

## NOTICE OF PREPARATION

**To:** Responsible Agencies/Interested Parties

**From:** Abraham Prado, Associate Planner, City of Hollister, Development Services Department

**Subject:** Notice of Preparation (NOP) of a Draft Environmental Impact Report for North Street Subdivision

The City of Hollister will be the Lead Agency and will prepare an Environmental Impact Report (EIR) for the North Street Subdivision proposed by DeNova Homes. We need to know the views of your agency as to the scope and content of the environmental information which is germane to your agency's statutory responsibilities in connection with the proposed project. Your agency will need to use the EIR prepared by our agency when considering your permit or other approval for the project.

The environmental analysis is anticipated to focus on technical analyses for air quality, biological resources, greenhouse gas emissions, and traffic. In addition, the following environmental issues will be addressed in the EIR: aesthetics, agricultural resources, cultural resources, geology and soils, hazards and hazardous materials, hydrology and water quality, land use and planning, mineral resources, noise, population and housing, public services, recreation, and utilities and service systems. The project description and site location are contained in the attached materials.

Due to time limits mandated by state law, your response must be sent at the earliest possible date but not later than 30 days after receipt of this notice. The date of receipt is assumed to be Monday, December 22, 2014 with responses due no later than Wednesday, January, 21, 2015.

Please submit your response to the address shown above. We will need the name for a contact person in your agency.

Sincerely,



Abraham Prado  
Associate Planner  
(831) 636-4360  
abraham.prado@hollister.ca.gov

Attachments: Project Description

Cc: State Clearinghouse, Office of Planning and Research  
1400 Tenth Street  
Sacramento, CA 95814

**Notice of Completion & Environmental Document Transmittal**

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613  
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #

**Project Title:** North Street SubdivisionLead Agency: City of HollisterContact Person: Abraham Prado, PlannerMailing Address: Development Services 375 Fifth StreetPhone: (831) 636-4360City: HollisterZip: 95023County: San Benito**Project Location:** County: San Benito City/Nearest Community: City of HollisterCross Streets: North Street and the Southern Pacific Rail Road (SPRR) right-of-way Zip Code: 95023Longitude/Latitude (degrees, minutes and seconds): 36 ° 51 ' 30 " N / 121 ° 24 ' 22 " W Total Acres: 81Assessor's Parcel No.: 053-320-002,053-330-002,053-370-0

Section: \_\_\_\_\_

Twp.: \_\_\_\_\_

Range: \_\_\_\_\_

Base: \_\_\_\_\_

Within 2 Miles: State Hwy #: 25 and 156Waterways: San Benito RiverAirports: Hollister Municipal AirportRailways: SPRRSchools: Calavares and Sacred Heart**Document Type:**CEQA:  NOP Draft EIRNEPA:  NOIOther:  Joint Document Early Cons Supplement/Subsequent EIR EA Final Document Neg Dec

(Prior SCH No.) \_\_\_\_\_

 Draft EIS Other: \_\_\_\_\_ Mit Neg Dec

Other: \_\_\_\_\_

 FONSI**Local Action Type:** General Plan Update Specific Plan Rezone Annexation General Plan Amendment Master Plan Prezone Redevelopment General Plan Element Planned Unit Development Use Permit Coastal Permit Community Plan Site Plan Land Division (Subdivision, etc.) Other: SOI amendment**Development Type:** Residential: Units 450 Acres 81 Office: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_ Transportation: Type \_\_\_\_\_ Commercial: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_ Mining: Mineral \_\_\_\_\_ Industrial: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_ Power: Type \_\_\_\_\_ MW \_\_\_\_\_ Educational: \_\_\_\_\_ Waste Treatment: Type \_\_\_\_\_ MGD \_\_\_\_\_ Recreational: \_\_\_\_\_ Hazardous Waste: Type \_\_\_\_\_ Water Facilities: Type \_\_\_\_\_ MGD \_\_\_\_\_ Other: \_\_\_\_\_**Project Issues Discussed in Document:** Aesthetic/Visual Fiscal Recreation/Parks Vegetation Agricultural Land Flood Plain/Flooding Schools/Universities Water Quality Air Quality Forest Land/Fire Hazard Septic Systems Water Supply/Groundwater Archeological/Historical Geologic/Seismic Sewer Capacity Wetland/Riparian Biological Resources Minerals Soil Erosion/Compaction/Grading Growth Inducement Coastal Zone Noise Solid Waste Land Use Drainage/Absorption Population/Housing Balance Toxic/Hazardous Cumulative Effects Economic/Jobs Public Services/Facilities Traffic/Circulation Other: \_\_\_\_\_**Present Land Use/Zoning/General Plan Designation:**

Site is vacant. City: R4 H/PZ zoning and HDR general plan County: RM zoning and Rural Urban general plan designation

**Project Description:** *(please use a separate page if necessary)*

The proposed project is the subdivision of approximately 81 acres of land. The project proposes a planned unit development (PUD), pursuant to Hollister Municipal Code section 16.16.030; with land use designation of Medium Density Residential (MDR) (8-12 du/ac). A total of 450 residential units are proposed (265 single-family units and 185 multi-family units) with an on-site water quality/retention basin, approximately 24.86 acres of open space, and several new roads servicing the development.

## Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X". If you have already sent your document to the agency please denote that with an "S".

<input checked="" type="checkbox"/> Air Resources Board	<input type="checkbox"/> Office of Historic Preservation
<input type="checkbox"/> Boating & Waterways, Department of	<input type="checkbox"/> Office of Public School Construction
<input type="checkbox"/> California Emergency Management Agency	<input type="checkbox"/> Parks & Recreation, Department of
<input type="checkbox"/> California Highway Patrol	<input type="checkbox"/> Pesticide Regulation, Department of
<input checked="" type="checkbox"/> Caltrans District # <u>V</u>	<input type="checkbox"/> Public Utilities Commission
<input type="checkbox"/> Caltrans Division of Aeronautics	<input checked="" type="checkbox"/> Regional WQCB # <u>Center</u>
<input type="checkbox"/> Caltrans Planning	<input type="checkbox"/> Resources Agency
<input type="checkbox"/> Central Valley Flood Protection Board	<input type="checkbox"/> Resources Recycling and Recovery, Department of
<input type="checkbox"/> Coachella Valley Mtns. Conservancy	<input type="checkbox"/> S.F. Bay Conservation & Development Comm.
<input type="checkbox"/> Coastal Commission	<input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
<input type="checkbox"/> Colorado River Board	<input type="checkbox"/> San Joaquin River Conservancy
<input type="checkbox"/> Conservation, Department of	<input type="checkbox"/> Santa Monica Mtns. Conservancy
<input type="checkbox"/> Corrections, Department of	<input type="checkbox"/> State Lands Commission
<input type="checkbox"/> Delta Protection Commission	<input type="checkbox"/> SWRCB: Clean Water Grants
<input type="checkbox"/> Education, Department of	<input type="checkbox"/> SWRCB: Water Quality
<input type="checkbox"/> Energy Commission	<input type="checkbox"/> SWRCB: Water Rights
<input checked="" type="checkbox"/> Fish & Game Region # <u>Center</u>	<input type="checkbox"/> Tahoe Regional Planning Agency
<input type="checkbox"/> Food & Agriculture, Department of	<input type="checkbox"/> Toxic Substances Control, Department of
<input type="checkbox"/> Forestry and Fire Protection, Department of	<input type="checkbox"/> Water Resources, Department of
<input type="checkbox"/> General Services, Department of	
<input type="checkbox"/> Health Services, Department of	Other: _____
<input checked="" type="checkbox"/> Housing & Community Development	Other: _____
<input type="checkbox"/> Native American Heritage Commission	

