

ATTACHMENT No. 8

DUPLICATE OF ORIGINAL
ON FILE IN THE
OFFICE OF THE CITY CLERK
CITY OF HOLLISTER

RESOLUTION NO. 2005- 160

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HOLLISTER
ADOPTING THE 2005-2023 HOLLISTER GENERAL PLAN**

WHEREAS, the City of Hollister desires to maintain a General Plan that complies with the mandatory requirements of the California Government Code (Section 65300 et seq) and covers the topics of land use, housing, circulation, open space, conservation, recreation, and noise; and,

WHEREAS, the General Plan represents the most direct expression of local control, setting forth the community's Vision for the future of Hollister and the means to accomplish that Vision; and,

WHEREAS, in 2003 the City Council of the City of Hollister initiated preparation of a comprehensive update of the long-term general plan for the physical development of the city and planning area pursuant to California Government Code Section 65300 et. seq.; and,

WHEREAS, City staff and consultants held 2 visioning sessions, then the General Plan Steering Committee reviewed and considered background documents relevant to the preparation of the Draft Hollister General Plan, including Preliminary Drafts for Land Use, Housing, Circulation, Noise, Safety and Open Space; and,

WHEREAS, full public involvement in the preparation of the Draft General Plan Revision has been ensured through duly noticed Steering Committee Study Sessions, community meetings, Planning Commission meetings, public hearings and other means; and,

WHEREAS, the Steering Committee held 7 duly noticed study sessions on the "Working Draft" General Plan and the Planning Commission hosted 3 duly noticed workshops on the "Draft" General Plan; and,

WHEREAS, the City has maintained the General Plan on the City of Hollister web site, providing online access to public forum dates, documents, maps, and other information, and the opportunity to provide comments and suggestions; and,

WHEREAS, the Draft General Plan has been referred to other public agencies for review and comment as required by State law; and,

WHEREAS, on October 27, 2005, the Hollister Planning Commission conducted a public hearing on the General Plan as required by State law and, by a 5-0 vote, recommended to the City Council the adoption of the General Plan; and,

WHEREAS, a comprehensive Final Environmental Impact Report (EIR) on the General Plan has been prepared by the City and certified by the City Council; and,

WHEREAS, the City Council has determined that the Final Environmental Impact Report provides a complete and adequate assessment of the potential impacts of implementing the General Plan; and,

WHEREAS, the City Council has adopted a Statement of Overriding Considerations which states the City's reasons for accepting various significant and unavoidable environmental impacts resulting from implementation of the General Plan; and,

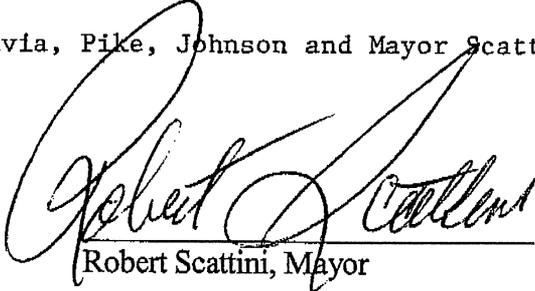
WHEREAS, on November 21, 2005, the City Council conducted a public hearing to receive and consider testimony on the proposed General Plan; and,

WHEREAS, on November 21, 2005 the City Council closed the public hearing, deliberated and determined to accept the Planning Commission recommendation with the changes contained in the Errata and with an additional change to Map 6 (Phasing Strategy).

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Hollister hereby adopts the 2005-2023 Hollister General Plan (Exhibit 1) and directs staff to make all final changes contained in the Errata (Exhibit 2) and make copies available to the public.

PASSED AND ADOPTED at a regular meeting of the City Council of the City of Hollister on the 5th day of December, 2005 by the following vote:

AYES: Council Members Emerson, Valdivia, Pike, Johnson and Mayor Scattini
NOES: None.
ABSTAIN: None.
ABSENT: None.


Robert Scattini, Mayor

ATTEST:


Geri Johnson, City Clerk

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APPROVED AS TO FORM:

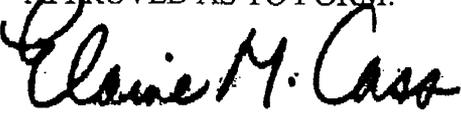

Elaine M. Cass, City Attorney

EXHIBIT 1

(A link to the 2005-2023 General Plan can be found at the bottom of the City of Hollister home page: [www/hollister.ca.gov](http://www.hollister.ca.gov))

CITY OF HOLLISTER

General Plan

October 2005
FINAL DRAFT

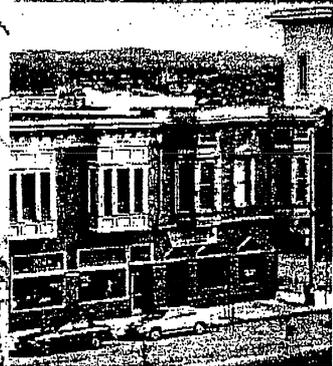


EXHIBIT 2

FINAL 2005-2023 Hollister General Plan

Errata

December 5, 2005

Chapter One – Land Use and Community Design Element

From Planning Commission – Changes to Hollister General Plan Goals (page 1.7)

Add a new goal, "Provide for an environment that encourages healthy living"

Chapter Two – Land Use and Community Design Element

From Planning Commission – Changes to Map 2 Land Use Plan (page 2.5)

Designate the Low Density Residential parcel west of Highway 25, east of the designated school, and south of the 2005 SOI as Mixed-Use.

Designate the Low Density Residential and General Commercial parcels west of Highway 25, south of Union Road and between the 2005 SOI and Planning Area as Mixed-Use.

Designate the Medium Density Residential parcel in the North Gateway Overlay area as North Gateway Commercial.

From Planning Commission – Rework Industrial Land Use Designation (page 2.10)

From City Council – Change to Map 6 Phasing Strategy (page 2.21)

Designate the Phase 4 Hart property, north of Vista Hill Park, to Phase 1.

Industrial

This designation provides for a range of uses, from business and research parks, large individual corporate establishments, professional and administrative offices and industrial complexes. Examples of allowed uses in this category are computer software companies, research laboratories, copying services, printing companies, warehousing, offices, equipment manufacturing and repair and trucking operations. Other permitted uses include limited commercial uses that serve industrial and employment centers. Industrial areas that fall in the North Gateway Overlay district will also allow limited commercial uses with frontage along Highway 25 to serve passing motorists. The design guidelines described in the "Special Planning Areas" section of this element stipulates additional criteria that development within the North Gateway must meet.

From FEIR – Add New Implementation Measure Under 1-Year Time Frame (page 2.44)

LU.D(2) Initiate a Process to Amend the AMBAG Forecasts. Initiate a process to amend the 2004 AMBAG Population, Housing Unit and Employment Forecasts for San Benito County to make them consistent with the City of Hollister Draft General Plan and Regional Housing Needs Determinations.

From FEIR – Add New Implementation Measure Under 2-Year Time Frame (page 2.45)

LU.H(2) Develop Guidelines for the Preparation of Lighting Plans. In order to minimize light trespass and greater overall light levels in the city, new development and projects making significant parking lot improvements or proposing new lighting shall be required to prepare a lighting plan for review by City planning staff. Require design guidelines to include the following provisions for lighting plans:

- a. All light sources should be fully shielded from off-site view.
- b. All lights to be downcast except where it can be proved to not adversely affect other parcels.
- c. Escape of light to the atmosphere should be minimized.
- d. Low intensity, indirect light sources should be encouraged, except where other types of lighting is warranted for public safety reasons.
- e. On-demand lighting systems should be encouraged.
- f. Mercury, metal halide, and similar intense and bright lights should not be permitted except where their need is specifically approved and their source of light is restricted.

Chapter Three – Housing Element

Add the following text under Housing Element Goals and Policies after the last goal (page 3.9)

State law requires the Housing Element to include quantified objectives for the maximum number of units that can be rehabilitated, conserved, or constructed. Policies and programs establish the strategies to achieve these objectives. The City's quantified objectives are described under each program. Assumptions are based on past program performance, infrastructure constraints, construction trends, land availability, and anticipated future program funding. The City's housing policies and implementing programs are grouped by the housing goals described in this section. (See the Appendix for a Summary of Housing Element Programs and Objectives).

From Planning Commission – Add New Policy Under Goal H3 (page 3.17)

H3.9 Encourage Site Planning Conducive to Physical Activity. Encourage design and site planning of residential developments that have features and amenities that support physical activities.

Expand Implementation Measure H.B (page 3.26)

H.B Expand Sewer and Water System Capacity to Meet Housing Needs. Develop a long-term wastewater treatment program that allows the City to resume construction activity and provides adequate capacity to meet projected housing needs. Identify additional water sources in order to provide adequate water for the additional development projected under the General Plan (see programs in the Community Services and Facilities Element).

