

PLANNING COMMISSION RESOLUTION NO. 2026-

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HOLLISTER APPROVING SITE AND ARCHITECTURAL REVIEW 2022-14 TO CONSTRUCT THREE (3) SHELL WAREHOUSE BUILDINGS (16,000 SF, 14,000, AND 12,000 SF, RESPECTIVELY) AND ASSOCIATED IMPROVEMENTS INCLUDING LANDSCAPING, TRASH ENCLOSURES, AND INFRASTRUCTURE AT 1850 AIRWAY DRIVE WITHIN THE INDUSTRIAL BUSINESS PARK (IBP) ZONING DISTRICT (APNs: 053-420-0430 AND 053-420-0420; MERGED UNDER DOC. 2025-0003404).

WHEREAS, the Applicant, Troy Fink with Ausonio Incorporated, on behalf of property owner William Hansen (Pacific Coast Development), has submitted an application for Site and Architectural Review (S&A 2022-14) to construct three (3) shell warehouse buildings (16,000 SF, 14,000 SF, and 12,000 SF) with associated improvements located at 1850 Airway Drive, further identified as San Benito County Assessor Parcel Numbers 053-420-0430 and 053-420-0420 (Merger Doc. 2025-0003404); and

WHEREAS, the Applicant has submitted a complete application for the requested entitlements prepared by Ausonio Incorporated received by the Planning Division on December 16, 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 February 26, 2026 to consider Site and Architectural Review 2022-14, 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 pursuant to Section 15332 Class 32 (infill Development Projects). The project is consistent with infill

development within urbanized areas that are environmentally benign, and the project is located within the limits of the City of Hollister on a property with urban services; and

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. The proposed project is consistent with the Industrial Business Park (IBP) zoning district land uses and permit requirements specifying that industrial warehouses are a permitted use subject to an approved Site and Architectural Review.

- B. The proposed Project, as conditioned, is consistent with the provisions of Title 17, Zoning, of the Hollister Municipal Code including the requirements of the Zoning District in which the property is located:
 - 1. The proposed project will construct three industrial shell warehouses of varying sizes: 16,000 SF, 14,000 SF, and 12,000 SF, respectively. The development will provide infrastructure improvements.
 - 2. The proposed project includes a landscape buffer between the street and the parking lot which will be planted with plant materials that will achieve a height to screen views of the parking lot as required by the Zoning Ordinance. The preliminary landscape plans submitted include a variety of evergreen and deciduous plants to be planted along the frontage of the site as required by the zoning district.
 - 3. The proposed preliminary landscape plan includes the planting of trees on the frontage property lines of the parcel. In accordance with the Conditions of Approval for this project, the Final Landscape Plans must show that the trees will be selected from the City's Approved Street Tree List. The proposed tree planting, as conditioned, is consistent with Section 17.16.080(D) of the Zoning Ordinance.

- 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. The proposed project is an infill project in an existing Industrial Business Park zoning. The City, as the lead agency, will file a Notice of Exemption (NOE) pursuant to Section 15332. The Project is not expected to create an impact on the environment.

- 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. The proposed architectural features, materials and colors are visually appealing and create a clean look. Additionally, the building is well oriented, provides adequate vehicle circulation and pedestrian-friendly access including providing screening from the view of public roads and adjoining properties.
 2. The proposed project meets the building design general development standards of the industrial zoning district performance standards. The project provides proper building orientation, and an architectural style that is harmonious without it necessarily being uniform.
 3. Additionally, the proposed development is well designed and will be an attractive addition to the City as required by the General Plan LUCD Goal LU11 and Policies LUCD 11.1 and 11.2.
- E. The proposed project is consistent with all applicable requirements of the Municipal Code and applicable Specific 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.
1. The proposed landscaping for the site will include street trees, landscaping buffers, and evergreen and deciduous materials throughout the project site will provide attractive landscaping, screening, and shading and enhance the site as required by LUCD Goal LU3 and Policy LU3.2
 2. The project will provide 35' front yard landscape setback designed to enhance the visual quality of the development. The project will provide a mixture of evergreen and deciduous trees to be planted along the project frontage, as well as drought tolerant landscape swale and a variety of drought tolerant shrubs and bushes along with the sides and rear property lines.
- F. The site has been adequately designed to ensure adequate parking to serve the project and proper circulation for bicyclists, pedestrians, and automobiles.
1. The proposed project will provide 105 parking spaces, 6 ADA accessible space, 2 loading space, and 1 bicycle space. A new path of travel is also included as part of this project.

