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PROJECT DESCRIPTION & OPERATIONAL STATEMENT

Date: June 26, 2026

Project Name: Fairview Commercial Thoroughfare Center

Address & APN:

5680 Pacheco Pass Highway
Hollister, California 95023

APN: 016-080-013-000

Applicant(s):

Mathew Ramirez, Bottom Line Group / Victor Gomez, Pinnacle Strategy

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Dear Planner,

This Project Description & Operational Statement has been prepared in support of the proposed Fairview Commercial Thoroughfare Center**,** a master-planned commercial development proposed on an approximately 9.70-acre parcel located at the northwest corner of State Route 156 and Fairview Road (APN 016-080-013-000) in unincorporated San Benito County, California ("Project").

The following information highlights key components of the Project, including the proposed operations, land use and entitlements, development standards, architecture and design, and vehicle and pedestrian circulation to assist County staff in conducting a comprehensive review of the proposed development.

The Project has been thoughtfully planned to provide a centralized commercial destination serving local residents, the surrounding agricultural community, commuters, and regional travelers utilizing the State Route 156 corridor. The proposed development has been designed to implement the Commercial Thoroughfare vision established by the San Benito County 2035 General Plan while preserving the rural character and scenic quality of the surrounding area through coordinated architecture, quality site design, enhanced landscaping, and efficient internal circulation.

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It is the Applicant's intent to develop a high-quality commercial center that is compatible with the surrounding area and consistent with the long-term planning objectives of San Benito County. We welcome any comments, recommendations, or feedback that assist in creating the best possible Project while minimizing potential impacts to surrounding properties.

We look forward to working with County staff throughout the entitlement process. Should you have any questions regarding the proposed Project, please contact:

Mathew Ramirez
Planning & Permitting Coordinator
Bottom Line Group

(559) 917-3207

MathewR@Bottom-Line.com

Victor Gomez
Pinnacle Strategy

(831) 245-6446

VictorG@PinnacleStrategy.org

Thank you.

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OPERATIONS

The proposed Fairview Commercial Thoroughfare Center consists of the development of an approximately 9.70-acre master-planned commercial center located at the northwest corner of State Route 156 and Fairview Road in unincorporated San Benito County.

The Project includes the following principal components:

- One (1) 4,900-square-foot General Market with a California Department of Alcoholic Beverage Control (ABC) Type 21 Off-Sale General License;
- One (1) passenger vehicle Energy Center consisting of a 7,308-square-foot fuel canopy with twelve (12) multi-product dispensers (24 fueling positions);
- One (1) dedicated diesel fueling facility consisting of a 2,148-square-foot fuel canopy with five (5) fueling pumps serving commercial vehicles, recreational vehicles, and agricultural equipment;
- Eight (8) electric vehicle charging stations;
- One (1) 2,340-square-foot Quick Service Restaurant building with drive-through;
- One (1) 3,695-square-foot Quick Service Restaurant building with drive-through;
- One (1) 2,650-square-foot Quick Service Restaurant building with drive-through;
- Three (3) 4,900-square-foot retail-flex space multi-tenant commercial buildings;
- One (1) 5,760-square-foot commercial truck, recreational vehicle, and agricultural equipment service building; and
- Associated parking, landscaping, utility infrastructure, storm drainage improvements, internal circulation, pedestrian improvements, and related site improvements.

The Fairview Commercial Thoroughfare Center has been planned to provide convenient commercial services supporting the surrounding agricultural community, nearby businesses, local residents, employees, commuters, and regional travelers utilizing the State Route 156 corridor.

The General Market will provide convenience retail goods, beverages, packaged food products, household convenience items, automotive convenience products, and traveler-oriented merchandise. The General Market will also apply for a California Department of Alcoholic Beverage Control (ABC) Type 21 Off-Sale General License authorizing the sale of alcoholic beverages for off-site consumption. Alcohol sales are anticipated to represent approximately five percent (5%) of the General Market's overall sales.

The passenger vehicle Energy Center will provide convenient fueling opportunities for passenger vehicles, while the dedicated diesel fueling facility has been designed to accommodate commercial vehicles, recreational vehicles, and agricultural equipment.

The Project also incorporates eight (8) electric vehicle charging stations to support alternative-fuel vehicles and evolving transportation needs.

The three Quick Service Restaurant buildings are intended to provide convenient dining opportunities for customers utilizing the commercial center. The three retail-flex space multi-tenant commercial buildings are intended to accommodate future retail, restaurant, office, personal service, agricultural-support, and similar commercial uses consistent with County approvals. The commercial truck, recreational vehicle, and agricultural equipment service building will provide maintenance and repair services supporting agricultural operations, commercial transportation providers, recreational vehicle owners, local businesses, and regional travelers.