Pursuant to the Regional Water Quality Control Board Cease and Desist Order R3-2002-0105, the City of Hollister cannot issue building permits for any development that will increase use of capacity at the City's Wastewater Treatment Facility. The City has been working with San Benito County and the San Benito County Water District to develop a Water and Wastewater Master Plan for the areas within and around the City of Hollister. As part of this plan, the City of Hollister Wastewater Treatment Facility will be identified as the primary facility to serve this area. It is anticipated that this plan will be completed in late 2006 and the City of Hollister Wastewater Treatment Facility Improvements are scheduled for completion in December 2007.

Eight to six months prior to the lifting of the RWQCB Cease and Desist Order, the City Council will act on a development schedule for all projects that have received allocations or are otherwise exempt from the City's growth ordinance. The City will also act on a schedule for the processing of building permits, final maps and tentative maps. The goal of this schedule shall be to address staffing needs and to start processing development requests in anticipation of the lifting of the RWQCB Order so that the first phase of development permits can be issued once the order is lifted. Preference shall be given to projects that are 100% affordable.

Implementation is expected to occur between April and June 2007. Issuance of 300 to 500 building permits for new dwelling units is expected to occur within a year after the RWQCB Cease and Desist Order is lifted and 220 to 320 for the subsequent years until the reserve allocations are exhausted.

Add New Implementation Measures Under 1-Year Time Frame (page 3.27)

H.C(2) Modify the Zoning Ordinance to Encourage Affordable Housing. The City will implement the following Zoning Ordinance changes by April 2007 in order to support the development of affordable housing in the City, and especially for lower income housing that will meet the RHNA:

- (a) Reduce the minimum parcel size for lots containing second units within the residential districts within, and adjacent to the City's downtown.
- (b) Create a new residential zoning district that includes a minimum new parcel size of 5,000 sq. ft. and permits zero lot line development on 4,000 sq. ft. lots.
- (c) Create a new Mixed-Use Zoning District that sets development standards for residential development with a minimum of 1 dwelling unit per 5,000 sq. ft. of commercial space.
- (d) Consider in-lieu fees or reduced parking requirements for high-density development projects and residential dwellings in the Downtown Commercial/Mixed-Use District.
- (e) Rezone properties to comply with the 2005 General Plan.

The City anticipates the development of 50 new second dwelling units in 2008 to 2009. An additional 30 to 40 dwellings units would be expected to be developed in the City's Downtown Commercial/Mixed-Use Designation.

H.C(5) Modify the Zoning Ordinance to Give Priority to Encourage Lot Consolidation for Affordable Housing. The City will develop criteria and mechanisms to encourage lot consolidation that increases development flexibility and to help achieve the City's affordable housing goals.

H3.D Revise Impact and Planning Fees. Assess the feasibility of establishing fees on a sliding scale so that smaller units, including multi-family and second units, are charged lower fees while maintaining adequate funding levels for infrastructure and public services. Complete feasibility study by January, 2007; implement recommended impact and planning fees by June, 2007.

H.I(2) Develop an Amnesty Program for Second Units. The City will develop an amnesty program by June 2007 to legalize existing unauthorized dwelling units within the City residential zoning districts that have been in existence for 10 or more years. This program will allow some exceptions to the City zoning and building standards but will require units to comply with health and life safety standards. The City anticipates 50-100 dwelling units to be retained and upgraded between 2007 and 2009.

H.Q Establish Resale Controls and Rent and Income Limits. Through the City's Redevelopment Agency, implement resale regulations for very low, low and moderate-income units that are developed under the City's new mandatory inclusionary program and assure that these units remain at an affordable price level. As necessary, identify an appropriate non-profit or government agency to monitor affordable rental housing created through the inclusionary program. *(Move from 5-Year Time Frame)*

Add New Implementation Measures Under 2-Year Time Frame (page 3.29)

H.C(3) Increase Allocations for Affordable Housing. The City will increase the number of allocations reserved for affordable, senior and special needs housing from 40 to 60.

H.C(4) Implement the Growth Management Ordinance to Give Priority to Affordable Housing. The City will develop rating criteria for the Growth Management Ordinance by September 2007 to give priority to projects that include affordable housing. The weighting for affordable housing should increase based on the percentage of the project that will be affordable and for varying degrees of affordability. *Delete Program H.S on page 3.33.*

H.I(3) Inventory Vacant Buildings in the Downtown. The City/Redevelopment Agency will inventory vacant buildings in the downtown and develop a program to provide financial assistance for the provision of affordable dwelling units within the Downtown Commercial /Mixed Use Designation.

Add New Implementation Measures Under 5-Year Time Frame (page 3.29)

H.W(2) Annex Up to 50 Acres of Land for Residential Development. Within 5 years of the lifting of the RWQCB Cease and Desist Order, the City of Hollister shall seek to annex up to 50 acres of land designated for Medium and High Density Residential Development and located within the City's 2005 Sphere of Influence, with minimum development densities of 10 dwelling units per acre for the Medium Density development and 25 dwelling units per acre for the High Density developments. This will facilitate the development of 500 to 800 dwellings affordable to lower and moderate incomes. The City expects this action to occur between January 2009 – 2013.

H.W(3) Modify the Growth Management Ordinance After the Expiration of Measure U. Within six months of the expiration of Measure U, the City will consider amending the Growth Management Ordinance to exempt very low and lower-income affordable housing units and new dwelling units in the Downtown Commercial/Mixed-Use Designation. Implementation is expected to occur 5-years after the RWQCB Cease and Desist Order is lifted. (Anticipated date – January 2013).

Modify Implementation Measures Under On-Going Time Frame beginning on (page 3.34)

H.Z Conduct an Annual Housing Element Review. Develop a process for the assessment of Housing Element implementation through annual review by the Hollister Planning Commission and City Council in conjunction with State requirements for a written review by July 1 of each year (per Government Code Section 65583(3)). Provide opportunities for public input and discussion in the review and establishment of annual work priorities for staff, Planning Commission, and City Council. Submit an annual general plan progress report to HCD by October 1 as required pursuant to Government Code Section 5400.

H.DD Identify New Sites for Multi-Family Infill Housing When Opportunities Arise. Identify additional sites for multi-family land use for the development of affordable and special needs housing where opportunities are available that will not dramatically change the visual characteristics or livability of an area. Such sites may include, but are not limited to: *(add new "g.")*

- g. Provide information on housing opportunity sites that are prioritized for development according to the City's phasing strategy. Inform the development community about changes in the growth management and allocation process that encourage mixed use, senior, and affordable units, and exempt second units and legally restricted affordable units from growth control limits. Upon adoption of new land use and

growth control measures, prepare a press release for distribution to the local media. On an annual basis, mail information on housing opportunity sites and incentives for development, such as density bonuses, to private and non-profit developers who are active in San Benito County. On an ongoing basis, provide information at the planning counter and by request to all interested parties.

H.EE Implement Monitoring Systems. Annually monitor and update housing development accomplishments, including housing type and affordability level of housing units approved and built during the planning period. Monitor general housing conditions and track the number of housing units rehabilitated and replaced against housing program objectives. Maintain an up-to-date inventory of vacant land for distribution to developers and non-profit organizations; mail this inventory to private and non-profit developers on an annual basis and provide this information at the planning counter and by request to all interested parties.

H4.X Apply Density Bonus Zoning and Other Incentives for Affordable Housing Development. Encourage an increase in the supply of well-designed housing for very low, low and moderate-income households. Provide the following possible financially equivalent incentives for developments containing a significant percentage of very low or low-income units on-site: (*modify "e."*)

- e. **Coordination.** Coordinate with service providers and other agencies as necessary to create opportunities for the development to be built. In concert with Program H.DD, Identify New Sites for Multi-Family Infill Housing When Opportunities Arise, annually mail information on incentives for affordable housing development, such as density bonuses, to private and non-profit developers who are active in San Benito County. On an ongoing basis, provide such information at the planning counter and by request to all interested parties.

Adopt Density Bonus Ordinance by December, 2006. In concert with Program H3.F, complete feasibility study by January, 2008 and implement recommended impact and planning fees by June, 2008. Develop incentive package for affordable housing development, including fast track processing and flexible development standards, by October, 2008 and conduct information campaign immediately thereafter. 2004-2009.

H.FF Implement Plan to Expend Funding Resources. Establish specific uses of housing funds and/or land donations generated through the inclusionary housing program, and designate the Redevelopment Housing Coordinator position to manage the program. Establish a plan by January 2008 and update annually thereafter.