**CONDITIONS OF APPROVAL
S&A 2022-14**

General Conditions

1. **Approval.** This Site and Architectural Review approval is for Pacific Coast Development (William Hansen) (Shell Warehouse Buildings, S&A 2022-14). The proposed development shall be in substantial conformance to Exhibit A (Project Plans) prepared by AUSONIO and dated “Received, December 16, 2025” on file with the Planning Division, and other plans, text and diagrams relating to this Site and Architectural Review, 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.
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 and final occupancy granted. Upon occupancy of the building in compliance with the City of Hollister Municipal Code and the terms of this approval, the Site and Architectural Review shall become valid and shall run with the land unless revoked or rescinded in accordance with Section 17.24.190.
3. **Time Extension.** In accordance with Section 17.24.130(E)(2) of the Municipal Code, the Director of Community Development may extend the time for an approved permit to be exercised upon the Applicant(s) written request for an extension of approval at least 30 (thirty) days prior to expiration of the permit together with the filing fee. If the Director determines that the permittee has proceeded in good faith and has exercised due diligence in complying with the conditions in a timely manner, the Director may renew the permit for up to two additional years.
4. **Permit Validity/Non-transferability.** This Site and Architectural Review approval shall be valid for the life of the approved structure so long as the operators of the subject property properly comply with the project’s conditions of approval.
5. **Appeal Period.** The building permit plan check package will be accepted for submittal after the completion of the 15-day appeal period for the project, unless the Director of Community Development authorizes the project developer to submit a signed statement acknowledging that the plan check fees will be forfeited in the event that the approval is overturned on appeal or that the design is significantly changed as a result of the appeal. In no case will a building permit be issued until the appeal period has expired or a final action is taken on appeal.

6. **Revocation of Permit.** The Site and Architectural Review approval shall be revocable for cause in accordance with Section 17.24.350 of the Hollister Municipal Code. Any violation of the terms or conditions of this permit shall be subject to citation.
7. **Indemnification.** The Applicant/Developer shall defend, indemnify, and hold harmless the City of Hollister and its agents, officers, employees, advisory board from any claim, action, or proceeding against the City of Hollister or its agents, officers, or employees to attack, set aside, void or annul an approval of the City of Hollister or its advisory agency, appeal board, Planning Commission, City Council, Director of Community Development or any other department, committee, or agency of the City related to this project to the extent that such actions are brought within the time period required by Government Code Section 66499.37 or other applicable law; provided, however that the Applicant/Developer's duty to so defend, indemnify, and hold harmless shall be subject to the City's promptly notifying the Applicant/Developer of any claim against the City and shall cooperate in the defense.
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.
9. **Modifications.** Modifications or changes to this Site and Architectural Review may be considered by the Director of Community Development if the modifications or changes proposed comply with Section 17.24.130(F) of the Municipal Code.
10. **Clarification of Conditions.** In the event that there needs to be clarification to the Conditions of Approval, the Director of Community Development and the City Engineer have the authority to clarify the intent of these Conditions of Approval to the Developer without going to a public hearing. The Director of Community Development and City Engineer also have the authority to make minor modifications to these conditions without going to a public hearing in order for the Developer to fulfill needed improvements or mitigations resulting from impacts to this project.
11. **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 Ordinance 1137 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.

12. **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. 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.
13. **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 application for such permit, license or other entitlement."

Planning Department – Project Specific

14. **Administrative Permit Review.** Prior to occupancy of any tenant space, each tenant shall submit an Administrative Permit Review application to the Planning Division, for review and approval. Additionally, the Applicant shall obtain associated permits (i.e. Tenant Improvement, etc.) from the Building Division prior to occupancy.
15. **Master Sign Plan.** Prior to the installation of any signage the Applicant shall apply for and receive approval of a Master Sign Plan from the Planning Division, and any permits required from the Building Division in accordance with Chapter 17.20 of the Hollister Municipal Code.
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).
17. **Future Modifications.** Any future modifications to the exterior of the building or the landscaping shall require review and approval by the City in a manner determined by the Community Development Director.
18. **Notice of Exemption.** Within 5 calendar days of the date of this approval, the Applicant shall file a check with the City of Hollister for the filing of the Notice of Exemption with the County Recorder's Office. The check shall be in the amount required by the San Benito County Recorder's Office for such filing and may include the fees required by the California Department of Fish and Wildlife.