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### Local Public Review Period (to be filled in by lead agency)

Starting Date Monday, December 22, 2014 Ending Date Wednesday, January 21, 2014

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### Lead Agency (Complete if applicable):

Consulting Firm: <u>EMC Planning Group</u>	Applicant: <u>DeNova Homes</u>
Address: <u>301 Lighthouse Ave.</u>	Address: <u>1500 Willow Pass Court</u>
City/State/Zip: <u>Monterey, CA 93940</u>	City/State/Zip: <u>Concord, CA 94520</u>
Contact: <u>Polaris Kinison Brown</u>	Phone: <u>925.685.0110</u>
Phone: <u>831.649.1799 x 205</u>	

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Signature of Lead Agency Representative:  Date: 12-18-2014

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.



*Planning for Success.*

PROJECT DESCRIPTION

# NORTH STREET SUBDIVISION

PREPARED FOR

City of Hollister

December 17, 2014

EMC PLANNING GROUP INC.  
A LAND USE PLANNING & DESIGN FIRM

301 Lighthouse Avenue Suite C Monterey California 93940 Tel 831-649-1799 Fax 831-649-8399  
[www.emcplanning.com](http://www.emcplanning.com)

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# PROJECT DESCRIPTION

## 2.1 PROJECT LOCATION AND SETTING

### ***Location***

The approximately 81-acre project site is located at the northwestern intersection of North Street and the Southern Pacific Rail Road (SPRR) right-of-way partially within the City of Hollister (city) and partially within San Benito County (county).

Regional access to the project area is provided by State Route 25 and State Route 156 while local access to the project area is currently provided by North Street (to the east) and Buena Vista Road (to the west) on the southern portion of the site. Figure 1, *Site Location*, presents the location of the site within the context of the region and the city.

The project site is comprised of four parcels: Assessor's parcel numbers: 053-370-037, 053-370-038, 019-130-026 and 019-130-027 (Carlson, Barbee & Gibson, Inc. 2014).

### ***Existing Conditions***

The project site is located within an area locally identified as Park Hill, and the site and some surrounding properties provide the only high ground in an otherwise flat landscape in the vicinity. Elevations on the project site average about 320 feet with the exception of a portion along the eastern property line parallel to the SPRR, which is flat at about 270 feet (Zander Associates 2012). The site is within the Alquist Priolo Act Special Study Seismic Zone (State of California 1982).

The site consists of agricultural dry farm hay and undeveloped land, and contains no permanent structures; however, from time to time homeless people have set up temporary camps on

portions of the project site. As identified in a Phase I Environmental Site Assessment prepared for the site (AEI Consultants 2012) other features on the project site include an irrigation well, a Pacific Gas & Electric (PG&E) pipeline easement located on the northern property boundary, and two aggregate mine pit rock quarries (reportedly active from at least 1939 to 1955) located in the northwestern slopes of the project site. Agricultural operations (hay cropping, row crops and/or orchards) have been conducted at the project site from at least 1921 to the present. Due to the historic practice of agricultural operations at the project site, the site appears to have been regularly disked over the years. Since 2007, the site has been used to grow organic hay.

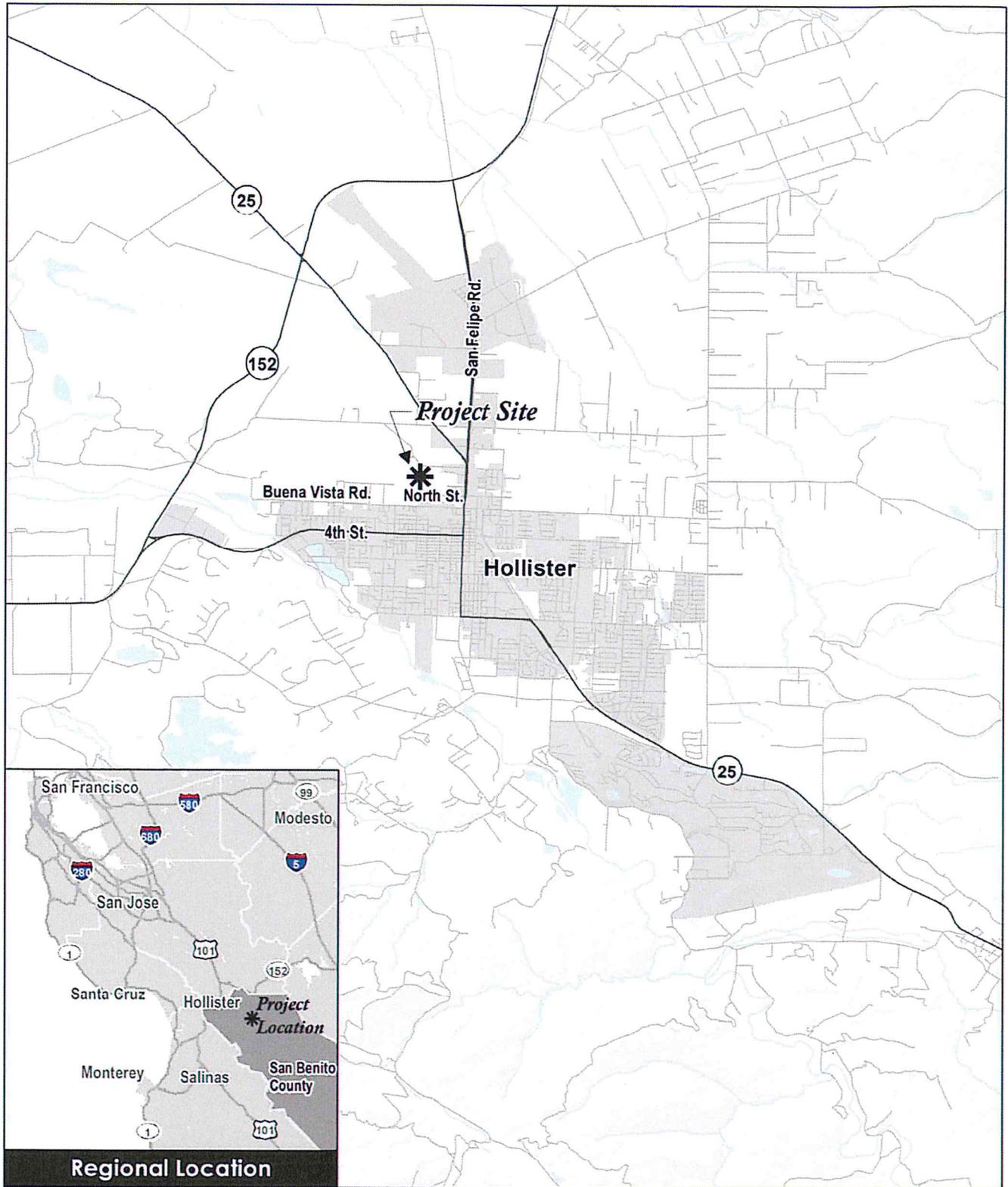
A variety of land uses surround the project site, including: agricultural operations and residential uses to the north; agricultural operations and the public Independent Order of Odd Fellows (I.O.O.F.) Cemetery to the west; Vista Hill Park to the south; and the SPRR right-of-way, the PG&E substation, commercial, and light industrial uses to the east. A residential neighborhood is located southwest of the site and two residences are adjacent to the site's southern border. The southwestern portion of the property overlaps onto a reportedly unfilled area within the west-southwestern adjacent former Hart's Landfill site (AEI Consultants 2012).

