

SAN BENITO COUNTY APPEAL FORM

(File 2 copies)

THIS APPEAL IS HEREBY MADE FROM:

- ☒ An administrative decision made on the 2nd day of May, 2016
By: Brent Barnes, Director Resource Management Agency (see attached letter)
- ☐ The decision of the San Benito County Planning Commission made on the _____ day of _____, 20____, granting or denying one of the following:
- ☐ USE PERMIT, No.: _____
 - ☐ VARIANCE, Date of Application: _____
 - ☐ REZONING, Date of Application: _____
 - ☐ SUBDIVISION, OR CONDITION(S) IMPOSED THEREIN:
 - ☐ MINOR SUBDIVISION No.: _____
 - ☐ MAJOR SUBDIVISION No.: _____
to permit: _____
 - ☐ OTHER (specify): _____

PROPERTY INFORMATION:

ASSESSOR'S PARCEL NUMBER(S): 020-290-048

ADDRESS: 3061 Southside Road, Hollister, CA

GENERAL PLAN DESIGNATION: RM - Residential Mixed

ZONING: R1 - Single Family Residential

ALLEGED ERROR: Attach additional sheets if necessary. Appellant should be specific as to all alleged errors and provide as much detail and supporting documentation as possible. By signing this form, appellant indicates that appellant understands and agrees that the failure to state a basis of error constitutes a waiver of that ground and will prohibit the appellant from later raising that particular basis of error.

The application for a Vesting Tentative Map was "deemed" complete and accepted under the Permit Streamlining Act on February 29, 2016 (if not before) by operation of law. As such, the Project secured a "vested right" under the Subdivision Map Act to be subject to only those County laws in place on that date.

APPELLANT: Hollister Land Partners LLC attn: Todd A. Deutscher

| | | | | | |
|--------------|---|---------------------|----------|-----------|--------------|
| Name | <u>18 Crow Canyon Court, Suite 190 San Ramon,</u> | | | <u>CA</u> | <u>94583</u> |
| Address | City | State | Zip Code | | |
| | | <u>925-579-1100</u> | | | |
| Home Phone # | Business Phone # | | | | |

APPLICANT: (If different from appellant):

| | | | |
|-----------------------|---------|------|-------------------|
| Name | Address | | |
| Appellant's Signature | | Date | Clerk's Signature |
| | | | Date |

DEPOSIT FEE FOR FILING AN APPEAL IS \$575.00. (Ordinance No. 833 dated 1/6/09)
Additional Planning Fees @ \$100 per hour may be assessed and collected by the Planning Department.

APPEAL INSTRUCTIONS

Your appeal will be referred to the Office of the County Counsel for a review and recommendation to the San Benito County Board of Supervisors pursuant to Title 23: Subdivisions, Chapter 23.23: Enforcement, Section 23.23.004 (Appeal) of the San Benito County Code and Title 25: Zoning, Chapter 25.47: Appeals, Section 25.47.002 of the San Benito County Code. Said referral will not affect your right to have the appeal heard by the Board of Supervisors, provided the Office of the County Counsel finds that said appeal is properly before the Board.

PLEASE SUBMIT THE FOLLOWING INFORMATION ON APPEALS FOR: (2 copies of each)

Use Permits:

- a. Minutes of the Planning Commission.
- b. Assessor's plat map showing location of property.
- c. Use permit application.
- d. Environmental Impact Report (E.I.R.) if required by Planning Commission.

Minor Subdivisions:

- a. Minutes of the Planning Commission.
- b. Tentative map.
- c. Assessor's plat map showing location of property.
- d. Environmental Impact Report (E.I.R.) if required by Planning Commission.
- e. Minor subdivision application.

Major Subdivision:

- a. Minutes of the Planning Commission.
- b. Tentative map.
- c. Assessor's plat map showing location of property.
- d. Environmental Impact Report (E.I.R.) if required by Planning Commission.
- e. Major subdivision application.

Variances, Change of Zone:

- a. Minutes of the Planning Commission.
- b. Assessor's plat map showing location of property.
- c. Original application submitted to the Planning Commission.
- d. Environmental Impact Report (E.I.R.) if required by Planning Commission.

NOTE: Assessor's maps can be obtained from the Assessor's Office, 440 Fifth Street, Courthouse, Room 108, Hollister, CA.

Planning Commission Minutes can be obtained from the Planning Department, 3224 Southside Road, Hollister, CA.