Chapter Four – Circulation Element

From FEIR – Add New Policy Under Goal C3 (page 4.35)

C3.2 Rail Corridor Planning. The City will coordinate with appropriate agencies to assure that development projects planned adjacent to or near the rail corridor will be planned with safety of the rail corridor in mind. (Lead Responsibility: Engineering)

From FEIR – Add New Implementation Measure Under On-going Timeframe (page 4.48)

C.H Collaborate with Caltrans during development review. Coordinate with Caltrans and other appropriate agencies to consider pedestrian circulation patterns/destinations and plan for grade separations, improvements to existing at-grade rail crossings, and appropriate fencing to limit the access of trespassers onto the railroad right-of-way.

Chapter Five – Community Services and Facilities Element

From FEIR – Add New Policy Under Goal CSF4 (page 5.22)

CSF4.10 Solid Waster Management. Coordinate with the County of San Benito in addressing solid waste management needs consistent with the Hollister General Plan. (Implementation Responsibility - City Manager's Office)

From Planning Commission – Add New Policy Under Goal CSF4 (page 5.24)

CSF4.15 Develop Public Information Campaigns. Collaborate with schools, governmental agencies and community organizations to expand existing programs and establish new outreach campaigns to promote physical activity and nutritious meals.

Add New Implementation Measure Under 3-Year Time Frame (page 5.31)

CSF.R(2) Coordinate with San Benito County on Landfill Capacity Needs. Coordinate with San Benito County and San Benito County Integrated Waste Management to expand landfill capacity beyond the currently expected life of the John Smith Road Landfill. (Implementation Responsibility - City Manager's Office)

ATTACHMENT No. 9

RESOLUTION NO. 2005-159

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HOLLISTER
CERTIFYING A FINAL ENVIRONMENTAL IMPACT REPORT FOR THE 2005-2023
HOLLISTER GENERAL PLAN AND MAKING FINDINGS OF OVERRIDING
CONSIDERATIONS RELATING TO THE MITIGATION MEASURES AND PROJECT
ALTERNATIVES, AND ADOPTING A MITIGATION MONITORING AND
REPORTING PROGRAM**

WHEREAS, in 2003 the City Council of the City of Hollister initiated preparation of a comprehensive update of the long term general plan for the physical development of the city and planning area pursuant to California Government Code Section 65300 et. seq.; and,

WHEREAS, the City of Hollister, in accordance with the requirements of the California Environmental Quality Act (CEQA), the State CEQA Guidelines adopted by the Secretary of Resources, has caused to be prepared an Environmental Impact Report which analyzes the impacts of the proposed project (SCH # 200481147); and,

WHEREAS, a Notice of Preparation was released for public and agency review and comment on March 31, 2004 and a public scoping meeting to receive comments on topics and issues which should be evaluated in the Draft EIR was held by the City on April 9, 2004; and,

WHEREAS, the City of Hollister distributed a Notice of Availability for the 2005-2023 General Plan Draft EIR on August 8, 2005, which started the 45-day public review period, ending on September 21, 2005; and

WHEREAS, the Draft EIR was also submitted to the State Clearinghouse for state agency review; and,

WHEREAS, the Planning Commission of the City of Hollister held a duly noticed public hearing on August 25, 2005, to solicit public comment on the Draft EIR for the 2005 Draft General Plan; and,

WHEREAS, following the close of the 45-day public review period for the Draft EIR on September 21, 2005, the Planning Commission held a duly noticed public hearing on October 27, 2005 and recommended certification of the Final EIR and adoption of the 2005-2023 General Plan to the City Council of the City of Hollister; and,

WHEREAS, the City Council of the City of Hollister held a duly noticed public hearing on November 21, 2005 to consider the Final EIR for the 2005 Draft General Plan; and,

WHEREAS, the City Council of the City of Hollister reviewed all evidence presented both orally and in writing and intends to make certain findings in compliance with CEQA, which are more fully set forth below in Exhibit A, attached hereto and incorporated in its entirety by this reference;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Hollister as follows:

DUPLICATE OF ORIGINAL
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1. Certification of the Final EIR

- A. The City Council of the City of Hollister hereby certifies that the Final EIR has been completed in compliance with the requirements of the California Environmental Quality Act.
- B. The City Council of the City of Hollister hereby certifies that the Final EIR was presented to the City Council and that the City Council reviewed and considered the information contained in the Final EIR prior to taking action on the Project.
- C. The City Council of the City of Hollister hereby certifies that the Final EIR reflects the independent judgment and analysis of the City Council of the City of Hollister.

2. Findings on Impacts

The City Council finds:

- A. The EIR identifies seven (7) potentially significant impacts that can be mitigated to less-than-significant levels. The City Council makes the findings with respect to significant impacts as set forth in Exhibit A, attached hereto and incorporated herein by reference.
- B. The EIR identifies seven (7) potentially significant impacts that cannot be mitigated to less-than-significant level and are thus considered significant and unavoidable. The City Council makes the findings with respect to these significant and unavoidable impacts as set forth in Exhibit A.

3. Findings on Alternatives

Three (3) project alternatives (“No Project/No Development” “No Project/1995 General Plan,” and “Reduced Development,”) were evaluated by the City of Hollister during project development and in the EIR. As set forth in the FEIR and Exhibit A, these alternatives result in more severe environmental effects, do not meet the basic project objectives, or do not provide any substantial environmental benefits as compared to the proposed Hollister General Plan. The City Council hereby finds that the proposed 2005-2023 Hollister General Plan, as mitigated by adoption of mitigation measures identified in the EIR, can be feasibly implemented and serves the best interests of the City of Hollister.

4. Statement of Overriding Considerations

Because the adoption of all feasible mitigation measures will not substantially lessen or avoid all significant adverse environmental effects caused by the project, the City Council adopts a Statement of Overriding Considerations concerning the project's unavoidable significant impact to explain why the General Plan's benefits override and outweigh its unavoidable impacts on the environment as set forth in Exhibit A.

5. Adoption of the Mitigation Monitoring and Reporting Program

- A. The City Council hereby finds that the proposed mitigation measures described in the Final EIR and Findings are feasible, and therefore will become binding upon the City and on future applicants. The Mitigation Monitoring and Reporting Program is included as Exhibit B and will involve incorporation of the mitigation measures into the General Plan.

B. The City Council hereby adopts the Mitigation Monitoring and Reporting Program, as set forth in Exhibit B, attached hereto and incorporated herein by reference.

6. Other Findings

- A. The City Council finds that issues raised during the public comment period and written comment letters submitted after the close of the public review period of the Draft EIR do not involve any new significant impacts or "significant new information" that would require recirculation of the Draft EIR pursuant to CEQA Guidelines Section 15088.5.
- B. Since completion of the Final EIR, the Planning Commission and City Council has modified the General Plan Land Use Map and policies contained in the General Plan. The modifications to the General Plan, contained in the Errata, would not result in any new significant environmental impacts, a substantial increase in the severity of an environmental impact or "significant new information" that would require recirculation of the Draft EIR pursuant to CEQA Guidelines Section 15088.5.
- C. The Council finds that the correction of a typo on the top of Page 6-11 of the EIR regarding Reduced Alternative population and housing impacts, correcting the reference from less-than-significant to significant unavoidable, is internally consistent with the Alternatives analysis shown in the Comparison of Alternatives Table 6.5.A page 6-16.

PASSED AND ADOPTED at a regular meeting of the City Council of the City of Hollister on the 5th day of December, 2005 by the following vote:

AYES: Council Members Emerson, Valdivia, Pike, Johnson and Mayor Scattini

NOES: None.

ABSTAIN: None.

ABSENT: None.


Robert Scattini, Mayor

ATTEST:


Geri Johnson, City Clerk

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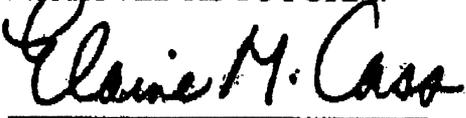

Elaine M. Cass, City Attorney

EXHIBIT “A”

FINDINGS OF FACT AND STATEMENT OF OVERRIDING CONSIDERATIONS FOR THE ADOPTION OF THE FINAL ENVIRONMENTAL IMPACT REPORT FOR THE 2005-2023 HOLLISTER GENERAL PLAN

The California Environmental Quality Act (CEQA) and the State CEQA Guidelines requires that environmental impacts of a project be examined and disclosed prior to approval of the project. CEQA also requires findings of fact for significant project effects and provides that: *“CEQA requires the decision-maker to balance the benefits of a proposed project against its unavoidable adverse risks in determining whether to approve a project. If the benefits of the proposed project outweigh the unavoidable adverse environmental effects, the adverse impacts may be considered acceptable. Where the decisions of the public agency allows the occurrence of significant effects which are identified in the Final Environmental Impact Report (EIR) but are not at least substantially mitigated, the agency must state in writing the reasons to support its action based on the Final EIR and/or other information in the record. This statement may be necessary if the agency also makes the finding under Section 15091 (a)(2) or (a)(3). If an agency makes a statement of overriding considerations, that statement should be included in the record of the project approval and should be mentioned in the Notice of Determination.”* (Section 15093 of the State CEQA Guidelines) Pursuant to these Guidelines, and to the extent that any impacts from adoption of the General Plan (the “Project”) are significant and have not been mitigated to a level of insignificance, the City of Hollister adopts and makes the following Findings of Fact and Statement of Overriding Considerations regarding the potential significant and unavoidable significant environmental impacts of the Project and the anticipated economic, social, and other benefits or considerations of the project.