Landscaping – Standard Conditions of Approval

19. **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 prior to or in conjunction with the submittal of any 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 prior to issuance of a building permit, and all landscaping shall be installed and inspected prior to Occupancy.
20. **Landscaping.** The Applicant/Development shall construct all landscaping within the site and along the project frontage. New trees shall be installed in accordance with the approved plans. The existing landscape shall be maintained. No trees, shrubs, or plant material shall obstruct sight distance of motorists and pedestrians.
21. **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, pruning, and regular watering.
22. **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.

Recology – Standard Conditions

23. **Trash Collection.** Prior to building permit issuance, the applicant shall provide trash enclosures with three (3) front-loading containers in the size and location approved by Recology.
24. **Minor Site Modifications.** If minor site modifications are required to accommodate the required trash enclosures the applicant shall submit an Administrative Permit Review application for review and approval by the Planning Division.

Building – Standard Conditions

25. **Building Permits.** Prior to any site improvements or construction, the Applicant shall submit a 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 participating 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. The applicant shall obtain permits for each shell building, each trash enclosure, parking lot lighting, and any other detached structures.

26. **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.

Police – Standard Conditions

27. **Lighting.** Provide adequate exterior lighting on the building and parking lot.

Fire – Standard Conditions

28. **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.
29. **Marking.** Markings that include the words NO PARKING—FIRE LANE shall be provided for fire apparatus access roads to identify such roads or prohibit the obstruction thereof. The means by which fire lanes are designated shall be maintained in a clean and legible condition at all times and be replaced or repaired when necessary to provide adequate visibility.
30. **Vegetation.** Weeds, grass, vines or other growth that is capable of being ignited and endangering property, shall be cut down and removed by the owner or occupant of the premises. **TO BE REMOVED AND MAINTAINED IMMEDIATELY.**
31. **Buildings and Facilities.** Approved fire apparatus access roads shall be provided for every facility, building or portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access road shall comply with the requirements of this section and shall extend to within 150 feet (45 720 mm) of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility.
32. **Paving.** All fire apparatus access roads over eight percent (8%) shall be paved with a minimum of .17 feet of asphaltic concrete on 0.34 feet of aggregate base. All fire apparatus access roads over fifteen percent (15%) where approved shall be paved with perpendicularly grooved concrete.

33. **Marking.** Where required by the fire code official, approved signs or other approved notices or markings that include the words NO PARKING—FIRE LANE shall be provided for fire apparatus access roads to identify such roads or prohibit the obstruction thereof. The means by which fire lanes are designated shall be maintained in a clean and legible condition at all times and be replaced or repaired when necessary to provide adequate visibility.
34. **Required.** Where a portion of the facility or building hereafter constructed or moved into or within the jurisdiction is more than 400 feet (122 m) from a hydrant on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains shall be provided.
35. **Hydrant For Standpipe Systems.** Buildings equipped with a standpipe system installed in accordance with Section 905 shall have a fire hydrant within 100 feet (30 480 mm) of the fire department connections.
36. **Occupancy.** It shall be unlawful to occupy any portion of a building or structure until the required fire detection, alarm and suppression systems have been tested and approved.
37. **Approved Automatic Sprinkler Systems.** Shall be provided in all new buildings and structures constructed, moved into or relocated within the jurisdiction.
38. **Monitoring.** Alarm, supervisory and trouble signals shall be distinctly different and shall be automatically transmitted to an approved central station, remote supervising station or proprietary supervising station as defined in NFPA 72, or, when approved by the fire code official, shall sound an audible signal at a constantly attended location. The fire alarm system installed to transmit such signals shall be considered a building fire alarm system.
39. **Fire Alarm System.** Shall be installed in accordance with the provisions of this code and NFPA 72 shall be provided in new buildings and structures in accordance with this code. Fire alarm box shall be installed at a locations approved by the enforcing agency.
40. **Monitoring.** Fire alarm systems, whether required by this chapter or the California Building Code or voluntarily installed, shall be monitored by an approved supervising station in accordance with NFPA 72 and this section.
41. **FDC Location.** With respect to hydrants, driveways, buildings and landscaping, fire department connections shall be so located that fire apparatus and hose connected to supply the system will not obstruct access to the buildings for other

fire apparatus. The location of fire department connection(s) shall be approved by the fire code official.