COUNTY OF SAN BENITO
PLANNING & BUILDING INSPECTION SERVICES

2301 Technology Parkway
Hollister, CA 95023-2513
e-mail: sbcplan@cosb.us

Phone: 831-637-5313
Fax: 831-637-5334

May 2, 2016

Hollister Land Partners
C/O Todd A. Deutscher
18 Crow Canyon Court, Ste. 190
San Ramon, CA 94583

Subject: NOTICE OF INCOMPLETE APPLICATION – TSM 15-93

Application for Major Subdivision was submitted to the County for the property identified by Assessor's Parcel Number 020290049. Pursuant to Planning and Zoning Law, California Government Code Section 65943, and the California Environmental Quality Act (CEQA), Section 15060, your application has undergone a preliminary review. During this review, the application has been found to be incomplete for further processing by the following departments/agencies.

Planning and Building Department:

The County's General Plan establishes guiding principles for County land use and community character. One principal in particular describes the following:

The County shall ensure that there is a mix of residential, commercial, employment, park, open space, school, and public land uses in order to create a sense of place by supporting condensed, pedestrian accessible, and transit-oriented development.

The application must demonstrate conformity with the above guiding principle and all sections of this letter listed below.

The County shall establish defined boundaries to separate cities and unincorporated communities from prime agricultural land and important natural resources, using such features as agriculture buffers, greenbelts, open space, and parks.

The application must incorporate defined boundaries to protect agricultural land and other natural resources.

The County shall ensure a full range of housing options are available to accommodate residents of all income levels and life situations.

The application must demonstrate conformity with the above guiding principle.

Balance housing growth with employment growth in order to provide local, affordable housing choices so people can live and work in the county.

The application must demonstrate how it helps improve the County's jobs-housing balance. The application must demonstrate how it furthers affordable housing opportunities by indicating the number and location of proposed affordable housing units

The County shall encourage the design of new development to complement its surroundings, including nearby development, nearby open landscapes, and gateways into populated areas, as well as to show coherence within itself, including with regard to architectural style, human-scale development, and street layout.

The proposed project does not propose park facilities but is directly across the roadway from the Sunnyside Estates development. That development provides access to the River Parkway as well as public parkland within the Sunnyside estates subdivision itself, therefore there is a high probability of residences crossing Southside road to access parks and trails. The application must provide detail for a pedestrian street crossing including such elements as crosswalks, lighting ADA compatible access and activation devices, and roadway signage.

Department of Public Works (DPW):

Applicant shall provide a street network plan illustrating the whole picture of the overall circulation system, how the internal streets will be connected into adjoining properties, and how they will inter-connect over the long term. Although not approved yet, there is already a proposed subdivision (Sunnyside Estates) on the on the west side of Southside Road that is also proposing to open new ingress/egress on Southside Road. This proposed subdivision shall show the proposed ingress/egress to align with the ingress/egress proposed by Sunnyside Estates.

Applicant shall be required to provide alternate street network plan considering/assuming that the offset intersection from Enterprise Road is not allowed and therefore shall only connect directly to Enterprise road.

Identify all on-site areas proposed for private and/or public recreational uses, including trails, neighborhood parks; and proposed common areas. Pursuant to San Benito County Code of Ordinances Section 23.15.008 Dedication of Parkland, the subdivider is required to dedicate land, pay a fee in lieu thereof or a combination of both, at the option of the County, for park and recreational purposes. Based on the County's standards and formula for dedication of land, the proposed 84 lot subdivision requires the dedication of 1.26 acres (84 du x 0.015 acre/du). The dedicated parkland is required to be used for local or regional community and neighborhood parks and recreational facilities in such a manner that the locations and use of such parks and recreational facilities bear a reasonable relationship to the anticipated use of the park and recreational facilities by the inhabitants of the proposed subdivision. Value credited for dedicated lands in excess of 20% slope or subject to inundation due to a 100-year storm shall be adjusted to reflect the reduced utility of the lands for park purposes. Recreational open space may be substituted for developable parkland. Open space shall be valued at 10% of the value of useable parkland. No more than 10% of total parkland may be open space. San Benito County is not obligated to accept open space in lieu of developable parkland, but may consider it as an option. San Benito County may require trails or other such features in order for the open space to qualify as parkland.

The VTM shall show the side slopes of the proposed detention pond; if the slopes are steeper than 1:5, the pond shall be fenced.

Resubmittal:

- Please submit all requested information/materials to the Department of Planning and Building.
- For questions regarding departmental comments, please contact them directly.
- Please be aware that not all County departments or requested agencies have commented, and therefore more comments may be forthcoming.

After County staff has received the information requested above, a determination of completeness/incompleteness will again be made. Should you have further questions regarding the status of your application, please contact the Planning Department at (831) 637-5313.

Respectfully,



Brent Barnes, Director
Resource Management Agency

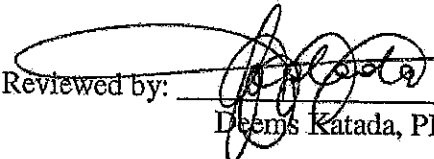
Attachments: Departmental Comments



San Benito County
Public Works Department
2301 Technology Parkway, Hollister CA 95023
(831) 636-4170 Fax: (831) 636-4176

Inter- Department Memo

TO: Planning Department
FROM: Miguel Sanchez
Engineering Technician

Reviewed by: 
Deems Katada, PE

DATE: April 29, 2016

SUBJECT: Public Works Comments on Revised Tentative Map for TSM 15-93;
Fay/Hollister Land Partners (2nd Submittal).
3061 Southside Road, Hollister, CA (APN: 020-290-049)

New comments are in bold and italicized.