Figure 2, Existing Site and Vicinity Conditions, presents an aerial view of the existing conditions of the project site and the immediate surroundings and Figures 3 and 4, Site Photographs A and B, presents photographs of the existing conditions on, and adjacent to, the site.

### **Project Site and Vicinity Planning Designations**

The project site is located partially in the City of Hollister and partially in unincorporated San Benito County, including areas outside of the city's sphere of influence. However the entire project site is within the city's Planning Area, as shown on Map 1, Hollister Planning Area of the *City of Hollister General Plan* (City of Hollister 2005a, p. 2.3) (general plan). The site is located west of lands identified as "Gateway District Retail" on Map 4, Retail Development Strategy of the general plan (Hollister 2005a, p 2.15).

The southern half of the project site, which is located within the city's sphere of influence, is identified as priority infill area on Map 5, Infill Development Strategy (City of Hollister 2005a, p.2.19) and as "vacant High Density Residential land" in the Vacant Land Inventory of the general plan (City of Hollister 2005a, Appendix B). The northern half of the project site is identified as a "Phase 1 addition to the sphere of influence" on general plan Map 6, Phasing Strategy (City of Hollister 2005a, p. 2.21). Each of the areas described above are identified on Figure 5, City Planning Areas.



Source: ESRI Streetmap North America 2010

Figure 1

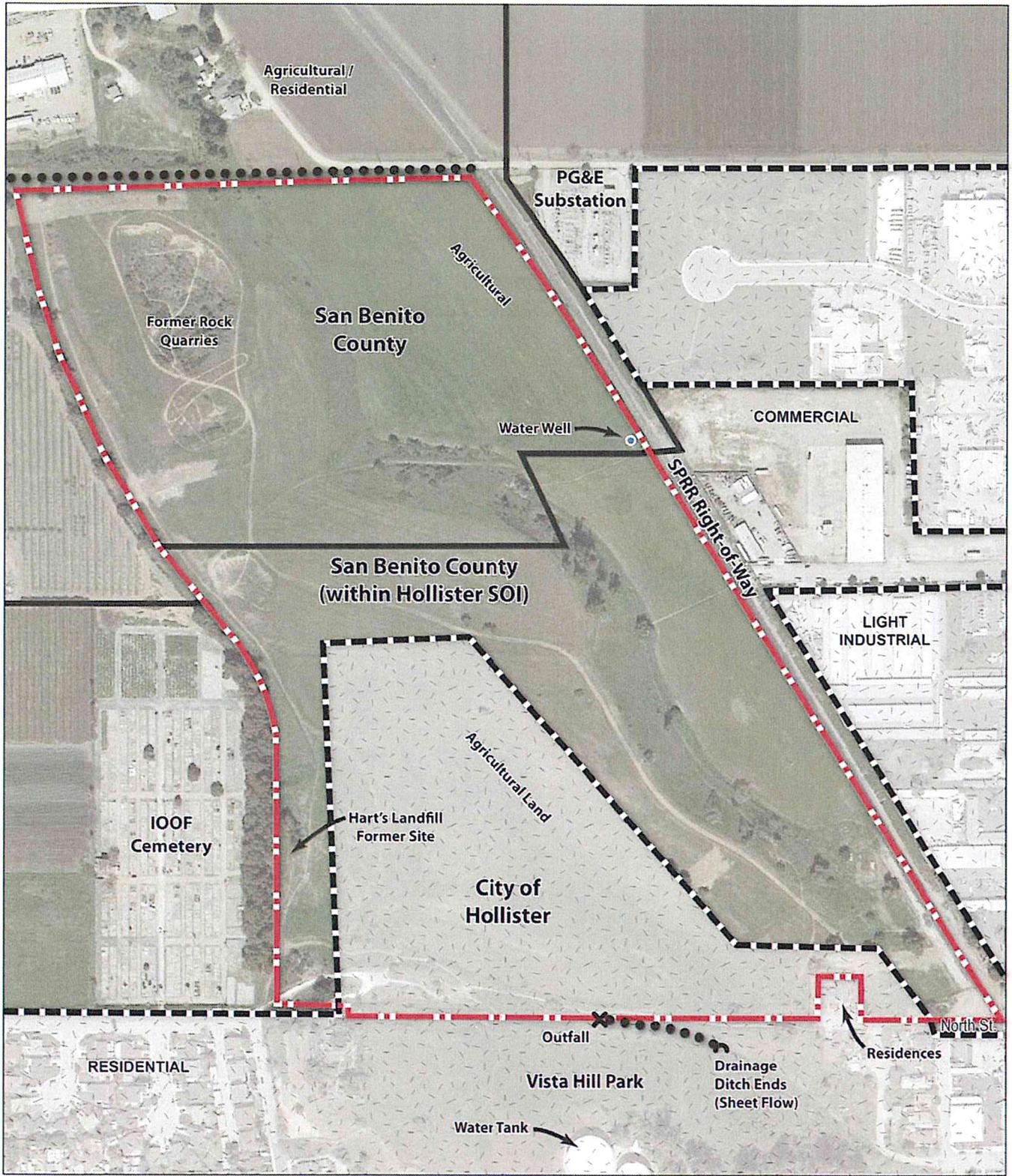
# Project Location

North Street Subdivision EIR



## 2.0 PROJECT DESCRIPTION

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Source: Google Earth 2013, AEI Consultants 2012

Figure 2

## Existing Site and Vicinity Conditions

North Street Subdivision EIR



## 2.0 PROJECT DESCRIPTION

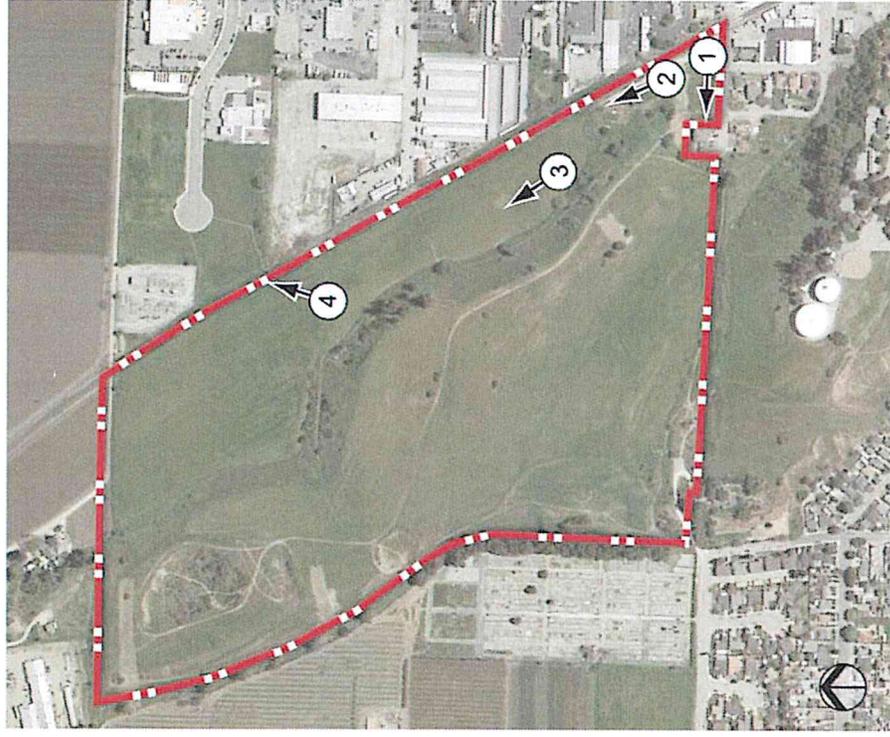
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② Southeast corner of the site looking west towards one of the adjacent residences. North Street is on the left.



③ Southeast corner looking northwest. SPRR right-of-way is to the right.



Project Boundary



④ Looking northwest across agricultural land on site. Ridge line that runs through the center of the site is evident to left.



⑤ Pacific Gas and Electric Company substation east of the project site.

Source: Google Earth 2013



Figure 3

## Site Photographs A

North Street Subdivision EIR

## 2.0 PROJECT DESCRIPTION

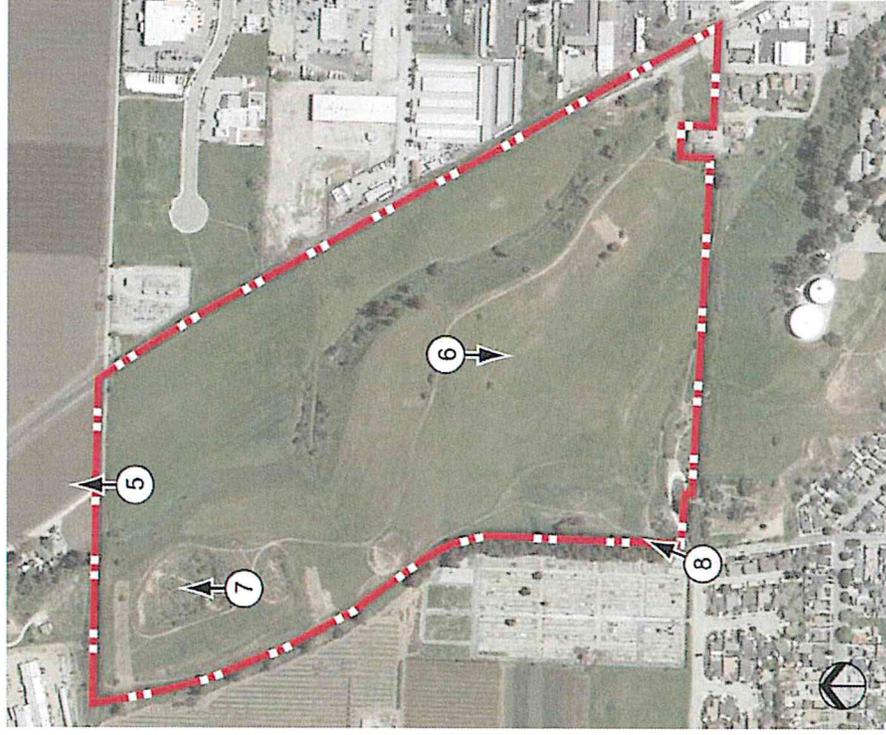
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⑤ Looking north - view of agricultural land and residence to the north.



⑥ View looking south towards Vista Hill Park.



⑦ Former rock quarry.



⑧ IOOF Cemetery.