AN FDC SHALL BE REQUIRED FOR EACH BUILDING ON A SEPARATE SYSTEM. INSTALLED STREETSIDE TO BE DETERMINED BY THE FIRE MARSHAL.

42. **Visible Location.** Fire department connections shall be located on the street side of buildings, fully visible and recognizable from the street or nearest point of fire department vehicle access or as otherwise approved by the fire code official.
43. **Clear Space Around Connections.** A working space of not less than 36 inches (914 mm) in width, 36 inches (914 mm) in depth and 78 inches (1981 mm) in height shall be provided and maintained in front of and to the sides of wall-mounted fire department connections and around the circumference of free-standing fire department connections, except as otherwise required or approved by the fire code official.
44. **Fire Suppression System.** Prior to approval of a fire suppression system, the applicant shall submit a water connection form to the city of Hollister Public Works-Engineering division. The backflow protection device must be approved prior to submittal to the fire department.
45. **Backflow Protection.** The potable water supply to automatic sprinkler and standpipe systems shall be protected against backflow as required by the Health and Safety Code Section 13114.7. **RP IS REQUIRED PER CITY CODE**
An accessible cage for maintenance shall be installed to protect the Double Check back flow prevention device. City Specs (B-4-1, B-4-2, B-3-3). INSTALL ONE FOR EACH BUILDING.
46. **Access Road Width With A Hydrant.** Where a fire hydrant located on a fire apparatus access road, the minimum road width shall be 26 feet.
47. **Aerial Fire Apparatus Access Roads.** Shall have a minimum unobstructed width of 26 feet in the immediate vicinity of the building or portion thereof.
48. **Fire Hydrants and Valves.** A fire hydrant or fire valve is required. The hydrant or fire valve shall be 18 inches above grade, 8 feet from flammable vegetation, no closer than 4 feet nor further than 12 feet from a roadway, and in a location where fire apparatus using it will not block the roadway. The hydrant serving any building shall be not less than 50 feet and by road from the building it is to serve. **More restrictive hydrant requirements may be applied by the Reviewing Authority.** Each hydrant/valve shall be identified with a reflectorized blue marker, with minimum dimensions of 3 inches, located on the driveway address sign, non-combustible post or fire hydrant riser. **FIRE HYDRANT REQUIRED FOR EACH BUILDING'S FDC.**

49. **Final Inspection.** Schedule final fire life safety inspection and pay associated fees at 831-636-4325.

Engineering – Standard Conditions

50. **Improvement on Right-of-Way.** Developer shall improve and guarantee by bond full rights-of-way for the following improvements necessary to bring the existing private rights-of-way into full conformance with all applicable City standards: street lighting, street trees, sanitary sewer, water lines, storm drainage, gas, electrical, telephone, cable TV, fiber optic conduits; and all other necessary improvements. All existing overhead utilities shall be undergrounded.
51. **Water Supply.** Prior to approval of improvement plans, the developer shall provide to the Engineering Department, water calculations based on recent hydrant tests showing sufficient water supply for domestic & fire suppression use.
52. **Street Improvements.** Aerostar Way and Airway Drive Improvements: As shown of the site and architecture plans, Aerostar Way and Airway Drive to the west and northeast of the site, respectively, shall have frontage improvements including but not limited to sidewalk, curb, gutter, lighting, irrigation, and landscaping on the project side of each street, as determined by the City Engineer.
53. **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.
54. **Design.** Developer shall design public 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.
55. **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.
56. **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.
57. **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.

58. **Drainage Report.** A drainage report shall be submitted for review and approval by the City Engineer. The drainage report shall include, but is not limited to, depiction of all tributary areas on and to the site, and shall provide all information pertinent to the capability of the proposed drainage facilities to handle the expected post-construction storm water management (LID, runoff control and reduction, water quality treatment, etc.), and flood control measures as required for the site. Additionally, the report shall include or incorporate the grading plan, CSCP, SWCP, and landscape plan for the project.
59. **Fire Hydrant.** 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.
60. **Utility Meters.** Each lot 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.
61. **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.
62. **Existing Site Conditions.** The improvement plans shall clearly show all existing structures, site improvements, utilities, water wells, septic tanks, leach fields, gas and wire services, etc. The plan shall include any pertinent off-site water well and private waste disposal systems that are located within regulated distances to the proposed drainage and utility improvements. The plan shall include the proposed disposition of the improvements and any proposed phasing of their demolition and removal.
63. **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.
64. **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.