1. Applicant shall show subdivision name and type (major) on the cover sheet of the vesting tentative map. *[Per county code § 23.07.002]*
 - *Satisfied.*
2. On sheet 3 of 6 of the Vesting Tentative Map (VTM) Section A-A (Southside Road) shall have a detached sidewalk with a planter. Moreover, for Section A-A (Southside road) and Section B-B 60' Street (Public) the sidewalk structure shall show 4" of concrete over 6" min. of aggregate base over 6" subgrade, with the aggregate base and the subgrade sections compacted to 95%. *[Per city of Hollister standard detail A-9-2]*
 - *Satisfied.*
3. On sheet 3 of 6 of the VTM, Section A-A (Southside Road) shall show proposed improvements by others (Sunnyside Estates Vesting Tentative Map dated November 2014) including the Class I Bike trail and sidewalk.
 - *Satisfied.*
4. Applicant shall show actual and/or proposed geometry of both the Hospital Road intersection.
 - *Satisfied.*
5. The county encourages that all lots be sloped towards the common driveways and not to the back of the property wherein it may impact the neighboring parcels/lots. If topography does not allow for this design any drainage towards the back of the property line shall be handled through adequate storm drain system with adequate

easement. Hence, surface drain at the back of the property crossing through neighboring lots shall be avoided due to potential obliteration of drainages features by future residents.

- *Satisfied.*

6. Applicant shall verify that the Transportation Impact Study, prepared for for the Fay Property Subdivision by Wood Rodgers, is still valid since the site plan used for this study does not match the site plan submitted in the vesting tentative map.

- *Satisfied.*

7. Applicant shall dedicate sufficient ROW width at the southern end of Southside Road southwesterly corner of the project to accommodate 55 mph design speed on the curve.

- *Satisfied.*

8. Applicant shall do utility coordination with surrounding properties to be able to have a systematic utility system within the neighboring properties and future developments. This may require utility easements to be provided whenever necessary.

- *This comment shall be as condition of approval (COA). See proposed COA below.*

9. No part of the detention pond shall encroach into the county right-of-way.

- *Satisfied.*

10. The proposed project is within the Enterprise Drainage Basin and therefore shall be required to pay a fee towards the Enterprise Drainage Basin Benefit Area.

- *This comment shall be as condition of approval (COA). See proposed COA below.*

11. Cross-section on the VTM shall show the ultimate build-out of Southside Road considering and therefore shall incorporate and delineate turn pockets and Bike Lane(s)/Class I Trail per San Benito County Bikeway and Pedestrian Master Plan.

- *Satisfied.*

12. The names and numbers of adjacent subdivisions and the names of owners of adjacent unplatted land shall be shown on the vesting tentative map. [Per county code § 23.07.002(3)]

- *Satisfied.*

13. Applicant shall provide a street network plan illustrating the whole picture of the overall circulation system, how the internal streets will be connected into adjoining properties, and how they will inter-connect over the long term. Although not approved yet, but there is already a proposed subdivision (Sunnyside Estates) on the on the west side of Southside Road on the opposite side to this proposed subdivision that is also proposing to open new ingress/egress on Southside Road; hence, this proposed

subdivision shall show the proposed ingress/egress to line up with the ingress/egress proposed by Sunnyside Estates.

- *Applicant shall be required to provide alternate street network plan considering/assuming that the offset intersection from Enterprise Road is not allowed and therefore shall only connect directly to Enterprise road.*

14. Sunnyslope County Water District and the City of Hollister shall also review the proposed subdivision since the project is proposing to tie into the Sunnyslope County Water District's water system and the city of Hollister's sewer system. This may require additional fees not limited to, map or plan checking fees and inspection fees other than what the County will be collecting.