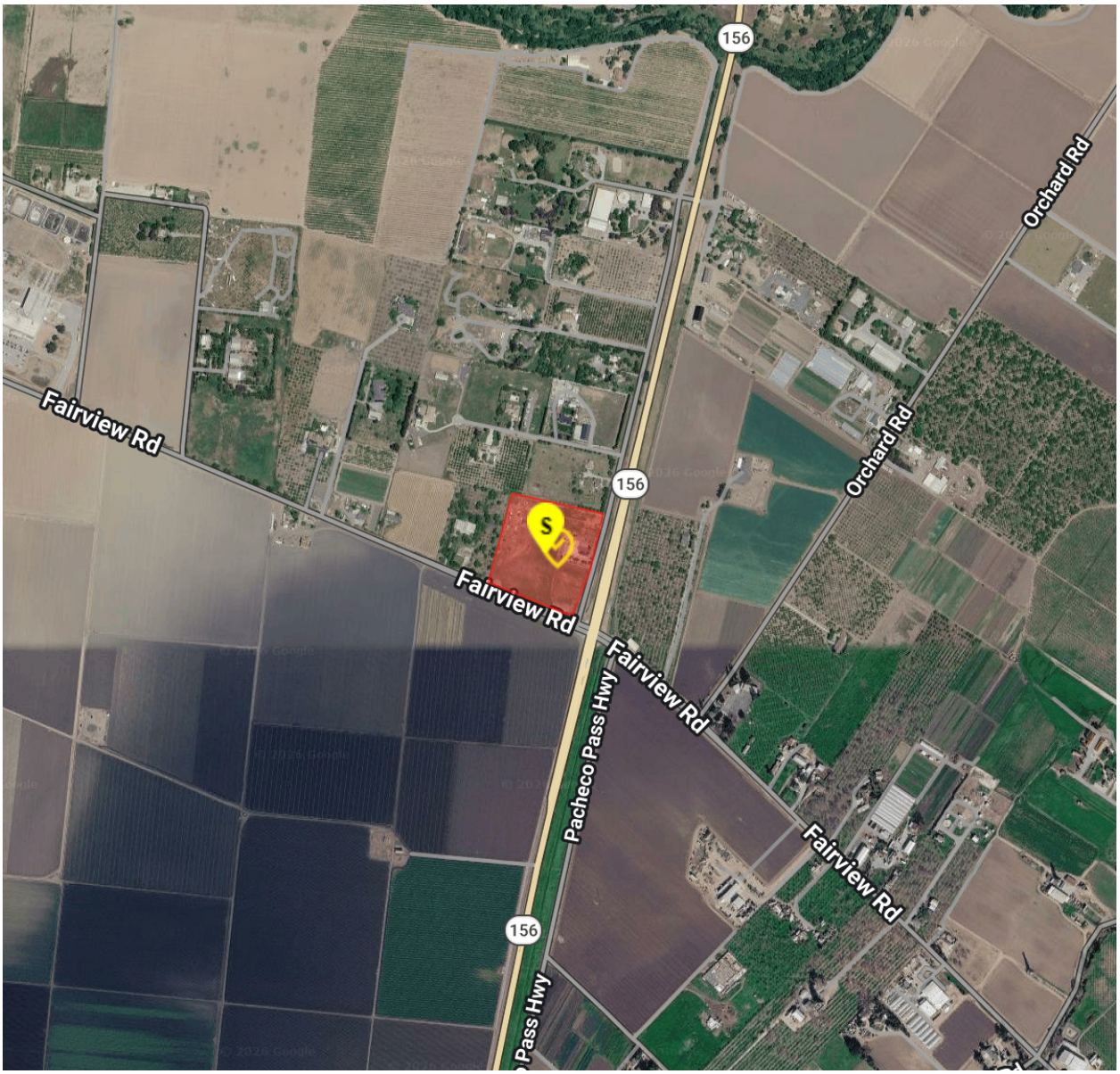
The General Market, passenger vehicle Energy Center, diesel fueling facility, and electric vehicle charging stations are anticipated to operate up to twenty-four (24) hours per day, seven (7) days per week. The Quick Service Restaurant buildings and retail-flex space multi-tenant commercial buildings are anticipated to operate during tenant-specific business hours. The commercial truck, recreational vehicle, and agricultural equipment service building is anticipated to operate during normal business hours.

At full buildout, the Project is anticipated to employ approximately 60 to 90 full-time and part-time employees across all commercial uses.

Routine deliveries, including retail merchandise, restaurant supplies, fuel deliveries, refuse collection, recycling collection, and service vehicles, are anticipated to occur throughout the week utilizing designated loading and service areas incorporated into the site design. Fuel storage, dispensing equipment, and associated facilities will be designed, constructed, and operated in accordance with all applicable Federal, State, County, Fire District, and Environmental Health requirements.