Source: Google Earth 2013



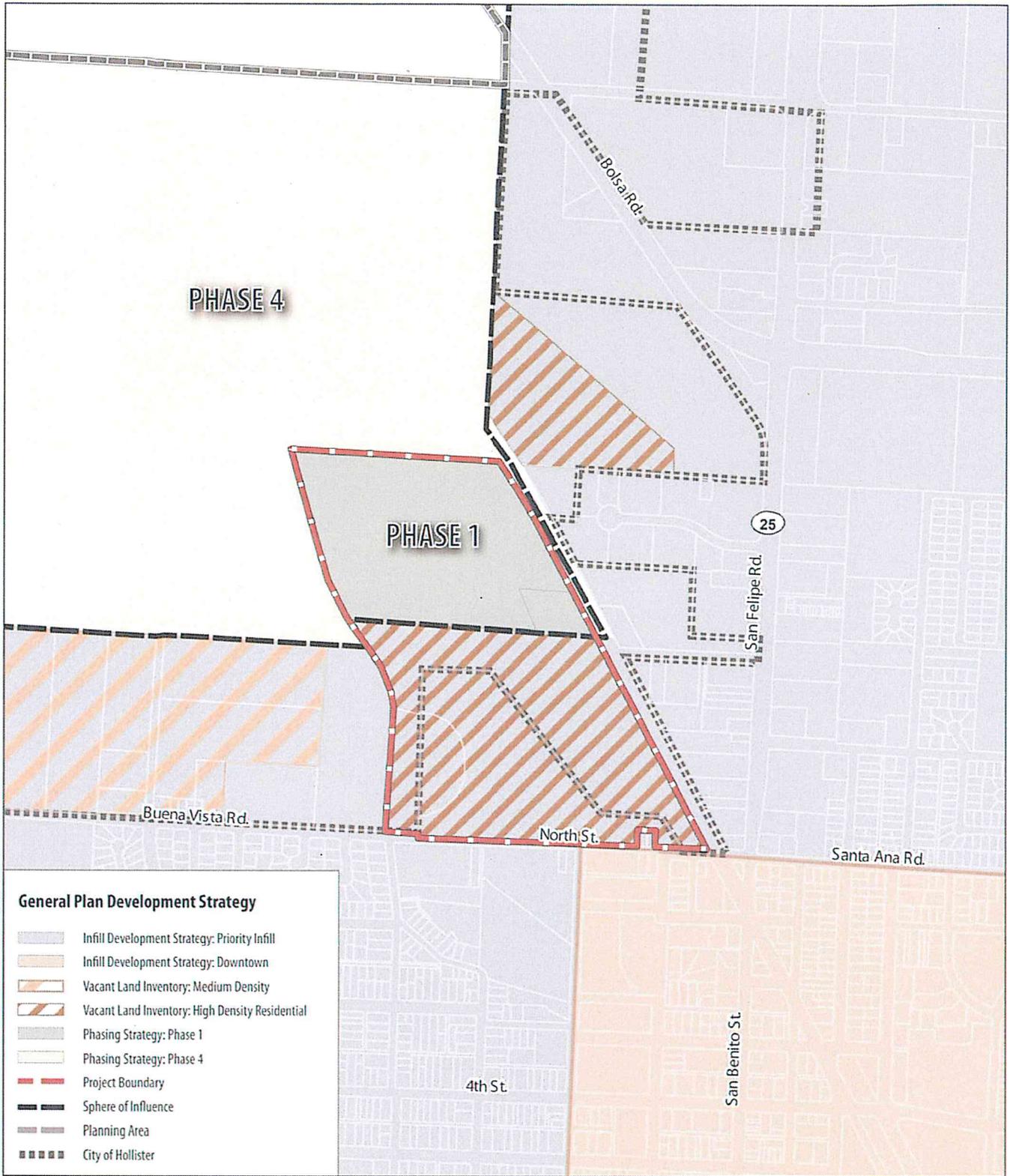
Figure 4

# Site Photographs B

North Street Subdivision EIR

## 2.0 PROJECT DESCRIPTION

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Source: ESRI Streetmap North America 2010

Figure 5  
 City Planning Areas  
 North Street Subdivision EIR



2.0 PROJECT DESCRIPTION

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As mentioned above, the project site is located partially in the City of Hollister and partially in unincorporated San Benito County. As such, there are three different applications of land use designations and zoning code districts that currently apply to different portions of the project site. The city general plan land use designation, city zoning, county zoning, county current general plan designation (*1992 County of San Benito General Plan*), and county proposed general plan designation (*2014 Public Review Draft 2035 General Plan Update*), as applicable, for each land area within the project site are as follows:

### **23.0± acres in the City of Hollister City Limits**

- City general plan land use designation: High Density Residential (HDR) (12-35 du/ac)
- City zoning: High Density Residential Performance Overlay Zone (R4 H/PZ)

### **27.0± acres in unincorporated San Benito County, but within the City of Hollister Sphere of Influence**

- City general plan land use designation: High Density Residential (HDR) (12-35 du/ac)
- County existing general plan land use designation: Rural Urban
- County proposed general plan land use designation: Residential Mixed (RM) (8-20 du/ac) (*San Benito County 2035 General Plan Figure 3-2, Land Use Diagram North County Detail*)
- County zoning: Residential Multiple (RM)

### **31.0± acres in unincorporated San Benito County and outside of the City of Hollister Sphere of Influence**

- City general plan land use designation: High Density Residential (HDR) (12-35 du/ac)
- County general plan land use designation: Rural Urban
- County proposed general plan land use designation: Residential Mixed (RM) (8-20 du/ac) (*San Benito County 2035 General Plan Figure 3-2, Land Use Diagram North County Detail*)
- County zoning: Residential Multiple (RM)

The land designations described above are identified on [Figure 6, Land Use Designations](#).