I. POTENTIALLY SIGNIFICANT ENVIRONMENTAL EFFECTS

The Final EIR addressed the significant potential environmental effects of the Project in the areas of: 1) land use, population and employment; 2) transportation and circulation; 3) public services and utilities; 4) visual quality; 5) geology and seismicity; 6) hydrology, wastewater and water quality; 7) agricultural resources. After mitigation, the Project has significant unavoidable impacts in the areas of: 1) population and job growth; 2) traffic volume increases and roadway capacity deficiencies; 3) geology and seismicity; 4) farmland conversion. Impacts found not to be significant have not been included. As stated in California Public Resources Code Section 21081(a), the public agency must make one or more of the following findings with respect to each identified significant effect:

- (1)- Changes or alterations are required in, or incorporated into, the project which mitigate or avoid the significant environmental effects thereof as identified in the Final EIR.
- (2) - Such changes or alterations are within the responsibility and jurisdiction of another public agency and not the agency making the finding. Such changes have been adopted by such other agency or can, and should be adopted by such other agency.
- (3) - Specific social, economic, legal, technological, or other considerations make infeasible the mitigation measures or project alternatives identified in the Final EIR.

Pursuant to Section 15091 of the State CEQA Guidelines the following statements of fact are made regarding each of the significant environmental effects identified in the FEIR.

1. FINDINGS ASSOCIATED WITH SIGNIFICANT EFFECTS WHICH CAN BE MITIGATED TO LESS THAN SIGNIFICANT LEVELS.

Land Use, Population, Employment and Housing

A. Conflict with Applicable Land Use or Other Plans (4.1-1)

Impact. Development under the Draft General Plan would conflict in a minor way with AMBAG forecasts for housing and population through the year 2023. This would be a significant impact.

Mitigation. *The following program mitigation measures have been included in the Project to address consistency between AMBAG and General Plan projections:*

- 1) **Initiate a process to amend the AMBAG Forecasts.** Initiate a process to amend the 2004 AMBAG Population, Housing Unit and Employment Forecasts for San Benito County to make them consistent with the City of Hollister Draft General Plan and Regional Housing Needs Determinations. *Mitigation Measure 4.1-1-1 (new program)*

Finding. Inclusion of this program, as proposed in this EIR, to address a minor conflict between AMBAG population projections and the General Plan, will avoid or substantially lessen the significant environmental impact described above to a **less than significant level**.

Public Services and Utilities

B. Landfill Capacity (4.5-7)

Impact. Development consistent with the Draft General Plan 2020 will result in increased solid waste generation. Depending on the accuracy of the population projections and business growth for both the City of Hollister and County of San Benito, there is expected to be sufficient landfill capacity until approximately 2016. This could be a potentially significant impact unless plans are made for future countywide refuse disposal needs.

Mitigation. *The following program mitigation measures have been included in the Project to reduce impacts to landfill capacity:*

- 1) **Coordination with San Benito County on Solid Waste Management.** Coordinate with the County of San Benito in addressing solid waste management needs consistent with the Hollister General Plan. *Mitigation Measure 4.5-7-1 (new program)*
- 2) **Coordinate with San Benito County on landfill capacity needs.** Coordinate with San Benito County and San Benito County Integrated Waste Management to expand landfill capacity beyond the currently expected life of the John Smith Road Landfill. *Mitigation Measures 4.5-7-2 (new program)*

Finding. The implementation of policies and programs contained in the Draft General Plan, including the addition of the mitigation proposed in this EIR – calling for coordination with San Benito County to reduce long-term impacts on landfill capacity by

assuring appropriate planning for and construction of adequate solid waste facilities – will avoid or substantially lessen this significant environmental impact to a **less than significant level**.

Visual Quality

C. *Nighttime Lighting and Glare (4.7-4)*

Impact. Development consistent with the Draft General Plan could create new sources of light or glare and increase nighttime lighting in the area. This would be a significant impact.

Mitigation. *The following program mitigation measure has been included in the Project to avoid or reduce impacts to visual resources from nighttime lighting:*

- 1) **Develop guidelines for the preparation of lighting plans.** In order to minimize light trespass and greater overall light levels in the city, new development and projects making significant parking lot improvements or proposing new lighting shall be required to prepare a lighting plan for review by City planning staff. Require design guidelines to include the following provisions for lighting plans: *Mitigation Measure 4.7-4-1 (new program)*
 - a. All light sources should be fully shielded from off-site view.
 - b. All lights to be downcast except where it can be proved to not adversely affect other parcels.
 - c. Escape of light to the atmosphere should be minimized.
 - d. Low intensity, indirect light sources should be encouraged, except where other types of lighting is warranted for public safety reasons.
 - e. On-demand lighting systems should be encouraged.
 - f. Mercury, metal halide, and similar intense and bright lights should not be permitted except where their need is specifically approved and their source of light is restricted.

Finding. Inclusion of a new program, as proposed in this EIR, to address nighttime lighting and glare in new development would avoid or substantially lessen the significant environmental impact to a **less than significant level**.

Hydrology, Drainage And Flood Hazards, Wastewater Treatment, Water Quality, and Water Supply

D. *Wastewater Treatment Capacity (4.10-1)*

Impact. The planned treatment capacity of the City of Hollister Wastewater Treatment Plant will be consistent with the development projections under the Draft General Plan.

Mitigation. *The following program mitigation measures have been included in the Project calling for coordination with San Benito County and the San Benito County Water District to ensure sufficient waste treatment facilities, water supplies, and groundwater management:*

1. **Coordinate with the San Benito County Water District, San Benito County and the Sunnyslope County Water District in water and wastewater system expansion needs.** As a follow-up to the Memorandum of Understanding (MOU) between the City of Hollister, San Benito County, and San Benito County Water

District, the City will work with the San Benito County Water District and San Benito County to develop and implement plans for meeting the water needs of the City of Hollister consistent with the General Plan. Issues to be addressed include:

- (1) Implementation of the Groundwater Management Plan, including:
 - a. Purchasing of additional water supplies.
 - b. Percolation of the San Felipe Project water into the underlying aquifers.
 - c. Obtaining access to water from the San Felipe Project.
 - d. Monitoring groundwater levels and the quantities of water recharged to and extracted from the underlying sub-basins.
 - e. Sharing water resources data between the agencies to allow for responsible decisions regarding water supply development and land use planning.
 - f. Developing policies regarding the provision of service to community water systems and small local water systems.

- (2) Develop and implement the Hollister Urban Water and Wastewater Master Plan, including:
 - a. Purchasing of additional water supplies.
 - b. Percolation of the San Felipe Project water into the underlying aquifers.
 - c. Obtaining access to water from the San Felipe Project.
 - d. Monitoring groundwater levels and the quantities of water recharged to and extracted from the underlying sub-basins.
 - e. Sharing water resources data between the agencies to allow for responsible decisions regarding water supply development and land use planning.
 - f. Developing policies regarding the provision of service to community water systems and small local water systems.

Upon completion of the Hollister Urban Water and Wastewater Master Plan the City will reassess the population, employment and other growth projections of the General Plan to be consistent with the adopted Urban Water and Wastewater Master Plan and in compliance with State law requirements for future water supplies. *Mitigation Measure 4.10-1-1 (modifications to Program CSF.F)*

Finding. Implementation of Draft General Plan policies and programs related to water and wastewater, with the additional mitigation measure 4.10-1-1 proposed in this EIR requiring master planning for wastewater and water supplies in coordination with the San Benito County Water District and San Benito County, would avoid or substantially lessen the significant environmental impact to a **less than significant level**.

E. Water Supply (4.10-2)

Impact. Development under the Draft General Plan would increase the demand for water in the Planning Area. Growth projections for Hollister are consistent with adopted AMBAG forecasts except for a minor technical adjustment (see mitigation measure 4.1-1-1).

Mitigation. *See Section 6(A)(1), above, for discussion of the Project's program mitigation measures for impacts to water supply. Mitigation Measure 4.10-1-1 (modifications to Program CSF.F) also applies to this impact.*

Finding. Implementation of Draft General Plan policies and programs related to water supply, with the additional mitigation measure proposed in this EIR requiring master planning for wastewater and water supplies in coordination with the San Benito County Water District and San Benito (see mitigation measure 4.10-1-1), would avoid or substantially lessen the significant environmental impact described above to a **less than significant level**.