- *Satisfied.*

15. A copy of the geotechnical report dated June 10, 2015, prepared by Geo-Logic Associates, shall be submitted by the applicant for review by county staff. [Per county code § 23.07.003(B)]

- *Satisfied.*

16. *Identify all on-site areas proposed for private and/or public recreational uses, including trails, neighborhood parks; and proposed common areas. Pursuant to San Benito County Code of Ordinances Section 23.15.008 Dedication of Parkland, the subdivider is required to dedicate land, pay a fee in lieu thereof or a combination of both, at the option of the County, for park and recreational purposes. Based on the County's standards and formula for dedication of land, the proposed 84 lot subdivision requires the dedication of 1.26 acres (84 du x 0.015 acre/du). The dedicated parkland is required to be used for local or regional community and neighborhood parks and recreational facilities in such a manner that the locations and use of such parks and recreational facilities bear a reasonable relationship to the anticipated use of the park and recreational facilities by the inhabitants of the proposed subdivision. Value credited for dedicated lands in excess of 20% slope or subject to inundation due to a 100-year storm shall be adjusted to reflect the reduced utility of the lands for park purposes.*

Recreational open space may be substituted for developable parkland. Open space shall be valued at 10% of the value of useable parkland. No more than 10% of total parkland may be open space. San Benito County is not obligated to accept open space in lieu of developable parkland, but may consider it as an option. San Benito County may require trails or other such features in order for the open space to qualify as parkland.

17. *The VTM shall show the side slopes of the proposed detention pond; if the slopes are steeper than 1:5, the pond shall be fenced.*

Below are additional concerns that the applicant should consider and may also be reflected in the Tentative Map. Public Works believes some of these items, if not all, could be adequately addressed as conditions of approval for this proposed subdivision.

Proposed conditions of approval below are still in effect with additional.

18. Prior to recordation of the Final Map, the applicant shall make the following irrevocable offers of dedication [§ 23.15.002 Dedication of Streets, Alleys and Other Public Rights-of-Way or easement]:

- Half of *110 foot right-of-way along the whole property frontage on Southside Road.
- Full *60 foot right-of-way for all streets within the subdivision with standard 50 feet radius right-of-way for the turnaround facility at each ends and standard knuckle per City of Hollister Standards. Dedication of road should consider and provide required curve radius at the corners of intersections.

Provide confirmation that the right-of-way dedications at the corners of intersections had been considered to accommodate ADA Ramp per City of Hollister Standards (which is also being adopted by the County).

**110 feet right-of-way requirement for Southside Road may change to 84 feet if Southside Rd. is reclassified in the circulation element.*

***60 feet right-of-way requirement may change to 56 feet upon the approval of the new road standards by the San Benito County Board of Supervisors.*

19. Prior to recordation of the Final Map, the applicant shall bond for or make the following roadway improvements [§ 23.17 Improvements]:

- Half of the *94 foot curb to curb paved surface on 96 foot roadbed with standard curb, gutter and detached sidewalk along the whole property frontage on Southside Road.
- Full **40 feet curb to curb paved surface on 42 foot roadbed for all streets within the subdivision with standard 40 feet radius paved surface on 41 foot radius roadbed turnaround facilities at each end, standard curb, gutter and a detached sidewalk. [§ 23.29 Road Standards; § 23.27.004(E)]

**curb to curb pavement width requirement may change upon the reclassification of Southside Rd. in the circulation element.*

***curb to curb pavement width requirement may change upon the approval of the new road standards by the San Benito County Board of Supervisors.*

20. Prior to recordation of the final map , applicant should comply with the recommendations by the traffic report by:

- Pay Traffic Impact Mitigation Fee (TIMF) for Union Rd./Airline HWY.
- Pay Traffic Impact Mitigation Fee (TIMF) for Enterprise Rd./Airline HWY.
- If the project has direct impact on deterioration of existing level of service (LOS) on any given intersection below LOS D, Immediate improvements to LOS D or better is upon the project. The applicant may enter into a reimbursement agreement with the county to receive reimbursement when funding available in the traffic impact mitigation fee account (TIMF).

21. As part of the submission of engineered Improvement Plans for this project, the recommendations in the following reports shall be incorporated into the design of the

improvement plans: the Review of Earthquake Faults Investigation (File No. SH-12620-GC) by Earth Systems Pacific, the Earthquake Fault Investigation by Geo-Logic Associates (Project No. 2014.0158) and the Site Specific Geotechnical Investigation done by Earth Systems Pacific mentioned in the Geo-Logic Associates report. Also Prior to recordation of the Final Map, a complete compilation of test reports along with a letter from Soils Engineer attesting compliance with requirements and recommendations shall be submitted to Public Works Department upon completion of site improvements. A note shall also be placed on the Final Map referencing the aforementioned report for future reference by potential property owners. [§ 23.31.023]