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PROJECT LOCATION MAP – SUBJECT PROPERTY



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Proposed Site Plan



PROJECT DATA	
EX. USE	VACANT LAND
NEW USE	NEW COMMERCIAL/RETAIL DEVELOPMENT SEE LEGEND BELOW FOR DESCRIPTIONS
ADDRESS	3680 PACHECO PASS HWY HOLLISTER, CA. 95023
APN	018-080-013-0000
PARCEL AREA	427,435 SQ.FT. ± 9.81 ACRES
GENERAL PLAN	A-AGRICULTURE CT-COMMERCIAL THOROUGHFARE
ZONING	AGRICULTURAL PRODUCTIVE
FIRE SEVERITY ZONE	MODERATE
AREA OF MINIMAL FLOOD HAZARD	ZONE X

OWNER DATA
RECTOR RENE ALFARO GRAVEZ AND ROSSHERI GUADALUPE RAMIREZ ONTIVEROS

SHEET INDEX	
A1	SITE PLAN / GENERAL INFO
A2.1	FLOOR PLANS
A2.2	FLOOR PLANS
A2.3	FLOOR PLANS
A2.4	FLOOR PLANS
A3.1	ELEVATIONS
A3.2	ELEVATIONS
A3.3	ELEVATIONS
A3.4	ELEVATIONS
A3.5	ELEVATIONS
A3.6	ELEVATIONS

AREA LEGEND		
BUILDING	USE	SQ. FT.
#1	QSR W/ DRIVE-THRU	2340
#2	GENERAL MARKET	4500
#3	RETAIL SHELL BUILDING	4500
#4	RETAIL SHELL BUILDING	4500
#5	RETAIL SHELL BUILDING	4500
#6	QSR W/ DRIVE-THRU	2340
#7	QSR W/ DRIVE-THRU	3450
#8	TRUCK REPAIR/WASH	5760
	FUEL CANOPY	7308
	ABOVE GROUND FUEL TANK AREA	174
	ABOVE GROUND WATER TANK AREA	4484
	DIESEL FUEL CANOPY	2148
TOTAL		44186

PARKING PROVIDED	
STANDARD STALLS	31
ADA STALLS	4
TRUCK PARKING STALLS	34
RV PARKING STALLS	1
TOTAL	41

KEYED NOTES	
1	CONCRETE DRIVE APPROACH PER P.A. STD
2	MONUMENT SIGN (UNDER SEPARATE REVIEW AND PERMIT)
3	AIR/WATER STATION
4	TRUNCATED DOMES (TYP. AT ALL RAMPS)
5	ABOVE GROUND FUEL TANK ON CONCRETE PAD
6	MENU BOARD AND SPEAKER
7	HEALY TANK
8	TRASH ENCLOSURE PER COUNTY STANDARDS
9	LANDSCAPE PER COUNTY STDS
10	24" PARKING STRIPE IN WHITE - 2 COATS. BLUE FOR ACCESSIBLE STALL AND AISLE
11	A.C. PAVING PER COUNTY P.A. STDS.
12	ACCESSIBLE RAMP PER COUNTY STD
13	ACCESSIBLE PARKING AND SIGNAGE COUNTY STDS.
14	PEDESTRIAN ACCESSIBLE ROUTE SHALL HAVE A MAXIMUM RUNNING SLOPE OF 1:20 AND A MAXIMUM CROSS-SLOPE OF 1:48
15	UNAUTHORIZED VEHICLES SIGNAGE
16	EXISTING WATER WELL TO REMAIN
17	25' TALL HOODED SITE LIGHT
18	UNDERGROUND FUEL TANKS W/ CONCRETE SLAB OVER
19	EV CHARGING STATION (TYP. OF 8)
20	CONCRETE WHEEL STOPS, TYP. AT ADA STALLS
21	WATER STORAGE TANK ON CONCRETE PAD. SIZE TO BE DETERMINED
22	EXISTING WATER WELL TO REMAIN
23	STONE PAVER ACCENT AT PEDESTRIAN ACCESSIBLE ROUTE

VICINITY MAP

NOTES

1. ANY SURVEY MONUMENTS WITHIN THE AREA OF CONSTRUCTION SHALL BE PRESERVED OR RESET BY A PERSON LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF CALIFORNIA.
2. REPAIR ALL DAMAGED AND/OR OFF-GRADE CONCRETE STREET IMPROVEMENTS, AS DETERMINED BY THE CONSTRUCTION MANAGEMENT ENGINEER, PRIOR TO OCCUPANCY.
3. 2 WORKING DAYS BEFORE COMMENCING EXCAVATION OPERATIONS WITHIN THE PUBLIC RIGHT-OF-WAY, MAKE A VALID REQUEST TO EXISTING UNDERGROUND FACILITIES SHALL BE LOCATED BY UNDERGROUND SERVICES ALERT (USA). CALL 1-800-642-2444.

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Po Box 1095
Clovis, CA 93613
Main: 559.917.3207 | Fax: 559.314.6123
Permittrop@Bottom-Line.com
http://www.Bottom-Line.com

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ENGINEER'S SEAL

REVISIONS
NO. | DESCRIPTION | DATE

SHEET TITLE: SITE PLAN
PROJECT: NEW COMMERCIAL/RETAIL DEVELOPMENT HOLLISTER,CA.