F. Water Quality Standards (4.10-3)

Impact. Development under the Draft General Plan would result in an increase in the loading of petrochemical contaminants, heavy metals and pesticide, and herbicide residues to natural and artificial drainage-ways and could contribute to groundwater quality degradation and/or contamination within the Planning Area.

Mitigation. See Section 6(A)(1), above, for discussion of the Project's program mitigation measures for impacts to water quality. Mitigation Measure 4.10-1-1 (modifications to Program CSF.F) also applies to this impact.

Finding. Implementation of Draft General Plan policies and programs related to water quality, with the additional mitigation measure proposed in this EIR requiring master planning for wastewater and water supplies in coordination with the San Benito County Water District and San Benito (see mitigation measure 4.10-1-1), would avoid or substantially lessen the significant environmental impact described above to a **less than significant level**.

G. Groundwater (4.10-4)

Impact. Development consistent with the Draft General Plan could result in overall incremental increases in impervious surface cover in some Planning Area watersheds. These increases would be minimal and would not affect groundwater resources. Use of groundwater for future water supply will have a significant effect on groundwater resources.

Mitigation. See Section 6(A)(1), above, for discussion of the Project's program mitigation measures for impacts to groundwater. Mitigation Measure 4.10-1-1 (modifications to Program CSF.F) also applies to this impact.

Finding. Implementation of Draft General Plan policies and programs related to groundwater and future water supply and treatment, with the additional mitigation measure proposed in this EIR requiring master planning for wastewater and water supplies in coordination with the San Benito County Water District and San Benito (see mitigation measure 4.10-1-1), would reduce this potentially significant impact to a less-than-significant level.

2. FINDINGS ASSOCIATED WITH SIGNIFICANT EFFECTS WHICH CANNOT FEASIBLY BE MITIGATED TO LESS THAN SIGNIFICANT LEVEL.

Land Use, Population, Employment and Housing

A. Growth and Concentration of Population (4.1-3)

Impact. Development consistent with the Draft General Plan would induce substantial growth and concentration of the City's population. This would be a significant unavoidable impact.

Mitigation: None

Findings: The implementation of the 2005-2023 General Plan would induce growth and concentration of the City's population. Population and housing growth are necessary to provide for a healthy jobs/housing balance and to meet state mandated housing needs. Increasing population densities within the City of Hollister also allows for the efficient use of public infrastructure, such as water and wastewater facilities, and should serve to direct development away from agricultural and biologically sensitive areas in the County. These considerations are consistent with the goals of the General Plan and make mitigation of this impact infeasible. Therefore, impacts to growth and population remain **significant and unavoidable**.

B. Employment Growth Rate (4.1-5)

Impact. Development under the Draft General Plan would result in an expected increase in employment of 8,970 jobs over 2000 U.S. Census figures. This would be a significant unavoidable impact.

Mitigation: None

Findings: The implementation of the 2005-2023 General Plan would increase employment in the City of Hollister. Increasing employment and jobs within the City of Hollister is necessary to diversify the City's tax base and improve the economic health of the community. Increased jobs within the City will also improve the quality of life for residents by providing employment options close to home which can result in reduced stress, more family time, and increased multi-modal commuters. These considerations are consistent with the goals of the General Plan and make mitigation of this impact infeasible. Therefore, impacts to the employment growth rate remain **significant and unavoidable**.

Transportation and Circulation

C. Increases in Traffic Volumes (4.2-1)

Impact. Increases in traffic volumes will result in unacceptable levels of service at two intersections — San Benito Street and Fourth Street; and Airline Highway (SR 25) and Sunnyslope Road. This would be a significant unavoidable impact.

Mitigation: None

Findings: Population and employment growth will result in the increase in traffic within the City. Two main intersections in town have been identified as dropping in levels of service (LOS) to unacceptable levels by the year 2023. San Benito Street and Fourth Street would go from LOS D to E in the PM, and Airline Highway and Sunnyslope Road would go from LOS C to D in both the AM and PM peaks. Programs within the 2005-2023 General Plan encourage improved connectivity and multi-modal transportation options within the City. An increased employment base should also decrease reliance on commute by automotive vehicle. The Council finds that population and employment growth are necessary for the economic health of the community. These considerations are consistent with the General Plan and make mitigation of this impact infeasible. Therefore, impacts to the increases in traffic volumes remain **significant and unavoidable**.

D. Roadway Capacity Deficiencies (4.2-2)

Impact. Roadway capacity deficiencies were identified in several areas. These deficiencies are directly related to the future land use designations shown on the updated

General Plan Map. The deficiencies can be grouped into several categories of roadway capacity needs. These include: (a) regional commuting; (b) Northwest Hollister circulation needs; (c) Southeast Hollister circulation needs; and, (d) additional roadway capacity serving the Industrial Park. This would be a significant unavoidable impact.

Mitigation: None

Findings: The implementation of the 2005-2023 General Plan would result in roadway capacity deficiencies in four areas which primarily relate to an increased commuting population. These deficiencies are the unavoidable result of building new housing and accommodating new jobs, which are important General Plan goals. Planned road improvements, however, are expected to keep pace with population increases. Therefore, with the exception of the two intersections identified in item D above, roads within City of Hollister and San Benito County are still expected to function at LOS C or better. The General Plan contains policies to encourage coordination between the City of Hollister, San Benito County, and CalTrans, through the San Benito County COG Board, to make timely improvements to the road system within the City and County. General Plan programs specify that fees shall be collected from developers and other sources as provided by law to fund the needed improvements. Additionally, the employment growth projected by the General Plan will also provide residents with local job options that can reduce a proportion of the commuter population and minimize the anticipated deficiencies. Further mitigation of this impact is infeasible. Therefore, impacts to the roadway capacities remain **significant and unavoidable**.

Geology, Soils, and Seismicity

E. Seismic Ground Shaking (4.9-1)

Impact. Seismic hazards in the Hollister Planning Area will expose people and structures to potential, substantial adverse seismic effects, including the potential risk of loss, injury, or death involving strong seismic ground shaking. A similar potential for seismically-induced damage affects most areas located near major active faults within California. The Draft General (Health and Safety) contains numerous policies and programs to reduce these potential impacts to what is defined as an "acceptable level of risk," as determined by the City, even if the impacts of the Draft General Plan should be considered significant and unavoidable.

Mitigation: None

Findings: The City of Hollister was established on the Hayward/Calaveras Fault and the San Andreas Fault runs within two and a half miles of the City. Much of the downtown is within the Alquist-Priolo Special Studies Zone and the whole town is within an active seismic environment. The City has experienced large scale magnitude earthquakes in the past and is extremely likely to experience more in the future. Building new housing and accommodating new jobs necessarily means exposing more residents and workers to some level of seismic risk. State law requires geological studies for development within the Special Studies Zone, and the Draft General Plan (Health and Safety) contains policies and programs to reduce these potential impacts to what is defined as an "acceptable level of risk," as determined by the City. Further mitigation of this impact is infeasible. Therefore, impacts from seismic ground shaking remain **significant and unavoidable**.

F. Seismic Related Ground Failure (4.9-2)

Impact. Seismic hazards in the Hollister Planning Area will expose people and structures to potential substantial adverse seismic effects, including the risk of loss, injury, or death from seismic-related ground failures of liquefaction, lateral spreading, lurching, differential settlement, and flow failures. The Draft General (Health and Safety) contains numerous policies and programs to reduce these potential impacts to what is defined as an "acceptable level of risk," as determined by the City, even if the impacts of the Draft General Plan should be considered significant and unavoidable.

Mitigation: None

Findings: As stated in item E above, the City of Hollister is located within an extremely active seismic environment and cannot provide new housing and jobs without some seismic risk. Mitigation to the extent of the law and to an "acceptable level of risk" has been provided in the General Plan policies and programs. Further mitigation of this impact is infeasible. Therefore, impacts from seismic ground shaking remain **significant and unavoidable**.

Agriculture

G. Farmland Conversion (4.11-1)

Impact. Development consistent with the Draft General Plan would result in the irrevocable conversion of Prime Farmland to urban development. While the Draft General Plan proposes a significantly reduced area of development of farmland as compared to 1995 General Plan, this would still be a significant unavoidable impact.

Mitigation: None

Findings: The full implementation of the 2005-2023 General Plan would contribute to the loss of farmland in San Benito County. The San Benito Valley is very fertile with superior growing conditions, and the State Department of Conservation has identified that about 50% of the planning area contains Prime farmland. The General Plan seeks to protect Prime Farmland in the following ways: 1) by significantly reducing the planning area from the existing 1993-2010 Hollister General Plan; 2) increasing densities within the downtown and underutilized lands within the City; 3) encouraging clustering of development on constrained lands; and, 4) implementation of a Transfer of Development Credit (TDC) program in association with San Benito County. However, no reasonable development pattern can make room for housing and jobs to meet important General Plan goals without some loss of Prime Farmland. Impacts to farmland cannot be off-set by the creation of new farmland and further mitigation of this impact is infeasible. Therefore, impacts to farmland remain **significant and unavoidable**.