22. As part of the submission of engineered improvement plans for this project, the applicant shall comply with County Drainage Standards and provide drainage and erosion control details for the project. Included in this will be drainage calculations and construction details for the proposed retention/detention pond for impermeable surfaces created as part of this project. All drainage improvements must be installed or bonded for prior to recordation of the Final Map. [§ 23.17.003.(B)]
23. Prior to start of grading and/or construction activities, a Storm Water Pollution Prevention Plan (SWPPP) prepared by a certified QSD/QSP (Qualified SWPPP Developer/Qualified-SWPPP Practitioner) shall be submitted to County Public Works Department. A QSD/QSP should be retained for the duration of the construction and should be responsible to coordinate and comply with requirements by the Regional Water Quality Control Board, to file Notice of Intent (per Construction General Permit Order No. 2009-0009-DWQ as amended by 2010-0014 DWQ), and to monitor the project as to compliance with requirements until its completion.
24. As part of submission of Improvement Plans for this project, applicant shall include utility plans and have them approved by each corresponding utility companies when applicable, which includes but not necessarily limited to sanitary sewer, water, gas, electric, telephone, and cablevision, and shall furnish copies said approved plans to Public Works Department for concurrence. Said plans shall be part of the final or approved Improvement Plan.
25. *As part of submission of engineered Improvement Plans for this project, the applicant shall do utility coordination with surrounding properties to be able to have a systematic utility system within the neighboring properties and future developments. This may require utility easements to be provided whenever necessary and these shall be shown on the improvement plans to be submitted to the county for approval.*
26. All proposed utilities within the subdivision and along peripheral streets shall be placed underground except those facilities exempted by Public Utilities Commission regulations [§23.17.003(F)]. All necessary utilities must be installed or bonded for prior to recordation of the Final Map.

27. Prior to recordation of the Final Map, the applicant must submit a list of proposed street names (for Street A, Street B, & Street C) to the county's Communications Department for road name approval. [§23.07.003]
28. Prior to the recordation of the final map, the applicant/sub-divider shall be required to dedicate land, pay a fee in lieu thereof or a combination of both, at the option of the County for park and recreational purposes. [Per county code § 23.15.008]
29. *The proposed project is within the Enterprise Drainage Basin; therefore, prior to the recordation of the final map the applicant shall be required to pay a fee towards the Enterprise Drainage Basin Benefit Area.*
30. *A homeowners association (as defined in Section 23.01.004), duly incorporated under the laws of the State of California, shall be formed for this subdivision. The covenants and restrictions for the subdivision shall provide for its formation and operation and delineate the rights and obligations of the association, its directors and its members (which must include the right of the association, through its members, to levy assessments that are a legal obligation of members and a lien on subdivided property owned by members of the association). The homeowners association shall be activated at or before the time of approval of the final or parcel map, for the purpose of street lighting, street sweeping, road maintenance, storm drainage, landscaping maintenance and other services directly related to the subdivision. An applicant may propose another option to developing a homeowners association. If so, the applicant's request shall be brought before the Board of Supervisors, reviewed and approved prior to or during approval of the final or parcel map, and any approved alternative shall be activated at or before the time of approval of the final map by the Board of Supervisors. [§23.25.007 (SBC Code)]*
31. Pursuant to §19.27.004 of the County Code, the applicant shall obtain a Public Works Encroachment Permit for any work being performed within the County Right-of-Way or any road offered for dedication to the County prior to commencement of any improvements associated with this project.
32. *Upon completion of required improvements, applicant shall provide warranty security in the amount not less than 10% of the estimated cost of construction of the improvements to guarantee the improvements against any defective work or labor done or defective materials used in the construction or installation of the improvements throughout the warranty period which shall be the period of one year following completion and acceptance of the improvements. [§ 23.17.009.4]*
33. Prior to the recordation of the Final Map or before release of alternate Bond, one set of "As Built" Improvement Plans on a suitable reproducible media (PDF file and hardcopy file) shall be prepared by the applicant's engineer and delivered to the Public Works Department. [§ 23.31.002.(K)(1)]



San Benito County
Public Works Department
2301 Technology Parkway, Hollister CA 95023
(831) 636-4170 Fax: (831) 636-4176

Inter- Department Memo

TO: Planning Department

FROM: Miguel Sanchez
Engineer I

Reviewed by:

Arman Nazemi

RECEIVED

OCT 21 2015

DATE: October 21, 2015

SAN BENITO COUNTY
PLANNING & BUILDING
BY _____

SUBJECT: Public Works Comments on Revised Tentative Map for TSM 15-93;
Fay/Hollister Land Partners.
3061 Southside Road, Hollister, CA (APN: 020-290-049)

Applicant shall show subdivision name and type (major) on the cover sheet of the vesting tentative map. [Per county code § 23.07.002]

2. On sheet 3 of 6 of the Vesting Tentative Map (VTM) Section A-A (Southside Road) shall have a detached sidewalk with a planter. Moreover, for Section A-A (Southside road) and Section B-B 60' Street (Public) the sidewalk structure shall show 4" of concrete over 6" min. of aggregate base over 6" subgrade, with the aggregate base and the subgrade sections compacted to 95%. [Per city of Hollister standard detail A-9-2]
3. On sheet 3 of 6 of the VTM, Section A-A (Southside Road) shall show proposed improvements by others (Sunnyside Estates Vesting Tentative Map dated November 2014) including the Class I Bike trail and sidewalk.
4. Applicant shall show actual and/or proposed geometry of both the Hospital Road intersection.
5. The county encourages that all lots be sloped towards the common driveways and not to the back of the property wherein it may impact the neighboring parcels/lots. If topography does not allow for this design any drainage towards the back of the property line shall be handled through adequate storm drain system with adequate easement. Hence, surface drain at the back of the property crossing through neighboring lots shall be avoided due to potential obliteration of drainages features by future residents.