65. **Site Clearance.** Prior to receiving issuance of a grading permit, the project site shall be properly cleared of all fences, wells, septic tanks, irrigation pipes, fuel tanks and other structures. Certificates from the County Environmental Health Department shall be provided to the City Engineer for any well or septic tank abandonment, and from the City Fire Department for abandoned fuel tanks.
66. **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.
67. **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.
68. **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.
69. **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.

70. **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.
71. **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. Developer must pay all development impact fees due to the City and/or the County on the date of the final inspection, or the date the certificate of occupancy is issued for each residence, whichever occurs first.

Development impact fees that apply to the project are listed below:

- a. Water (City of Hollister)
- 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

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.

Note: School Impact Fees, unless otherwise required by law, shall be paid to the school district(s) prior to building permit issuance.

72. **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.
73. **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.
74. **Water Mains and Services.** At the time of the service inspection, a lay length spacer pipe shall be set in place at the meter and shall be drilled with holes that have a minimum diameter of ¼", as approved by the City inspector.

75. **Pavement Resurfacing:** Prior to the City's acceptance of the improvements, the vicinity roads shall be in a good state of repair as determined by the City Engineering Department. Roads in 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. Pavement cuts more than 500 square feet in cumulative area on a street shall be considered 5 or more cuts. 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 road markings.
76. **On-Site Drainage.** Developer shall be responsible to maintaining all on-site drainage facilities, including underground chambers, bio-filtration basins and conduit (pipe).
77. **Encroachment Permit.** Developer shall obtain an encroachment permit prior to any work within the existing right of way.
78. **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.
79. **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 approval of civil drawings.

Utilities that apply to the project are listed below:
 - Water Services (Domestic and Fire Protection)
 - Irrigation Services (Landscape)
 - Electrical Pedestals
80. **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.
81. **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 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.

- a. Design Criteria:
 - i. The design of the trash enclosure shall be architecturally compatible with the primary building on site to provide a coordinated design.
 - ii. The exterior materials and colors of the enclosure walls shall match the building walls.
 - iii. Chain link fencing with or without wooden/plastic slats is prohibited.
 - iv. 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.
 - v. Roofs shall be painted with rust-inhibitive paint.

82. **Landscape/Irrigation Maintenance.** Subject to code enforcement, the property owner shall be responsible for maintenance of all on-site landscaping and irrigation systems, which shall be kept in a neat, clean and healthy manner and in compliance with the approved plans. Developer will maintain the approved landscaping in perpetuity. No trees, shrubs, or plant material shall obstruct site distance of motorists and pedestrians.

83. **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.

84. **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.

85. **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.
86. **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.
87. **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.
88. **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.
89. **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.
90. **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.
91. **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:
 - 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 complaints. This person shall respond and take corrective action within 48 hours of receiving the complaint. The phone number of the Monterey Bay Air Resources District shall also be visible to ensure compliance with Rule 402 (Nuisance);
 - k. Limit the area under construction at any one time; and
 - l. Construction equipment shall use alternative fuels such as compressed natural gas (CNG), propane, electricity or biodiesel whenever possible.
92. **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.
93. **Damage to Existing and New Improvements.** Developer shall replace existing and new improvements removed or damaged as determined by the City Engineer.
94. **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.
95. **Community Facilities District.** Prior to the approval of any improvement plans, grading plans, or issuance of a building permit, whichever comes first, the Property Owner shall cooperate with the City to facilitate the annexation of the entire project into Community Facilities District 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 seq.) and be subject to a special tax levied

hereunder. The special tax shall be in an amount that is 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 in the community facilities district, either through 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.

96. **Improvement Warranty.** Developer shall warranty improvements for one year. Contractor shall provide a warranty bond prior to acceptance of the improvements.
97. **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:
 - 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)
 - c. standards and shall be appropriately sized for the specific application on the site.
 - d. The RPP shall be inspected by a certified California-Nevada AWWA Backflow
 - e. Prevention Assembly General Tester. The Utility Division shall provide a list of acceptable Assembly Testers within the area.
 - f. The Utility Division shall receive a copy of the initial RPP inspection report.
 - g. 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.
 - h. 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.
 - i. The RPP shall be installed according to AWWA standards, in regards to concrete padding and surrounding landscape/RPP height requirements.
 - j. 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.
 - k. 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.

PASSED AND ADOPTED, at a regular meeting of the City of Hollister Planning Commission held on this 26th day of February 2026, 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.