II. FINDINGS CONCERNING ALTERNATIVES TO THE PROJECT

CEQA requires that an EIR identify alternatives to a project as proposed. The CEQA Guidelines specify that the EIR describe a range of reasonable alternatives to the project which "would feasibly attain most of the basic objectives of the project, but would avoid or substantially lessen any of the significant effects of the project". The purpose of this section is to determine whether there are alternatives of design, scope or location which would substantially lessen the significant

impacts, even if those alternatives "impede to some degree the attainment of the project objectives" or are more expensive (CEQA Guidelines Section 15126.6).

The EIR examines three alternatives to the project as presently proposed. The alternatives have been developed to the extent that the level of impact relative to the proposed plan can be described. The range of alternatives considered are labeled as follows: (1) No Project/No Development; (2) No Project/No Action/1995 General Plan; and, (3) a Reduced Development alternative.

On the basis of the discussion of the proposed project and the three alternatives, the EIR finds that Alternative 1 (*No Project / No Development*) would be the environmentally superior alternative because it would avoid most of the environmental impacts associated with increased development. The *Guidelines* also state that, if the environmentally superior alternative is the No Project Alternative, the EIR shall also identify an environmentally superior alternative among the other alternatives. Based on a comparison of the of the significant environmental impacts of all the development alternatives in this exhibit, Alternative 3 (Reduced Development) and the Draft General Plan would result in a similar number of significant unavoidable adverse impacts and less-than-significant impacts. The proposed project (Draft General Plan) actually results in one fewer significant unavoidable adverse impacts and therefore would be the environmentally superior alternative.

1. NO PROJECT/NO DEVELOPMENT ALTERNATIVE

Description. This alternative would reflect the existing conditions with no additional Development within the City of Hollister Planning Area and current conditions in the City of Hollister Planning Area would remain. The environmental impacts are described by the existing conditions as reflected by the Draft City of Hollister General Plan, dated March 2005. This alternative reflects the least amount of development of the alternatives analyzed.

Comparison to the Proposed Project. The No Project / No Development alternative would be the environmentally superior alternative with respect to land use, population, employment, and housing. This alternative would not induce substantial population growth or a concentration of population, nor would it displace any residents. Under this alternative, however, it would be impossible for the community's vision to be achieved or for the City to meet its regional housing needs, especially for lower income.

Finding. This alternative is hereby rejected for the following reasons: the No Project/ No Development alternative would make it impossible for the City to meet many of its goals including employment and regional housing needs (especially for lower income).

2. NO PROJECT / NO ACTION / 1995 GENERAL PLAN ALTERNATIVE

Description. Alternative 2 (No Project/No Action/1995 General Plan) assumes that no General Plan is adopted for the City, and future development would continue to be guided by the existing General Plan, adopted in 1995, and zoning. This alternative reflects growth under existing General Plan policies, assuming feasible infrastructure improvements and community services. The existing land use concept designates large tracts of land for single family and rural residential development with the expectation that only a portion of these areas would develop during the planning period. There is more land area designated to accommodate anticipated residential development through the year 2010 than demand will justify.

Comparison to the Proposed Project. Under the No Project/1995 General Plan alternative there would be few changes to the existing zoning in Hollister. Development under this alternative would be higher than that under the Draft General Plan, and higher than development under the other alternatives. In addition, the planning area is significantly larger

and more spread-out. The No Project/1995 General Plan alternative would not result in efficient, transit-supportive, infill land use patterns that take full advantage of planned investments in infrastructure. Because of the increased level of development, there are increased opportunities for land use conflicts, particularly in the areas outside of Downtown. This would result in significant land use impacts. With the increased development there would also be an increase in population, employment, and housing. These increases would result in significant growth and they would result in significant secondary impacts related to public services and utilities.

Finding. This alternative is hereby rejected for the following reasons: the No Project/No Action/1995 General Plan Alternative is not environmentally superior to the proposed project.

3. REDUCED DEVELOPMENT ALTERNATIVE

Description. The Alternative 3 (Reduced Development) land use concept shows the potential impact of lower-density development in Hollister with a reduced planning area boundary. The general organization of land uses is the same as the preferred land use concept, but the intensity of residential and commercial uses is reduced. The concept supports a smaller build-out population and places less of a burden on infrastructure (recreational systems, street networks, water and sewer treatment) than the preferred land use concept, though the developable areas are similar.

Comparison to the Proposed Project. Development under this alternative would be lower than that under the Draft General Plan. This decreased development would also result in a slightly smaller population in the Planning Area but the same number of jobs. Land use impacts for this alternative would be slightly less than those identified for the Draft General Plan, due to the decreased level of development, but not to a significant level. Many impacts of the Reduced Development Alternative, both less than significant and significant unavoidable, would be similar to Draft General Plan land use impacts. Population and employment impacts would also be significant. However, the jobs-to-housing ratio under this alternative and the potential for housing development, since it is less, would make it less likely that the City could meet its regional housing needs, especially for lower income housing.

Finding. This alternative is hereby rejected for the following reasons: The Reduced Development Alternative would not support the City's goals for jobs/housing balance and it is not environmentally superior to the proposed project.

III. MITIGATION MONITORING AND REPORTING PROGRAM

Section 21081.6 of the California Public Resources Code requires the City Council to adopt a monitoring and reporting program regarding changes in the Project or mitigation measures imposed to lessen or avoid significant effects on the environment.

The Mitigation and Monitoring Program, in form presented to the City Council, is adopted because it effectively fulfills the CEQA mitigation monitoring requirement:

- A. The mitigation measures are specific and, as appropriate, define performance standards to measure compliance under the program and subsequent implementation as part of the General Plan.
- B. Compliance with the Program is itself a requirement of the project through implementation of the General Plan.

IV. STATEMENT OF OVERRIDING CONSIDERATIONS

In approving the City of Hollister General Plan, which is evaluated in the Final Environmental Impact Report (FEIR), the City makes the following Statement of Overriding Considerations in support of the findings on the FEIR. The City has considered the information contained in the FEIR (Draft EIR and Response to Comments on the Draft EIR) and has fully reviewed and considered the public testimony and record in this proceeding.

The City has carefully balanced the benefits of the project against and adverse impacts identified in the EIR that could not be feasibly mitigated to a level of insignificance. Notwithstanding the identification and analysis of the impacts that are identified in the EIR as being significant which have not been eliminated, lessened or mitigated to a level of insignificance, the City, acting pursuant to Section 15093 of the CEQA Guidelines, hereby determines that the benefits of the project outweigh the unmitigated adverse impacts and the project should be approved. The EIR describes certain environmental impacts that cannot be avoided if the project is implemented. This Statement of Overriding Considerations applies specifically to those impacts found to be significant and unavoidable as set forth in the EIR and the public hearing records.

Seven significant and unavoidable impacts have been identified in the EIR.

1. **Growth and Concentration of Population. 4.1-3.** Development consistent with the Draft General Plan would induce substantial growth and concentration of the City's population.
2. **Employment Growth Rate. 4.1-5** Development under the Draft General Plan would result in an expected increase in employment of 8,970 jobs over the 2000 U.S. Census figures.
3. **Increases in Traffic Volumes. 4.2-1** Increase in traffic volumes will result in unacceptable levels of service at two intersections – San Benito Street and Fourth Street; and Airline Highway (SR 25) and Sunnyslope Road.
4. **Roadway Capacity Deficiencies. 4.2-2** Roadway capacity deficiencies were identified in several areas. These deficiencies are directly related to the future land use designations shown on the updated General Plan Map. The deficiencies can be grouped into several categories of roadway capacity needs. These include a) regional commuting; b) Northwest Hollister circulation needs; c) Southeast Hollister circulation needs; and, d) additional roadway capacity serving the Industrial Park.
5. **Seismic Ground Shaking. 4.9-1** Seismic hazards in the Hollister Planning Area will expose people and structures to potential, substantial adverse seismic effects, including the potential risk of loss, injury, or death involving strong seismic ground shaking. A similar potential for seismically-induced damage affects most areas located near major active faults within California. The Draft General (Health and Safety) contains numerous policies and programs to reduce these potential impacts to what is defined as an "acceptable level of risk," as determined by the City, even if the impacts of the Draft General Plan should be considered significant and unavoidable.