6. Applicant shall verify that the Transportation Impact Study, prepared for for the Fay Property Subdivision by Wood Rodgers, is still valid since the site plan used for this study does not match the site plan submitted in the vesting tentative map.
7. Applicant shall dedicate sufficient ROW width at the southern end of Southside Road southwesterly corner of the project to accommodate 55 mph design speed on the curve.
8. Applicant shall do utility coordination with surrounding properties to be able to have a systematic utility system within the neighboring properties and future developments. This may require utility easements to be provided whenever necessary.
9. No part of the detention pond shall encroach into the county right-of-way.
10. The proposed project is within the Enterprise Drainage Basin and therefore shall be required to pay a fee towards the Enterprise Drainage Basin Benefit Area.
11. Cross-section on the VTM shall show the ultimate build-out of Southside Road considering and therefore shall incorporate and delineate turn pockets and Bike Lane(s)/Class I Trail per San Benito County Bikeway and Pedestrian Master Plan.
12. The names and numbers of adjacent subdivisions and the names of owners of adjacent unplatted land shall be shown on the vesting tentative map. *[Per county code § 23.07.002(3)]*
13. Applicant shall provide a street network plan illustrating the whole picture of the overall circulation system, how the internal streets will be connected into adjoining properties, and how they will inter-connect over the long term. Although not approved yet, but there is already a proposed subdivision (Sunnyside Estates) on the on the west side of Southside Road on the opposite side to this proposed subdivision that is also proposing to open new ingress/egress on Southside Road; hence, this proposed subdivision shall show the proposed ingress/egress to line up with the ingress/egress proposed by Sunnyside Estates.
14. Sunnyslope County Water District and the City of Hollister shall also review the proposed subdivision since the project is proposing to tie into the Sunnyslope County Water District's water system and the city of Hollister's sewer system. This may require additional fees not limited to, map or plan checking fees and inspection fees other than what the County will be collecting.
15. A copy of the geotechnical report dated June 10, 2015, prepared by Geo-Logic Associates, shall be submitted by the applicant for review by county staff. *[Per county code § 23.07.003(B)]*

Below are additional concerns that the applicant should consider and may also be reflected in the Tentative Map. Public Works believes some of these items, if not all, could be adequately addressed as conditions of approval for this proposed subdivision.

16. Prior to recordation of the Final Map, the applicant shall make the following irrevocable offers of dedication [§ 23.15.002 Dedication of Streets, Alleys and Other Public Rights-of-Way or easement]:

- Half of *110 foot right-of-way along the whole property frontage on Southside Road.
- Full *60 foot right-of-way for all streets within the subdivision with standard 50 feet radius right-of-way for the turnaround facility at each ends and standard knuckle per City of Hollister Standards. Dedication of road should consider and provide required curve radius at the corners of intersections.

Provide confirmation that the right-of-way dedications at the corners of intersections had been considered to accommodate ADA Ramp per City of Hollister Standards (which is also being adopted by the County).

**110 feet right-of-way requirement for Southside Road may change to 84 feet if Southside Rd. is reclassified in the circulation element.*

***60 feet right-of-way requirement may change to 56 feet upon the approval of the new road standards by the San Benito County Board of Supervisors.*

17. Prior to recordation of the Final Map, the applicant shall bond for or make the following roadway improvements [§ 23.17 Improvements]:

- Half of the *94 foot curb to curb paved surface on 96 foot roadbed with standard curb, gutter and detached sidewalk along the whole property frontage on Southside Road.
- Full **40 feet curb to curb paved surface on 42 foot roadbed for all streets within the subdivision with standard 40 feet radius paved surface on 41 foot radius roadbed turnaround facilities at each end, standard curb, gutter and a detached sidewalk. [§ 23.29 Road Standards; § 23.27.004(E)]

**curb to curb pavement width requirement may change upon the reclassification of Southside Rd. in the circulation element.*

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18. Prior to recordation of the final map , applicant should comply with the recommendations by the traffic report by:

- a. Pay Traffic Impact Mitigation Fee (TIMF) for Union Rd./Airline HWY.
- b. Pay Traffic Impact Mitigation Fee (TIMF) for Enterprise Rd./Airline HWY.
- c. If the project has direct impact on deterioration of existing level of service (LOS) on any given intersection below LOS D, Immediate improvements to LOS D or better is upon the project. The applicant may enter into a reimbursement agreement with the county to receive reimbursement when funding available in the traffic impact mitigation fee account (TIMF).