SCALE: AS NOTED
DATE: 06.23.2026
JOB: SPR2-6-23-26 ASHLAN & 99
DWG BY: ME
CHK BY: JN
SHEET NO.:
A1.1

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ENGINEER | BUILD | CAPITAL | MANAGE

LAND USE & ENTITLEMENTS

The following section provides information regarding the subject property's General Plan Land Use Designation, existing zoning, proposed zone change, and requested discretionary entitlements.

GENERAL PLAN LAND USE DESIGNATION

According to the San Benito County 2035 General Plan, adopted by the San Benito County Board of Supervisors on July 21, 2015, the subject property is designated Agriculture (A) / Commercial Thoroughfare (CT) as identified within the Land Use Element (Section 3), Figure 3-5 – Land Use Diagram.

The proposed Fairview Commercial Thoroughfare Center has been thoughtfully planned to implement the County's vision for Commercial Thoroughfare (CT) development through the creation of a cohesive commercial center providing retail shopping, food service, passenger vehicle fueling, diesel fueling, electric vehicle charging, commercial vehicle services, and neighborhood-serving commercial opportunities supporting the surrounding agricultural community, nearby businesses, local residents, employees, commuters, and regional travelers utilizing the State Route 156 corridor.

The Project is consistent with the following goals and policies contained within the **San Benito County 2035 General Plan, Land Use Element (Section 3, Pages 3-22 through 3-24):**

Goal LU-5 ***(Land Use Element – Page 3-23)***

"To promote the development of regional, thoroughfare, and locally-serving commercial uses at key opportunity sites in the unincorporated county."

The proposed Project establishes a centralized commercial destination providing convenient commercial services supporting the surrounding agricultural community, nearby businesses, local residents, employees, commuters, and regional travelers along the State Route 156 corridor.

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Policy LU-5.2 – Commercial Thoroughfare Nodes *(Land Use Element – Page 3-23)*

The General Plan encourages Commercial Thoroughfare nodes serving travelers and tourists along State Routes while ensuring adequate public services, compatibility with surrounding land uses, and preservation of the County's scenic character.

The proposed Fairview Commercial Thoroughfare Center directly implements this policy by providing a coordinated commercial center that supports the surrounding agricultural community while accommodating regional travelers through a complementary mix of retail shopping, food service, passenger vehicle fueling, diesel fueling, electric vehicle charging, commercial vehicle services, and neighborhood-serving commercial uses.

Policy LU-5.4 – Commercial Node Vision *(Land Use Element – Page 3-23)*

The General Plan encourages commercial developments to reflect a cohesive vision recognizing the County's scenic resources, local character, and quality of life.

The Project has been master planned as an integrated commercial center utilizing coordinated architecture, shared parking, enhanced landscaping, pedestrian connectivity, unified site planning, and complementary commercial uses to establish a cohesive commercial destination that respects the rural landscape and agricultural character of San Benito County.

Policy LU-5.5 – Strip Commercial *(Land Use Element – Page 3-23)*

The General Plan discourages strip commercial development in favor of centralized commercial node development.

Rather than creating individual commercial parcels with separate access points along State Route 156, the Project consolidates multiple complementary commercial uses into a single master-planned development utilizing shared infrastructure, common access, integrated circulation, coordinated architecture, centralized parking, and unified landscaping consistent with the County's long-term planning objectives.

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Policy LU-5.6 – Visitor-Oriented Commercial Uses *(Land Use Element – Page 3-23)*

The General Plan encourages visitor-oriented commercial uses that promote the local economy, agriculture, recreation, and locally produced agricultural products.

The proposed Project supports the surrounding agricultural community while providing convenient commercial services for local residents, employees, nearby businesses, commuters, recreational vehicle users, and regional travelers through retail shopping, dining, passenger vehicle fueling, diesel fueling, electric vehicle charging, commercial vehicle services, and future neighborhood-serving commercial opportunities.

PLANNING SUMMARY

Overall, the proposed Fairview Commercial Thoroughfare Center has been planned as a centralized commercial destination that implements the Commercial Thoroughfare (CT) General Plan Land Use Designation by supporting the surrounding agricultural community while providing convenient commercial services for local residents, nearby businesses, employees, commuters, and regional travelers. Through coordinated site planning, integrated circulation, quality architecture, shared infrastructure, and complementary commercial uses, the Project advances the County's vision for a cohesive Commercial Thoroughfare node along the State Route 156 corridor.

