



San Benito County Resource Management Agency

Public Works / Planning & Building / Parks / Integrated Waste

October 10, 2025

Laren Cyphers
Allium Hybrid, LLC
125 High Street Suite 1705
Boston, MA 02110-2765

Re: Notice of Application Completeness

Application PLN250067

Assessor's Parcels 014-030-003; 014-040-008, and -009; and 014-090-008, -032, -050, and -051

Owner: Property Reserve, Inc.

Thank you for your application submitted on August 6, 2025, with the County of San Benito Resource Management Agency. This letter is to inform you of the status of your application. The initial phase in the processing of your application is an evaluation of whether sufficient information has been submitted in order to complete project review. This evaluation includes analysis of the submitted materials, other County files and records, and input from other agencies. This preliminary review also determines whether the proposal, as currently proposed, complies with County codes and policies.

Project Description:

945-acre solar and battery storage facility including:

- **Photovoltaic installation generating 110 megawatts**
- **Battery storage of up to 8 hours of 110 megawatts and constructed on 15 acres**
- **Construction across 22 months, intended to start Fall 2027**
- **Employment of about 10 full-time and 5 part-time workers**
- **40-year operational life, followed by equipment removal and site restoration**

The project site is located approximately 3 miles north of Downtown Hollister.

Your application, as submitted, is considered **complete** at this stage. Review of this application will now proceed to environmental review under the California Environmental Quality Act (CEQA). For this purpose Planning staff will request bids from contractors to perform this review.

Compliance

As part of our initial review, the County also evaluates whether the proposed project complies with applicable state laws and local ordinances. This office finds the application at the level of detail now available to be compliant with applicable ordinances. However, the project scale makes the application unclear on certain more precise dimensions of project features. When designed in greater detail, the project will be required to comply with the 25-foot maximum height for solar panels under County Code §25.08.016(A). In addition, built features including panels

shall meet setbacks from property lines under the Agricultural Productive (AP) zoning district as defined in County Code §25.03.004:

- Front setback—25 feet
- Side and interior setback—32 feet
- Rear setback—35 feet

Further design requirements may become evident during CEQA review in avoidance or mitigation of environmental impacts.

Additional information

Please find attached comment letters from the following agencies: Hollister Fire Department (serving as the County Fire Department), the San Benito County Environmental Health Division, San Benito County Water District, the San Benito County Public Works Division, and Caltrans District 5. Any questions related to these comments should be directed to each respective agency.

Separately, the Fire Department further notes the following from California Fire Code §1205.5.1:

Vegetation control. A clear, brush-free area of 10 feet (3048 mm) shall be required around the perimeter of the ground-mounted photovoltaic arrays. A noncombustible base of gravel or a maintained vegetative surface or a noncombustible base, approved by the fire code official, shall be installed and maintained under the photovoltaic arrays and associated electrical equipment installations.

Fire Department staff and County Public Works staff also note that internal roads must consist of base rock adequate to support fire apparatus loads and must provide turning radii accommodating access.

The administration of the Hollister Municipal Airport adds that the project must maintain FAA compliance, be shown not to direct glare toward airport activity, and prevent dust affecting Runway 13–31, especially during construction. The project will also be subject to airport-compatibility review by the San Benito County Airport Land Use Commission.

If you believe the determination of completeness is in error, you may appeal this finding by submitting the required fee for administrative appeals (\$1,192 + \$134 per hour) along with a letter addressed to the Planning Director stating the reasons you believe the staff determination is unjustified. The appeal letter and fee must be received by the Resource Management Agency no later than 5 p.m. on October 20, 2025. (You may refer to Section 25.01.008 of the County Code and State Government Code Section 65943 for the legal definition of appeals.)

We can talk further on the status of your application if you contact me at 831 902-2287 or via email at mkelly@sanbenitocountyca.gov, while the rest of the Planning Division can be reached at 831 637-5313.



Michael Kelly
Senior Planner
County of San Benito