19. As part of the submission of Improvement Plan for this project, the recommendations of the geotechnical engineering report (File No. SH-12620-SB) by Earth Systems Pacific shall be incorporated into the design of the improvement plans. Prior to recordation of the Final Map, a complete compilation of test reports along with a letter from Soils Engineer attesting compliance with requirements and recommendations shall be submitted to Public Works Department upon completion of site improvements. A note shall also be placed on the Final Map referencing the aforementioned report for future reference by potential property owners. [§ 23.31.023]
20. As part of the submission of engineered improvement plans for this project, the applicant shall comply with County Drainage Standards and provide drainage and erosion control details for the project. Included in this will be drainage calculations and construction details for the proposed retention/detention pond for impermeable surfaces created as part of this project. All drainage improvements must be installed or bonded for prior to recordation of the Final Map. [§ 23.17.003.(B)]
21. Prior to start of grading and/or construction activities, a Storm Water Pollution Prevention Plan (SWPPP) prepared by a certified QSD/QSP (Qualified SWPPP Developer/Qualified SWPPP Practitioner) shall be submitted to County Public Works Department. A QSD/QSP should be retained for the duration of the construction and should be responsible to coordinate and comply with requirements by the Regional Water Quality Control Board, to file Notice of Intent (per Construction General Permit Order No. 2009-0009-DWQ as amended by 2010-0014 DWQ), and to monitor the project as to compliance with requirements until its completion.
22. As part of submission of Improvement Plan for this project, applicant shall include utility plans and have them approved by each corresponding utility companies when applicable, which includes but not necessarily limited to sanitary sewer, water, gas, electric, telephone, and cablevision, and shall furnish copies said approved plans to Public Works Department for concurrence. Said plans shall be part of the final or approved Improvement Plan.
23. All proposed utilities within the subdivision and along peripheral streets shall be placed underground except those facilities exempted by Public Utilities Commission regulations [§23.17.003(F)]. All necessary utilities must be installed or bonded for prior to recordation of the Final Map.
24. Pursuant to §19.27.004 of the County Code, the applicant shall obtain a Public Works Encroachment Permit for any work being performed within the County Right-of-Way or any road offered for dedication to the County prior to commencement of any improvements associated with this project.
25. Prior to recordation of the Final Map, the applicant must submit a list of proposed street names (for Street A, Street B, & Street C) to the county's Communications Department for road name approval. [§23.07.003]

26. Prior to the recordation of the Final Map or before release of alternate Bond, one set of "As Built" Improvement Plans on a suitable reproducible media (PDF file and hardcopy file) shall be prepared by the applicant's engineer and delivered to the Public Works Department. [§ 23.31.002.(K)(1)]
27. The applicant shall identify all on-site areas proposed for private and/or public recreational uses, including trails, neighborhood parks; and proposed common areas. Moreover, prior to the recordation of the final map, the applicant/sub-divider shall be required to dedicate land, pay a fee in lieu thereof or a combination of both, at the option of the County for park and recreational purposes. The dedicated parkland is required to be used for local or regional community and neighborhood parks and recreational facilities in such a manner that the locations and use of such parks and recreational facilities bear a reasonable relationship to the anticipated use of the park and recreational facilities by the inhabitants of the proposed subdivision. . [Per county code § 23.15.008]

Sunnyslope County Water District

3570 Airline Highway
Hollister, California 95023-9702

Phone (831) 637-4670
Fax (831) 637-1399

September 25, 2015

Michael Krausie
San Benito County Planning Department
2301 Technology Parkway
Hollister, CA, 95023

RE: Planning Application No. TSM 15-93 Fay/ Hollister Land Partnerships

Sunnyslope County Water District is able and willing to provide both domestic and fire water supply for this proposed development. Sunnyslope can assure that sufficient water pressure and flow can be supplied for normal residential demand and for fire flow requirements. Prior to the start of construction, the Developer must enter into a Water Service Agreement with Sunnyslope County Water District which will dictate the terms and conditions for water service.

~~In the Tentative Utilities Plan, there are an excessive number of fire hydrants for the development. Sunnyslope requires minimum fire hydrant spacing of 500 feet. A minimum separation of 10 feet is required between parallel water and sewer mains and laterals. However, these items can be further addressed during the plans review stages.~~

If you have any further questions or need more clarification, do not hesitate to contact me by phone at (831) 637-4670 or email at rob@sscwd.org. Have a great day.

Rob Hillebrecht, E.I.T.
Assistant Engineer
Sunnyslope County Water District



SAN BENITO COUNTY

HEALTH & HUMAN SERVICES AGENCY

ANJU GOEL, M.D., M.P.H.
HEALTH OFFICER

JAMES A. RYDINGSWORD
AGENCY DIRECTOR

PUBLIC HEALTH SERVICES
Healthy People in Healthy Communities

DATE: 10/9/15/14

TO: San Benito County Planning Dept.