## 2.2 STATEMENT OF OBJECTIVES

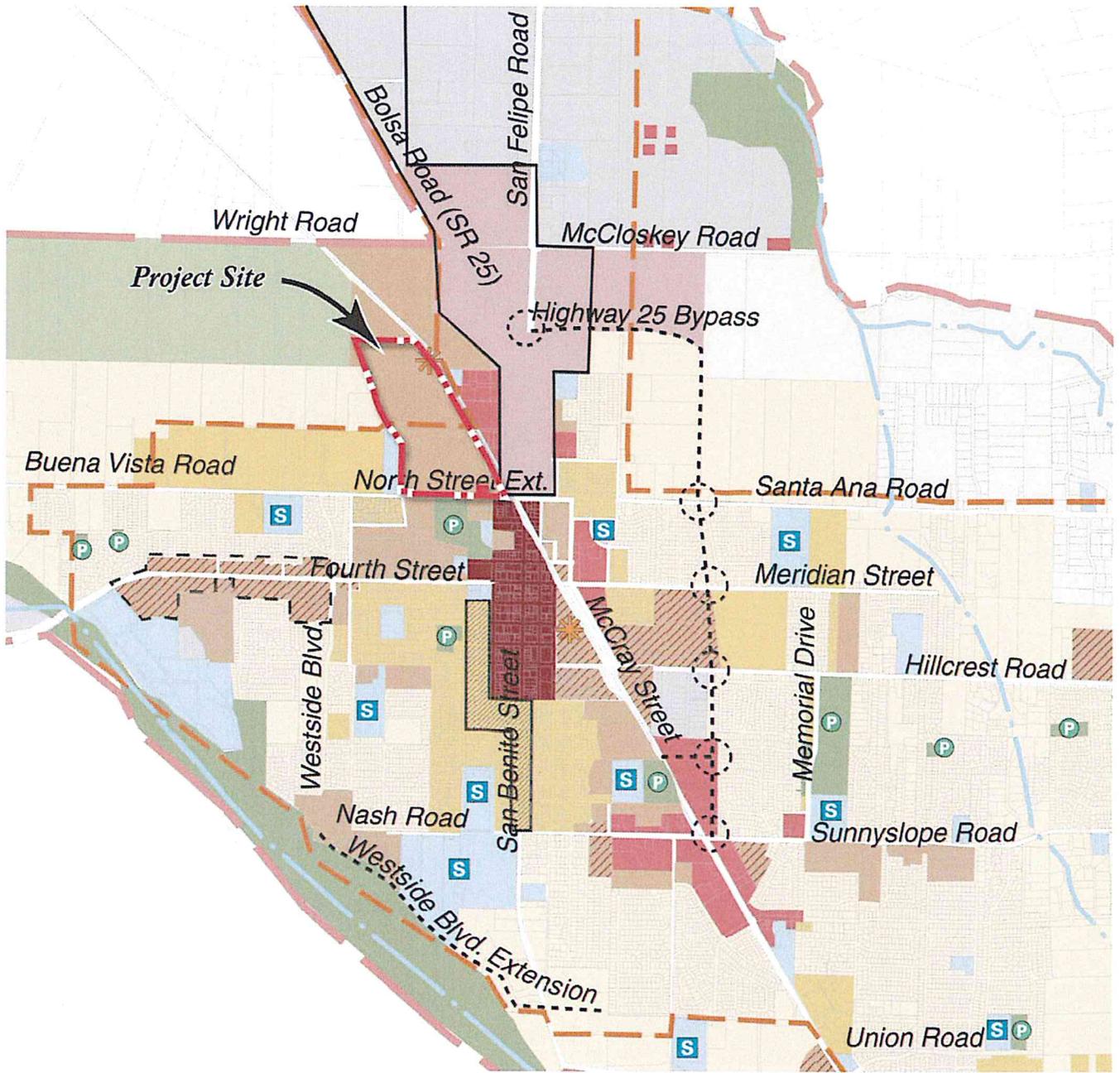
In accordance with CEQA, a statement of objectives sought by the proposed project should be clearly stated to aid the lead agency in developing a reasonable range of alternatives to evaluate in the EIR. These objectives are also utilized to aid decision makers in preparation of findings or statement of overriding considerations (Title 14 CCR § 15124 (b)). The following objectives, as prepared by the applicant, outline the underlying purpose of the proposed project. The objectives of the proposed project are to:

- Develop a residential project that is consistent with the city's General Plan and land use designations for the site;
- Create a residential community consisting of 450 lots to allow 175 multifamily units and 275 single-family units;
- Improve an underutilized vacant 81-acre site identified in the city's general plan as "Vacant Land Inventory- High Density Residential," "Infill Development Strategy: Priority Infill" and "Phasing Strategy: Phase 1;"
- Provide a mix of housing types to serve the housing needs of the city;
- Participate in the completion of the needed connection from North Street to Buena Vista Road; and
- Provide 24 acres of open space consisting of a meandering walking path integrated with an outdoor exercise track (parcourse), tot lot, picnic area, Americans with Disabilities Act (ADA) parking, and other associated improvements to serve the residents of the project and city.

## 2.3 PROJECT DESCRIPTION

### **Background**

On April 28, 2011, the City of Hollister Planning Commission passed and adopted Planning Commission resolution no. PC 2011-6, allocating and awarding 105 housing allocations to the area of the project site currently within the City of Hollister city limits and subject property. A tentative map identifying a total of 450 residential units (206 units within the city limits and 244 units in unincorporated San Benito County) and several supporting technical documents were submitted to the city by DeNova Homes in the fall of 2013 to initiate the process of developing the site for residential use.



- |                     |                            |                                   |                          |                 |                       |
|---------------------|----------------------------|-----------------------------------|--------------------------|-----------------|-----------------------|
| Sphere of Influence | Residential Estate         | Mixed-Use                         | North Gateway Commercial | Airport Support | Transit Hub           |
| Planning Area       | Low Density Residential    | Downtown Commercial and Mixed-Use | General Commercial       | Public          | School                |
| Creeks and Rivers   | Medium Density Residential | Home Office                       | Industrial               | Open Space      | Park                  |
| Project Boundary    | High Density Residential   | West Gateway                      | Airport                  | Agriculture     | North Gateway Overlay |

not to scale

Source: City of Hollister 2005 General Plan

Figure 6  
**Land Use Designations**  
 North Street Subdivision EIR



## 2.0 PROJECT DESCRIPTION

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Due to the potential for significant environmental impacts associated with the project, in July 2014, the City determined that an Environmental Impact Report (EIR) should be prepared for the project.

**Project Overview**

The proposed project is the subdivision of approximately 81 acres of land. The project proposes a planned unit development (PUD), pursuant to Hollister Municipal Code section 16.16.030; with land use designation of High Density Residential (HDR) (12-35 du/ac.) in the area currently within the City of Hollister city limits and Medium Density Residential (MDR) (8-12 du/ac) in the area currently within the unincorporated area of San Benito County. A total of 450 residential units are proposed (265 single-family units and 185 multi-family units) with an on-site water quality/retention basin, approximately 7.63 acres of open space, and several new roads servicing the development. The proposed vesting tentative map is shown as Figure 7, Vesting Tentative Map. The proposed land uses as identified on the vesting tentative map are summarized in Table 1, Proposed Land Use Summary, below:

**Table 1 Proposed Land Use Summary**

Proposed Land Use	Units	Acreege (City)	Acreege (County)	Total Acreege
Multi-Family Residential	185	3.68	1.59	5.27
Single-Family Residential	265	12.02	20.71	32.73
Retention Basin <sup>1</sup>	NA	0.00	0.84	0.84
Open Space <sup>2</sup>	NA	0.87	6.76	7.63
Sloped Area <sup>3</sup>	NA	0.44	16.09	16.53
PG&E Easement <sup>3</sup>	NA	0.00	2.27	2.27
Roadways <sup>4</sup>	NA	6.10	9.64	15.74
<b>Total</b>	<b>450</b>	<b>23.11</b>	<b>57.90</b>	<b>81.01</b>

Source: Proposed vesting tentative map, Carlson, Barbee & Gibson, Inc. 2014a

- Notes:
1. Based on 1 area identified as "Water Quality/Retention Basin" on sheet 1 of the proposed vesting tentative map
  2. Based on the area identified as "Open Space" on sheet 1 of the proposed vesting tentative map
  3. Based on the area identified as "PG & E Easement" and "Sloped Area" on sheet 1 of the proposed vesting tentative map
  - Notes 2.and 3. above are based on land areas for Parcels A, B, D- L noted on the proposed vesting tentative map
  4. Based on areas identified as "Street Area" on sheet 1 of the proposed vesting tentative map

The proposed internal roadways would have connections at the future North Street extension along the southern boundary which has already been approved and will be constructed by the city under its Capital Improvement Plan (CIP).

The proposed project includes a Sphere of Influence (SOI) amendment, a General Plan Amendment (GPA), prezone for the properties outside of the current city limits, annexation of the portion of the project site currently located outside of the city limits, and tentative map approval. Future development of the 5.27-acre multi-family, high density residential portion of the project would require separate discretionary permits prior to approval of development of that portion of the site.

Each of these planning actions is described below.

### ***Proposed Planning Approvals***

#### **Sphere of Influence (SOI) Amendment**

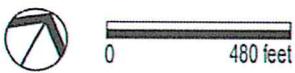
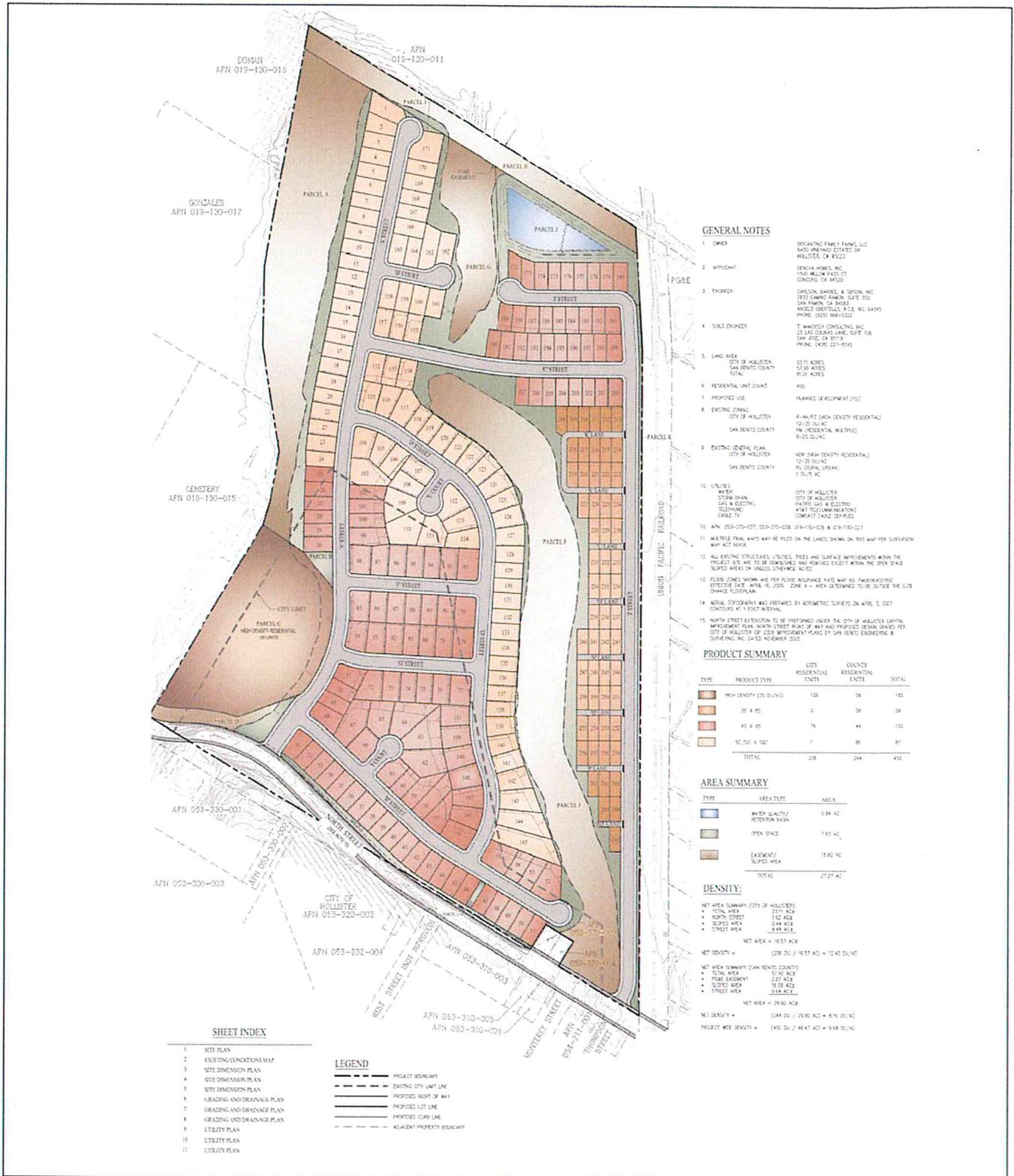
The 81-acre project site is located partially within the City of Hollister and partially within unincorporated San Benito County. Approximately 31 acres of the site are outside the city's SOI. The SOI defines the primary area within which urban development is to be encouraged and where the city will be expanding providing new or extended services. As identified earlier, this portion of the project is identified as a "Phase 1 addition to the sphere of influence" on general plan Map 6, Phasing Strategy. The SOI will be amended to include the approximate 31 acres of the project site that are currently outside of the city's SOI in unincorporated San Benito County.

#### **General Plan Amendment**

The general plan will be amended to reflect the SOI amendment described above. In addition, a GPA will be needed to change the land use of the approximate 58 acres that are currently in unincorporated San Benito County from HDR to MDR.