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EXISTING ZONE DISTRICT

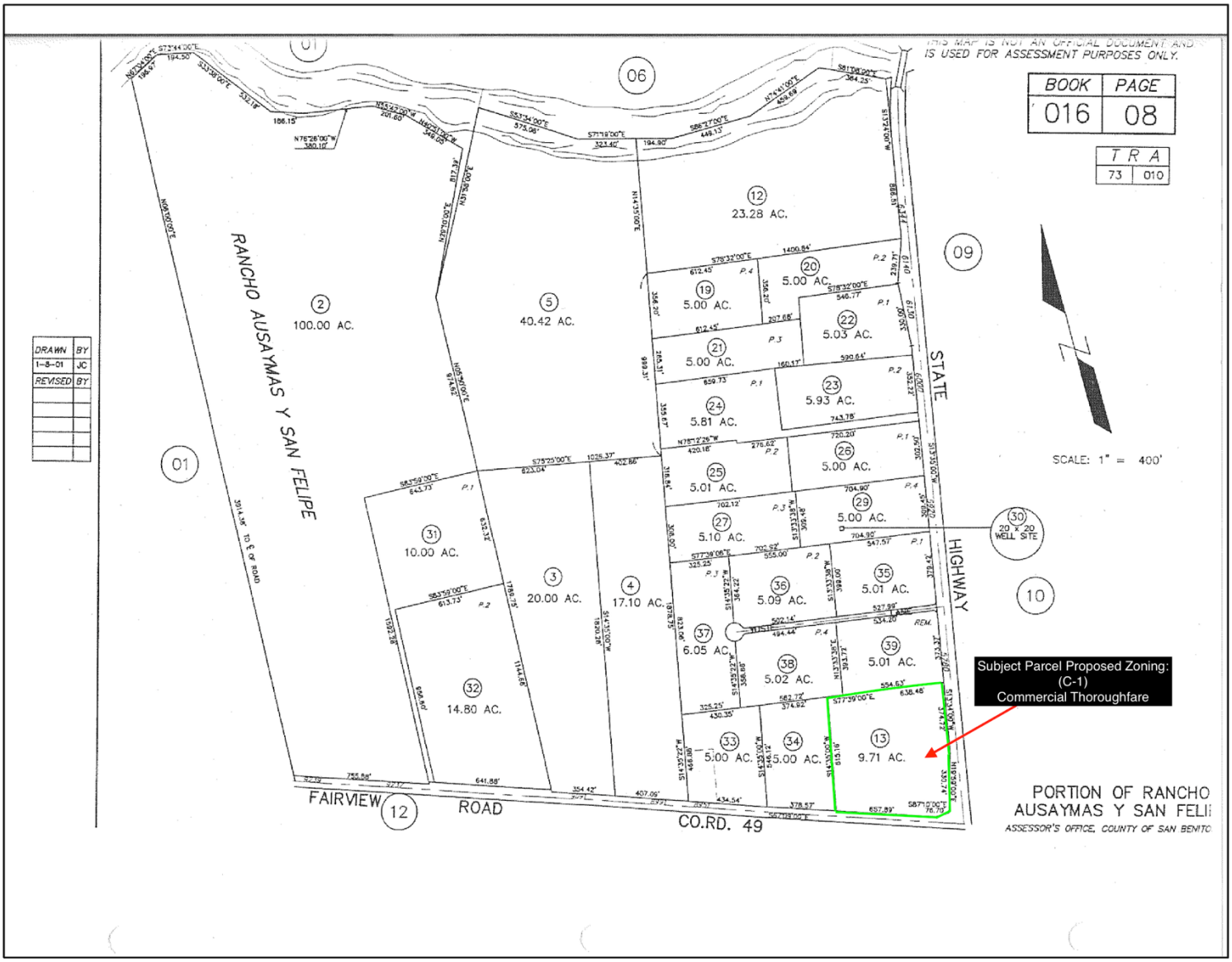
According to the San Benito County Zoning Ordinance (Title 25) and the official San Benito County Zoning Map, the subject property is currently zoned Agricultural Productive (AP).



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PROPOSED ZONE CHANGE

The Project requests a Zone Change from Agricultural Productive (AP) to Commercial Thoroughfare (C-1).



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Pursuant to San Benito County Zoning Ordinance, Title 25, Chapter 25.31 – Commercial Thoroughfare (C-1) District, the purpose of the C-1 District is to provide commercial services for motorists near highway interchanges, along major thoroughfares, and near regional destinations while accommodating commercial uses serving the agricultural and rural unincorporated community.

The proposed Fairview Commercial Thoroughfare Center has been designed consistent with the purpose and intent of the Commercial Thoroughfare (C-1) District by providing a coordinated commercial center supporting the surrounding agricultural community, nearby businesses, local residents, employees, commuters, and regional travelers. The proposed mix of retail, restaurant, commercial services, vehicle fueling, electric vehicle charging, and commercial vehicle services establishes a centralized commercial destination that serves both the local community and the regional transportation corridor.

