issuance, the developer shall pay their fair share of the construction for the full roundabout improvements.</p>		
41	<p>Condition 81 is amended to read:</p> <p>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.</p>	Engineering	Improvement Plan Submittal

No.	Conditions of Approval	Responsible Department	Required Prior to
	<p>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 which are currently \$2,703.91 per PM Peak Hour Trip. The Developer shall pay the fee current at the time of payment of impact fees, 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.</p>		
42	<p>Condition 95 is amended to read:</p> <p>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.</p>	Engineering	Improvement Plan Submittal

No.	Conditions of Approval	Responsible Department	Required Prior to
43	<p>Condition 96 is amended to read:</p> <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	On-going
44	<p>Condition 98 is amended to read:</p> <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 Submittal

No.	Conditions of Approval	Responsible Department	Required Prior to
45	<p>Condition 101 is amended to read:</p> <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 PG&E final handout package. The final PG&E handout package shall be approved by the engineer of record and City prior to commencing with construction.</p>	Engineering	Improvement Plan Submittal
New Conditions of Approval			
46	<p>Public Roads on Tentative Map. Chappell Road and Pacific Way as shown on the Tentative Map in their alignments and dimensions shown are to be public roadways designed to City standards.</p>	Engineering	Filing of Final Map
47	<p>Private Roads on Tentative Map. Lake Garda Drive, Maggiore Drive, Lake Como Way, Lugano Drive, Lake Iseo Way, and Bolsena Drive 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.</p>	Engineering	Filing of Final Map
48	<p>Linear Greenway. Project design shall incorporate a wall-free "linear greenway" along Highway 25 and shall create a framework that allows for homes to face out on the greenway and have access to the open space, with views across the agricultural fields to the mountains in the east.</p>	Engineering	Filing of Final Map
49	<p>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.</p>	Engineering	Improvement Plan Submittal

No.	Conditions of Approval	Responsible Department	Required Prior to
50	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
51	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	Improvement Plan Submittal
52	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	On-going
53	Sanitary Sewer Capacity Analysis. Developer shall provide an on-site sanitary sewer collection system capacity study with the submittal of improvement plans.	Engineering	Improvement Plan Submittal
54	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.	Engineering	Improvement Plan Submittal
55	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	Issuance of a Grading Permit
56	Fair Share Development Contribution Fee. Prior to Improvement Plan approval, Developer shall pay all required fair share development contribution fees for common and planned improvements.	Engineering	Improvement Plan Submittal
57	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.	Engineering	Improvement Plan Submittal

No.	Conditions of Approval	Responsible Department	Required Prior to
58	Landscape/Irrigation Maintenance. The property owner shall be responsible for maintenance of all landscaping and irrigation systems on private streets and common parcels, 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	On-going
59	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	On-going
60	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	On-going
61	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	Issuance of Building Permit
62	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	On-going

No.	Conditions of Approval	Responsible Department	Required Prior to
63	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	On-going
64	Damage to Existing and New Improvements. Developer shall replace existing and new improvements removed or damaged as determined by the City Engineer.	Engineering	On-going
65	Roadway Impacts. Developer shall either. a. 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 b. Shall pay a roadway maintenance fee in accordance with City Engineering Standards and guidelines, or c. 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.	Engineering	On-going
66	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
67	Homeowners Association. Prior to occupancy, the developer shall provide to the City a Homeowner Association (HOA) agreement demonstrating long-term funding maintenance of roads, open space, and all infrastructure for project.	Engineering	Occupancy
68	Improvement Warranty. Developer shall warranty public improvements for one year. Contractor shall provide a warranty bond prior to acceptance of the improvements.	Engineering	Improvement Plan Submittal

PASSED AND ADOPTED, at a regular meeting of the City of Hollister Planning Commission held on this 20th day of November 2025, by the following vote:

AYES:
NOES:
ABSTAINED:
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.