#### **Prezone**

The proposed project includes rezoning the approximate 58 acres of the project site that are outside of the city limits and outside of the city's SOI to Medium Density Residential Performance Overlay Zone (R3 M/PZ) to be consistent with the general plan designation of MDR (identified as the GPA amendment above). As previously identified, general plan map 5, infill development strategy, identifies the project site as "priority infill area" for future development (Hollister 2005a, p. 2.19).



Source: DeNova Homes 2013

Figure 7  
 Vesting Tentative Map  
 North Street Subdivision EIR



2.0 PROJECT DESCRIPTION

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## **Annexation**

The proposed project includes an application for annexation for the approximate 58 acres of the project site that are currently outside of the city limits pursuant to Section 56133(a) of the Cortesc-Knox-Herzberg Local Government Reorganization Act of 2000. Annexation will be required prior to development of the project site within the city limits. State law requires that the property owner initiate or concur with the annexation. Upon approval by the City of Hollister, an application will be submitted to San Benito County Local Agency Formation Commissions (LAFCo) for consideration and approval.

## **Tentative Map**

The proposed project includes a vesting tentative map. The vesting tentative map must be considered and approved by the city in accordance with Municipal Code Chapter 16.36.

## **Planned Unit Development**

The vesting tentative map submitted by the applicant identifies the project as a “planned development” (sheet one). In accordance with the city’s Municipal Code Section 16.16.030, at the time a tentative map for a planned unit development is filed, the subdivider will also apply for a planned development permit which shall show in adequate detail the following:

- All lots, setback lines, streets, walkways and other features not in accord with current subdivision and zoning regulations;
- All proposed structures;
- Means (setbacks, covenants) whereby future structures will be controlled when the intent is to sell lots rather than completed structures; and
- Restrictive covenants and other legal documents controlling future activities within the development, maintenance of streets, open space, drainage facilities, utilities, paths, bridle trails and recreational areas (where not owned and maintained by a public agency) and other pertinent information required by an agency of the city.

The municipal code also states that “If the planned unit development is to be constructed in increments, the increments shall be shown on the tentative map, and initial increments shall include adequate open space to maintain desired density. Facilities and amenities shall be included with initial increment or increments to insure an appropriate environmental quality even if subsequent increments are not developed” (Ord. 1071 § 2, 2011; prior code § 18-9).

## **Physical Project Characteristics**

Pending the approvals identified above, the project site is anticipated to be developed in accordance with the submitted vesting tentative map (refer to [Figure 7, Vesting Tentative Map](#)).

The vesting tentative map identifies 206 residential dwelling units at approximately 12 units per net acre (206/16.57 net acres) within the City of Hollister, and 244 residential dwelling units at approximately eight units per net acre (244/29.90 acres) in unincorporated San Benito County. Note, “net acres” does not include areas identified sloped area, easement or roadways. Please refer to Table 1, presented earlier, for a summary of residential acres as identified on the vesting tentative map.

Access to the project site would be provided by two new roadways that intersect with the planned North Street extension. The first roadway (referred to as “A” Street on the vesting tentative map) would be located near the western site boundary and would form a new T-intersection with North Street. Several internal roadway extensions from “A” Street (“D” – “H” Streets) and courts provide access to the internal site lots. The second roadway (referred to as “J” Street on the vesting tentative map) would be located along the eastern site boundary and would form the north leg of the Thompson Street/North Street intersection. “A” Street and “J” Street would run north-south, parallel to each other and would be connected by “C” Street in the northern part of the site, providing access to all residential units within the site from both new roadways.

The vesting tentative map also identifies a 0.84-acre water quality/retention basin on the northeast corner of the site and approximately 7.63 acres of open space and 16.53 acres of sloped area throughout the site.

### **Site Preparation**

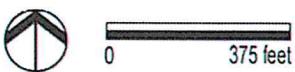
All existing temporary structures, utilities, trees, and surface improvements within the project site are to be demolished and removed except within the open space sloped areas or unless otherwise noted on the vesting tentative map. Grading and drainage plans were included as a component of the vesting tentative map.

### **Public Services**

Water, sanitary sewer and storm water services will be provided by the City of Hollister and PG&E will provide gas and electric services.

### **Phasing and Construction**

The proposed project is anticipated to be developed in four phases as illustrated on [Figure 8, Phasing Plan](#). Information regarding the construction (e.g. the number and type of equipment by phase) of the project is not yet available for the proposed project.



Source: DeNova Homes 2013

Figure 8  
Phasing Plan

North Street Subdivision EIR



2.0 PROJECT DESCRIPTION

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## Off-site Changes

As identified on sheet one of the vesting tentative map, the North Street Extension Project would be constructed under the City of Hollister CIP. The vesting tentative map includes the North Street right-of-way and proposed design grades per City of Hollister CIP 2309 improvement plans by San Benito Engineering and Surveying, Inc. dated November 2005.

The proposed project will participate in the extension of North Street across the frontage of the project connecting the existing North Street to the east and Buena Vista Road to the west. North Street is considered a major thoroughfare in the City of Hollister standards and will be providing a travel route from San Benito Street to the west side of Hollister as well as the main access point to the project. North Street shall be constructed in its full width, constructed with a minimum of 84-foot right-of-way and a minimum 64 foot curb-to-curb dimension. Additional pavement width may be required to accommodate the two travel lanes, parking if allowed, bike lanes and any other facility required for this roadway. Construction shall include sidewalk and curb and gutter along the north and south side of the roadway. Construction shall also include the installation of street lighting, underground infrastructure for water, sewer and storm facilities where necessary. Additional underground infrastructure may be required by other utilities.

The proposed project requires an extension of the sanitary sewer to the west along Buena Vista road to the intersection of Westside Boulevard as depicted on sheet 2 of the proposed vesting tentative map.

## 2.4 EIR USES AND APPROVALS

In accordance with CEQA Guidelines section 15124(d), following is a list of agencies that are expected to use this EIR in their decision-making, and a list of the approvals for which this EIR will be used. These lists include information that is known to the lead agency.

### Local Agencies

- City of Hollister (Lead Agency)
  - General Plan Amendment for SOI and land use designations with the site (2014-1).
  - Prezone (2014-9).
  - Annexation (note: annexation application is submitted to LAFCO pending prezone approval by the city).
  - Vesting Tentative Map (TM 2013-2).
  - Planned Unit Development (Conditional Use Permit No. 2014-7 for the planned development).

## Regional Agencies

- San Benito County Local Agency Formation Commission (LAFCO) (Responsible Agency)
  - SOI Amendment and Annexation.

## 2.5 SOURCES

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