The requested Zone Change is consistent with the San Benito County 2035 General Plan and implements the property's Commercial Thoroughfare (CT) General Plan Land Use Designation. Furthermore, the requested Zone Change is consistent with the intent of San Benito County Zoning Ordinance Section 25.01.005 (Relationship to the General Plan), which provides that the County's Zoning Ordinance implements the goals and policies of the General Plan and that permits, approvals, and zoning regulations shall be consistent with the General Plan. Approval of the proposed Commercial Thoroughfare (C-1) zoning designation would establish zoning consistent with the County's adopted long-range planning vision for the property while supporting the surrounding agricultural community and providing convenient commercial services for residents, businesses, employees, and regional travelers.

PROPOSED ENTITLEMENTS

Based on the proposed development program, the Project requests approval of the following discretionary entitlements:

- Site Plan Review
- Zone Change from Agricultural Productive (AP) to Commercial Thoroughfare (C-1)

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DEVELOPMENT STANDARDS

The following section summarizes the principal development standards for the proposed Fairview Commercial Thoroughfare Center. The Project has been designed consistent with the development standards of the proposed Commercial Thoroughfare (C-1) District while providing a coordinated commercial center supporting the surrounding agricultural community, local residents, businesses, employees, commuters, and regional travelers.

Development Standard	C-1 Requirement	Proposed Project	Meets Standard
Parcel Size	20,000 SF Minimum	±9.70 Acres (422,532 SF)	Yes
Minimum Lot Size	20,000 SF	Complies	Yes
Floor Area Ratio (FAR)	0.80 Maximum	Approximately 0.08	Yes
Maximum Building Height	35 Feet	26 Feet 5 Inches	Yes
Maximum Lot Coverage	40%	Approximately 8%	Yes
Front Setback	10 Feet Minimum or as determined through Site Plan Review	Per Site Plan	Yes
Side Setback	As required by Planning Commission	Per Site Plan	Yes
Rear Setback	As required by Planning Commission	Per Site Plan	Yes

The proposed Fairview Commercial Thoroughfare Center has been master planned as an integrated commercial development utilizing shared access, centralized parking, coordinated circulation, complementary commercial uses, and quality site design. The Project's building height, floor area ratio, lot coverage, and building setbacks are consistent with the development standards of the proposed Commercial Thoroughfare (C-1) District.

The Project has also been designed to provide flexibility for future commercial tenants while maintaining a cohesive architectural character, efficient internal circulation, and a unified site layout that supports the surrounding agricultural community and the long-term vision for commercial development along the State Route 156 corridor.

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PROPOSED ARCHITECTURE & DESIGN

The proposed Fairview Commercial Thoroughfare Center has been designed utilizing a contemporary agricultural architectural character that reflects the rural identity, agricultural heritage, and scenic qualities of San Benito County. Coordinated architecture, complementary building materials, earth-tone colors, and durable finishes establish a unified commercial development that complements the surrounding rural landscape while implementing the County's vision for Commercial Thoroughfare development.

The **General Market** serves as the architectural focal point of the development and incorporates articulated building massing, standing seam metal roofing, Hardie® lap siding, stucco finishes, decorative aluminum storefront systems, metal awnings, aluminum panel accents, and natural stone veneer. The coordinated material palette reinforces the rural agricultural character envisioned for the commercial center.

The **Quick Service Restaurant buildings** and **retail-flex space commercial buildings** utilize coordinated roof forms, complementary materials, colors, and architectural detailing to establish a consistent architectural character while providing flexibility for future restaurant, retail, office, personal service, agricultural-support, and other neighborhood-serving commercial tenants.

The **commercial truck, recreational vehicle, and agricultural equipment service building** incorporates durable standing seam metal roofing, metal wall panels, and complementary architectural finishes that reflect its functional purpose while remaining compatible with the overall development.

Landscape improvements will incorporate **drought-tolerant and climate-appropriate plant materials**, enhanced parking lot landscaping, foundation planting, pedestrian walkways, and landscape buffers that soften the appearance of the development while preserving views along the State Route 156 corridor**.** Rooftop mechanical equipment will be fully screened through integrated building design in accordance with the architectural plans.

Collectively, the proposed architecture, landscaping, and site design establish a cohesive commercial center consistent with the San Benito County 2035 General Plan**,** including Land Use Policy LU-5.4 (Commercial Node Vision)**,** by reinforcing the County's rural identity, agricultural heritage, and scenic character.

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General Market (Building 2) – Front Elevation



Retail-Flex Space (Building 3) - Front Elevation

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Retail-Flex Space (Building 4) - Front Elevation