FROM: Darryl Wong - Division of Environmental Health
D. Wong

SUBJECT: TSM 15-93; Fay-Hollister Land Partners; 3061 Southside Rd.; APN 020-290-049

The Division of Environmental Health has reviewed the above-referenced project and has the following comments:

Sewage Disposal:

This department has no comments at this time, but reserves the right to make comments if there are any changes to the proposed project. The proposed project states service will be provided by the City of Hollister.

Water:

This department has no comments at this time, but reserves the right to make comments if there are any changes to the proposed project. The proposed project states service will be provided by the Sunnyslope Water District.

Hazardous Materials:

If any hazardous materials are to be stored in any proposed facility, a Hazardous Materials Business Plan must be completed and submitted to this department.

RECEIVED

OCT 09 2015

SAN BENITO COUNTY
PLANNING & BUILDING



SAN BENITO COUNTY

HEALTH & HUMAN SERVICES AGENCY

Ira Lubell, M.D.
HEALTH OFFICER

James A. Ridingsword, MPA
Agency DIRECTOR

PUBLIC HEALTH SERVICES

Healthy People in Healthy Communities

DATE: 4/8/16

TO: San Benito County Planning Dept.

FROM: Darryl Wong - Division of Environmental Health
D.W.

SUBJECT: TSM 15-93; Hollister Land Partners LLC-Deutscher; 3061 Southside Rd.;
APN 020-290-049

The Division of Environmental Health has reviewed the above-referenced project and has the following comments:

Sewage Disposal:

This department has no comments at this time, but reserves the right to make comments if there are any changes to the proposed project. The proposed project states service will be provided by the City of Hollister Waste Water.

Water:

This department has no comments at this time, but reserves the right to make comments if there are any changes to the proposed project. The proposed project states service will be provided by the Summyslope Water District.

Hazardous Materials:

If any hazardous materials are to be stored in any proposed facility, a Hazardous Materials Business Plan must be completed and submitted to this department.

RECEIVED

APR 11 2016

SAN BENITO COUNTY
PLANNING & BUILDING
BY _____

PUBLIC HEALTH
SERVICES
439 Fourth Street
Hollister, CA 95023
831-637-5367

MEDICAL THERAPY UNIT
781 South Street
Hollister, CA 95023
831-837-1689

ENVIRONMENTAL
HEALTH SERVICES
1111 San Felipe Road, Ste 102
Hollister, CA 95023
831-836-4035

HEALTH EDUCATION
PROGRAMS
439 Fourth Street
Hollister, CA 95023
831-637-5367

EMERGENCY
MEDICAL SERVICES
439 Fourth Street
Hollister, CA 95023
831-637-5367



HOLLISTER SCHOOL DISTRICT

March 29, 2016

Mr. Byron Turner
San Benito County
Assistant Director
2301 Technology Parkway
Hollister, CA 95023

RE: Planning Application No. TSM 15-93 FAYE/BENNETT

Mr. Turner:

This letter is in response to your request for comments for the Planning Application No. TSM 15-93 FAYE/BENNETT. It appears that some, if not all of the proposed development falls within the boundaries of the Hollister School District. Therefore, the Hollister School District has the following comments and concerns:

Increased Vehicular Traffic and Pedestrian Safety

The Hollister School District's greatest concern is the safety and security of our students and staff. Currently, Ladd Lane Elementary School, located at 161 Ladd Lane and Rancho San Justo Middle School, located at 1201 Rancho Drive are the schools that would serve the students of the proposed development. Cerra Vista Elementary School, located at 2151 Cerra Vista Drive is also in close proximity to the proposed development. There are 84 residential dwelling units proposed for this development, which will increase the amount of vehicular traffic in the area. There is the need for adequate sidewalks, crosswalks, on-street parking, lighting and traffic control devices/traffic calming to promote safety for current and future students and community members.

Need for New School Site to Accommodate Growing Community

The proposed development of TMS 15-93 FAYE/BENNETT and other pending or future residential developments will create the need for a new school site(s) in this immediate area. The Hollister School District respectfully requests that the County of San Benito acknowledge the need to designate land in this immediate area and future residential developments for a new school site(s) and additional green space to serve the growing community.

If you should need any further assistance or information, please contact me at (831) 630-6375.

Best Regards,

John J. Teliha
Director of Facilities

cc: Gary L. McIntire, Superintendent

Governing Board
Ben Flores
Elizabeth Martinez • Patricia Moore
Peter Hernandez • Elsa Rodriguez

Superintendent
Gary L. McIntire, Ed. D.

District Administrative Office
2690 Cienega Road • Hollister, CA 95023
Telephone: (831) 630-6300
Fax: (831) 634-2080