6. **Seismic Related Ground Failure. 4.9-2** Seismic hazards in the Hollister Planning Area will expose people and structures to potential, substantial adverse effects, including the potential risk of loss, injury, or death from seismic-related ground failures of liquefaction, lateral spreading, lurching, differential settlement, and flow failures. The Draft General (Health and Safety) contains numerous policies and programs to reduce these potential impacts to what is defined as an "acceptable level of risk," as determined by the City, even if the impacts of the Draft General Plan should be considered significant and unavoidable.
7. **Farmland Conversion. 4.11-1** Development consistent with the Draft General Plan would result in the irrevocable conversion of Prime Farmland to urban development. While the Draft General Plan proposes a significant reduced area of development of farmland as compared to the 1995 General Plan, this would still be a significant unavoidable impact.

SPECIFIC FINDINGS

Project Benefits Outweigh Unavoidable Impacts.

The City hereby finds that the remaining significant and unavoidable impacts of the Project are acceptable in light of the long-term social, environmental, land-use and other considerations set forth herein. Specifically, these detrimental changes are outweighed by the following Project benefits.

- 1 **The Project would maintain and enhance Hollister's small town charm and identity.** Land use designations and policies of the proposed General Plan support orderly and balanced growth within the City while encouraging well-designed development that is compatible with the surroundings, and promote an attractive and positive image.
- 2 **The Project would provide for an environment that encourages healthy living.** The 2005-2023 General Plan includes policies which, when implemented will expand recreational opportunities and facilities to address the social, health, and recreational needs of Hollister's residents, and encourage design and site planning conducive to physical activities.
- 3 **The Project would maintain the stability of existing neighborhoods.** The General Plan includes policies to maintain and enhance existing neighborhoods, and ensure that new development within existing neighborhoods is compatible with the existing character of the area.
- 4 **The Project would provide for future City housing needs.** The General Plan contains a number of policies which, when implemented, would serve to diversify and expand the City's affordable housing stock to serve the needs of the residents of Hollister, provide necessary housing for future conditions, and help the City satisfy its regional housing needs.
- 5 **The Project would provide additional employment opportunities in the City.** Land use designations and policies of the proposed General Plan encourage the establishment of uses that will generate employment opportunities for the residents of Hollister and improve the jobs/housing balance of the City. The Plan supports the development of business and research parks and other high employment uses within the City's industrial designation.

- 6 **The Project would promote revitalization of the City's downtown.** Land use designations and policies of the General Plan promote a diverse mix of land uses downtown, while creating an appealing pedestrian friendly environment for living, working and shopping.
- 7 **The Project would provide a diversity of economic development.** Land use designations and policies of the General Plan provide for development that assures availability and diversity of resident-serving goods and services. The Plan supports a vital and diverse economic base in the downtown, while promoting neighborhood serving uses within the Mixed Use designations throughout the community and along the West Gateway corridor. The Plan also promotes the North Gateway corridor as a big box and auto related commercial center providing new retail opportunities for Hollister's residents.
- 8 **The Project would promote economic and environmental sustainability.** Land use designations and policies of the proposed General Plan encourage development patterns that promote energy efficiency and conservation of natural resources, and require new development to mitigate economic and public services impacts.
- 9 **The Project would encourage multiple modes of transportation.** The General Plan contains policies to strengthen physical infrastructure connections throughout neighborhoods, support bike-pedestrian-oriented development and circulation systems, and create a supportive environment for transit use.
- 10 **The Project would facilitate infrastructure planning in the City.** The General Plan contains policies that will provide for the systematic, continual upgrade and improvement of City infrastructure in cooperation with other agencies.
- 11 **The Project would assist the City to make appropriate land use decisions.** The land use designations and policies of the proposed General Plan will allow decision makers to approve development within the City consistent with the City's vision for growth.

Balance of Competing Goals.

The City hereby finds it is imperative to balance competing goals in approving the Project and the environmental document of the project. Not every environmental concern has been fully satisfied because of the need to satisfy competing concerns to a certain extent. The City has chosen to accept certain environmental impacts because complete eradication of impacts would unduly compromise some other important community goals.

The City hereby finds and determines that the project proposal and the supporting environmental; documentation provide for a positive balance of the competing goals and that the social, environmental, land use, and other benefits to be obtained by the project outweigh any remaining environmental and related potential detriment of the project.

OVERRIDING CONSIDERATIONS

Based upon the objectives identified for the project and through the extensive public participation, the City has determined that the project should be approved and that any remaining unmitigated environmental impacts attributable to the project are outweighed by the specific social, environmental, land use and other overriding considerations. These include the project providing

additional affordable housing opportunities, commercial opportunities, and the ability to control land use decisions and guide the development of the City.

The City has determined that any environmental detriment caused by the General Plan has been minimized to the extent feasible, has been outweighed and counterbalanced by the significant social, educational, environmental, and land use benefits to be generated to the City.

(End of Exhibit A – 2005-2023 General Plan FPEIR)

MITIGATION MONITORING AND REPORTING PROGRAM

2005-2023 HOLLISTER GENERAL PLAN

City of Hollister

DECEMBER 2005

INTRODUCTION

This document is the Mitigation Monitoring and Reporting Program (MMRP) for the City of Hollister 2005-2023 General Plan. This MMRP has been prepared pursuant to Section 21081.6 of the California Public Resources Code, which requires public agencies to “adopt a reporting and monitoring program for the changes made to the project or conditions of project approval, adopted in order to mitigate or avoid significant effects on the environment.” AMMRP is required for the proposed project because the EIR has identified significant adverse impacts, and measures have been identified to mitigate those impacts.

MITIGATION MONITORING AND REPORTING PROGRAM

The mitigation measures identified in the City of Hollister General Plan Final EIR have been structured to be incorporated as policies and/or action items into the General Plan policy document and thus, would be implemented as part of consideration of subsequent projects within the City. Implementation would consist of determining whether subsequent projects are consistent with the General Plan, utilization of policies and action items as conditions of approval and/or mitigation measures and City-initiated planning activities as required by specific policies and action items. The MMRP, as outlined in the following table describes mitigation measures and where they are expected to be placed in the City of Hollister 2005-2023 General Plan.

The City of Hollister will be the primary agency for monitoring the mitigation measure implementation associated with implementation of the General Plan.

The MMRP is presented in tabular form on the following pages.

**MITIGATION MONITORING AND REPORTING PROGRAM
2005-2023 HOLLISTER GENERAL PLAN**

Impact	Mitigation and Avoidance Measures	Mitigation	Placement in General Plan	Verification
LAND USE				
<p><i>Conflict with Applicable Land Use or Other Plans (4.1-1)</i> Development under the Draft General Plan would conflict in a minor way with AMBAG forecasts for housing and population through the year 2023. This would be a significant impact.</p>	<p>Initiate a process to amend the AMBAG Forecasts. Initiate a process to amend the 2004 AMBAG Population, Housing Unit and Employment Forecasts for San Benito County to make them consistent with the City of Hollister Draft General Plan and Regional Housing Needs Determinations.</p>	<p>MM 4.1-1-1</p>	<p>Land Use Element Add New Program L.U.D.(2)</p>	
PUBLIC SERVICES AND UTILITIES				
<p><i>Landfill Capacity (4.5-7)</i> Development consistent with the Draft General Plan 2020 will result in increased solid waste generation. Depending on the accuracy of the population projections and business growth for both the City of Hollister and County of San Benito, there is expected to be sufficient landfill capacity until approximately 2016. This could be a potentially significant impact unless plans are made for future countywide refuse disposal needs.</p>	<p>1) Coordination with San Benito County on Solid Waste Management. Coordinate with the County of San Benito in addressing solid waste management needs consistent with the Hollister General Plan.</p> <p>2) Coordinate with San Benito County on landfill capacity needs. Coordinate with San Benito County and San Benito County Integrated Waste Management to expand landfill capacity beyond the currently expected life of the John Smith Road Landfill.</p>	<p>MM 4.5-7-1 MM 4.5-7-2</p>	<p>Community Services Element Add New Policy CSF.4.15 Add New Program CSF.R(2)</p>	