Retail-Flex Space (Building 5) - Front Elevation

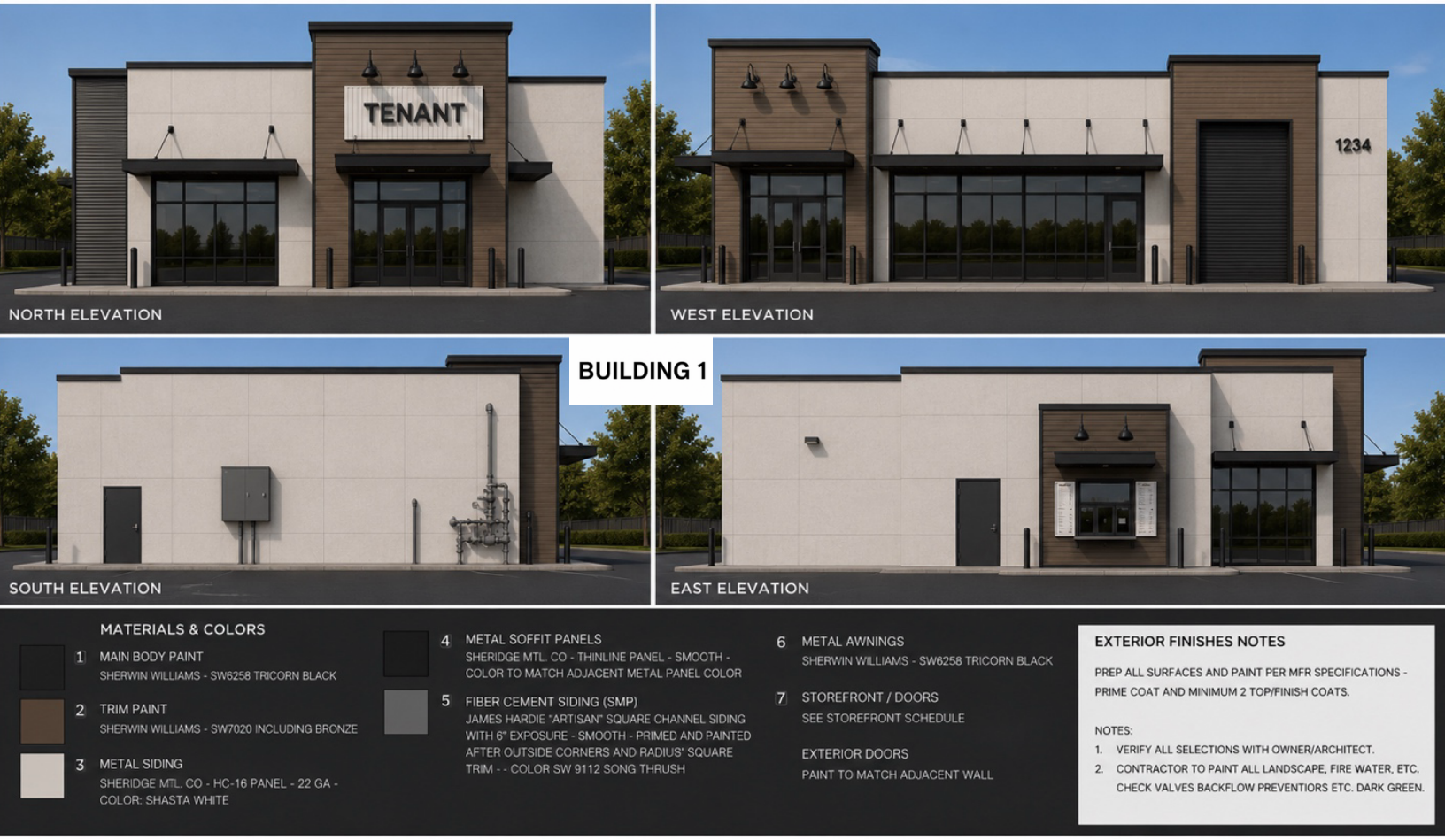
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Typical Rear & Side Elevations (Buildings 2, 3, 4, & 5)

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QSR (Building 1) - Elevations

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QSR (Building 6) - Elevations

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QSR (Building 7) - Elevations

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Repair / Maintenance (Building 8) - Elevations

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VEHICLE & PEDESTRIAN CIRCULATION

The proposed Fairview Commercial Thoroughfare Center has been designed to provide safe, efficient, and organized circulation for passenger vehicles, commercial trucks, recreational vehicles, agricultural equipment, delivery vehicles, and emergency responders. The Project incorporates multiple points of access from State Route 156 and Fairview Road, providing convenient ingress and egress while distributing traffic efficiently throughout the development.

Internal circulation has been designed to accommodate the various commercial uses within the Project while minimizing potential conflicts between passenger vehicles, deliveries, and fueling operations. The General Market, passenger vehicle Energy Center, Quick Service Restaurant buildings, retail-flex space commercial buildings, and commercial truck, recreational vehicle, and agricultural equipment service building are connected through shared internal drive aisles that promote safe and efficient movement throughout the site.

The passenger vehicle Energy Center has been centrally located to provide convenient customer access while maintaining separation from the dedicated diesel fueling facility, which has been designed specifically to accommodate commercial trucks, recreational vehicles, and agricultural equipment. This separation enhances operational efficiency while minimizing conflicts between passenger and commercial vehicle circulation.

The Project includes three (3) Quick Service Restaurant drive-through facilities, each designed with dedicated on-site vehicle stacking to accommodate anticipated customer demand while maintaining efficient circulation throughout the commercial center.

PARKING ANALYSIS

A total of 197 on-site parking spaces are provided throughout the development, including:

- 137 Standard Vehicle Parking Spaces
- 14 ADA Accessible Parking Spaces
- 39 Commercial Truck Parking Spaces
- 7 Recreational Vehicle Parking Spaces

The passenger vehicle Energy Center also provides twenty-four (24) fueling positions beneath the fuel canopy, allowing customers to fuel their vehicles without occupying on-site parking spaces and supporting efficient vehicle circulation throughout the commercial center. In addition, eight (8) electric vehicle (EV) charging spaces are incorporated within the shared parking areas and are included within the total standard parking provided.

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Parking Analysis

Use	Parking Requirement	Required	Proposed	Meets Standard
General Market (4,900 SF)	1 stall per 250 SF GFA	20	38 spaces (including 2 ADA; 24 spaces located beneath the fuel canopy)	Yes
Shell Buildings (3 × 4,900 SF)	1 stall per 250 SF GFA	60	78 shared spaces (including 6 ADA and 8 EV charging spaces)	Yes
QSR Building #1 (2,340 SF)	Greater of 1 stall per 3 seats or 1 stall per 100 SF dining area, plus 1 stall per shift employee, plus 8 stacking spaces	Tenant-Specific	12 spaces (including 2 ADA) + 8 stacking spaces	Yes
QSR Building #2 (3,695 SF)	Greater of 1 stall per 3 seats or 1 stall per 100 SF dining area, plus 1 stall per shift employee, plus stacking	Tenant-Specific	33 spaces (including 2 ADA) + 12 stacking spaces	Yes
QSR Building #3 (2,650 SF)	Greater of 1 stall per 3 seats or 1 stall per 100 SF dining area, plus 1 stall per shift employee, plus stacking	Tenant-Specific	19 spaces (including 2 ADA) + 11 stacking spaces	Yes
Truck/RV/Ag Equipment Repair (5,760 SF)	1 stall per 400 SF GFA, plus 1 stall per shift employee	15 + employee parking	13 vehicle spaces, 39 truck parking spaces, 7 RV parking spaces	Yes

Parking Summary

Category	Provided
Standard Vehicle Parking	197 Spaces *(includes 8 EV charging spaces)*
ADA Accessible Parking	14 Spaces
Commercial Truck Parking	39 Spaces
Recreational Vehicle Parking	7 Spaces
Drive-Through Vehicle Stacking	31 Spaces

Pedestrian circulation has been incorporated throughout the development through a network of accessible sidewalks and walkways connecting parking areas with all proposed buildings and customer amenities. Internal pedestrian pathways provide convenient access between the General Market, Quick Service Restaurant buildings, retail-flex space commercial buildings, commercial truck, recreational vehicle, and agricultural equipment service building, and associated parking areas while complying with applicable Americans with Disabilities Act (ADA) accessibility requirements.

Delivery vehicles, fuel delivery trucks, refuse collection vehicles, and service vehicles will utilize designated loading and service areas incorporated into the site design. Loading activities have been organized to minimize operational conflicts while supporting efficient daily operations.

Emergency vehicle access has been incorporated throughout the development in accordance with applicable San Benito County and Fire District requirements. Internal drive aisles have been designed to accommodate emergency response vehicles while maintaining safe and efficient circulation throughout the commercial center.

Overall, the proposed Fairview Commercial Thoroughfare Center has been planned as a coordinated commercial development incorporating integrated circulation, shared parking, pedestrian connectivity, dedicated commercial vehicle accommodations, and efficient site access that supports the surrounding agricultural community, local residents, businesses, employees, commuters, and regional travelers utilizing the State Route 156 corridor.

CONCLUSION

The proposed Fairview Commercial Thoroughfare Center represents a thoughtfully planned commercial development intended to provide a centralized destination for traveler-serving, neighborhood-serving, and agricultural-support commercial uses within unincorporated San Benito County.

The Project has been designed to implement the Commercial Thoroughfare vision established by the San Benito County 2035 General Plan through the development of a cohesive commercial center that includes a General Market, passenger vehicle Energy Center, diesel fueling facility, electric vehicle charging stations, Quick Service Restaurants, multi-tenant commercial buildings, and a commercial truck, recreational vehicle, and agricultural equipment service building supported by coordinated site improvements.

BOTTOM LINE
BROKER | CONSULT | ENTITLE | DESIGN
ENGINEER | BUILD | CAPITAL | MANAGE

Through high-quality architecture, integrated landscaping, shared parking, efficient internal circulation, and a cohesive site design, the Project establishes an attractive commercial gateway that respects the rural character and scenic quality of the surrounding area while providing essential commercial services for local residents, agricultural operations, commuters, and regional travelers.

The Applicant respectfully requests approval of the proposed Site Plan Review and Zone Change from Agricultural Productive (AP) to Commercial Thoroughfare (C-1) and looks forward to continuing to work with San Benito County throughout the entitlement process.