**MITIGATION MONITORING AND REPORTING PROGRAM
2005-2023 HOLLISTER GENERAL PLAN**

Impact	Mitigation and Avoidance Measures	Mitigation	Placement in General Plan	Verification
<p>VISUAL IMPACT</p> <p><i>Nighttime Lighting and Glare (4.7-4)</i> Development consistent with the Draft General Plan could create new sources of light or glare and increase nighttime lighting in the area. This would be a significant impact.</p>	<p>1) Develop guidelines for the preparation of lighting plans. In order to minimize light trespass and greater overall light levels in the city, new development and projects making significant parking lot improvements or proposing new lighting shall be required to prepare a lighting plan for review by City planning staff. Require design guidelines to include the following provisions for lighting plans:</p> <ul style="list-style-type: none"> a. All light sources should be fully shielded from off-site view. b. All lights to be downcast except where it can be proved to not adversely affect other parcels. c. Escape of light to the atmosphere should be minimized. d. Low intensity, indirect light sources should be encouraged, except where other types of lighting is warranted for public safety reasons. e. On-demand lighting systems should be encouraged. f. Mercury, metal halide, and similar intense and bright lights should not be permitted except where their need is specifically approved and their source of light is restricted. 	<p><i>MM 4.7-4-1</i></p>	<p><i>Land Use Element Add New Program LUH(2)</i></p>	
<p align="center">HYDROLOGY, WASTEWATER TREATMENT, WATER QUALITY, AND WATER SUPPLY</p>				
<p><i>Wastewater Treatment Capacity (4.10-1)</i> The planned treatment capacity of the City of Hollister Wastewater Treatment Plant</p>	<p>Coordinate with the San Benito County Water District, San Benito County and the Sunnyslope County Water District in water and wastewater system expansion needs. As a follow-up to the Memorandum of Understanding (MOU) between the City of Hollister, San Benito County, and San</p>	<p><i>MM 4.10-1-1</i></p>	<p><i>Community Services Element</i></p>	

**MITIGATION MONITORING AND REPORTING PROGRAM
2005-2023 HOLLISTER GENERAL PLAN**

Impact	Mitigation and Avoidance Measures	Mitigation	Placement in General Plan	Verification
<p>will be consistent with the development projections under the Draft General Plan.</p>	<p>Benito County Water District, the City will work with the San Benito County Water District and San Benito County to develop and implement plans for meeting the water needs of the City of Hollister consistent with the General Plan. Issues to be addressed include:</p> <ol style="list-style-type: none"> (1) Implementation of the Groundwater Management Plan, including: <ol style="list-style-type: none"> a. Purchasing of additional water supplies. b. Percolation of the San Felipe Project water into the underlying aquifers. c. Obtaining access to water from the San Felipe Project. d. Monitoring groundwater levels and the quantities of water recharged to and extracted from the underlying sub-basins. e. Sharing water resources data between the agencies to allow for responsible decisions regarding water supply development and land use planning. f. Developing policies regarding the provision of service to community water systems and small local water systems. (2) Develop and implement the Hollister Urban Water and Wastewater Master Plan, including: <ol style="list-style-type: none"> a. Purchasing of additional water supplies. b. Percolation of the San Felipe Project water into the underlying aquifers. c. Obtaining access to water from the San Felipe Project. d. Monitoring groundwater levels and the quantities of water recharged to and extracted from the underlying sub-basins. e. Sharing water resources data between the agencies to 		<p><i>Amend Program CSF.F</i></p>	

**MITIGATION MONITORING AND REPORTING PROGRAM
2005-2023 HOLLISTER GENERAL PLAN**

Impact	Mitigation and Avoidance Measures	Mitigation	Placement in General Plan	Verification
	<p>allow for responsible decisions regarding water supply development and land use planning.</p> <p>f. Developing policies regarding the provision of service to community water systems and small local water systems.</p> <p>Upon completion of the Hollister Urban Water and Wastewater Master Plan the City will reassess the population, employment and other growth projections of the General Plan to be consistent with the adopted Urban Water and Wastewater Master Plan and in compliance with State law requirements for future water supplies.</p>			
<p>Water Supply (4.10-2) Development under the Draft General Plan would increase the demand for water in the Planning Area. Growth projections for Hollister are consistent with adopted AMBAG forecasts except for a minor technical adjustment (see mitigation measure 4.1-1-1).</p>	<p>See Section 6(A)(1), above, for discussion of the Project's program mitigation measures for impacts to water supply.</p>	<p>MM 4.10-1-1</p>	<p>Community Services Element Amend Program CSF.F</p>	
<p>Water Quality Standards (4.10-3) Development under the Draft General Plan would result in an increase in the loading of petrochemical contaminants, heavy metals and pesticide, and</p>	<p>See Section 6(A)(1), above, for discussion of the Project's program mitigation measures for impacts to water quality.</p>	<p>MM 4.10-1-1</p>	<p>Community Services Element Amend Program CSF.F</p>	

**MITIGATION MONITORING AND REPORTING PROGRAM
2005-2023 HOLLISTER GENERAL PLAN**

Impact	Mitigation and Avoidance Measures	Mitigation	Placement in General Plan	Verification
<p>herbicide residues to natural and artificial drainage-ways and could contribute to groundwater quality degradation and/or contamination within the Planning Area.</p>				
<p>Groundwater (4.10-4) Development consistent with the Draft General Plan could result in overall incremental increases in impervious surface cover in some Planning Area watersheds. These increases would be minimal and would not affect groundwater resources. Use of groundwater for future water supply will have a significant effect on groundwater resources.</p>	<p><i>See Section 6(A)(1), above, for discussion of the Project's program mitigation measures for impacts to groundwater.</i></p>	<p><i>MM 4.10-1-1</i></p>	<p><i>Community Services Element Amend Program CSF.F</i></p>	

SOURCE

City of Hollister, Final Environmental Impact Report 2005-2023 General Plan, October 2005.

(End of Exhibit D – 2005-2023 General Plan FEIR)

and significant unavoidable

Plan land use impacts and would be less-than-significant. Population and employment impacts would also be less-than-significant. However, the jobs-to-housing ratio under this alternative and the potential for housing development, since it is less, would make it less likely that the City could meet its regional housing needs, especially for lower income housing.

Transportation and Circulation

No Project/No Development Alternative

Projections for the year 2023 suggest that traffic conditions would improve during both the AM and PM peak hours. The San Benito County traffic forecasting model projects that about 84 percent and 81 percent of the miles roadway would operate at, or better than, the level of service standard of C by 2023 during the AM and PM peak hour, respectively. This is a projected improvement of about two percent over current conditions. The planned roadway improvements are expected "keep pace" with the increase in the commuting population.

No Project/1995 General Plan Alternative

Development under the 1995 General Plan could result in unacceptable LOS at intersections and peak hours.

Reduced Development Alternative

Impacts under this alternative would be similar to the Draft General Plan.

Air Quality

No Project/No Development Alternative

The No Project alternative would not result in substantial population growth and would have the least impact on air quality.

No Project/1995 General Plan Alternative

Impacts under this alternative would be similar to the Draft General Plan.

Reduced Development Alternative

Impacts under this alternative would be similar to the Draft General Plan.

Noise

No Project/No Development Alternative

Noise impacts associated with the No Project/No Development alternative would be similar to the proposed project but somewhat less, because there would be fewer noise and land use compatibility conflicts due to the smaller amount of residential development.

No Project/1995 General Plan Alternative

This alternative would result in an increase in traffic, which would increase traffic noise and impacts to noise sensitive uses near roadways. This alternative would also result in new commercial and/or industrial projects that could result in new stationary noise sources which could impact noise sensitive uses. Additionally, this alternative would result in new development that could be impacted by existing noisy environments.



**STAFF REPORT
CITY COUNCIL AGENDA**

DATE: November 28, 2005

AGENDA ITEM:

DI, #7

MEETING DATE: December 5, 2005

TITLE OF ITEM: Adoption of 2005-2023 General Plan and Final EIR

BRIEF DESCRIPTION: Consideration of Resolutions to Certify the Final Environmental Impact Report with Findings of Over-riding Consideration, and Adoption of the 2005-2023 Hollister General Plan.

STAFF RECOMMENDATION: Staff recommends that the Council certify the FEIR and adopt the Final 2005-2023 General Plan by adopting the Draft Resolutions (Attachments A & B).

DEPARTMENT SUMMARY: On November 21, 2005, the City Council held public hearings on the Final Environmental Impact Report and the Final Draft of the 2005-2023 City of Hollister General Plan, and determined to adopt the Plan as recommended by the Planning Commission with one change included in the Errata (Exhibit 2 of the General Plan Resolution). This change places the portion of the Hart property located outside the City's Sphere of Influence in the Phase 1 priority for development. Pursuant to Council direction, staff has prepared resolutions to certify the FEIR and adopt the Final General Plan.

ATTACHMENTS:

- A. Resolution Certifying the FEIR for the Draft General Plan with supporting Exhibits for Findings of Over-riding Consideration.
- B. Resolution Adopting the Final 2005-2023 General Plan with the Changes contained in the Errata.

FINANCIAL IMPACT: N/A

DEPARTMENT: Development Services Department

CONTACT PERSON: Susan M. Heiser, Planning Manager

DEPARTMENT HEAD: William B. Avera

PHONE NUMBER: 636-4360

THIS REPORT WAS REVIEWED BY THE EXECUTIVE DIRECTOR AND CONCURS WITH THE STAFF RECOMMENDATION

Clint G. Quilter, City Manager

City Attorney

Elaine Cass



**STAFF REPORT
CITY COUNCIL AGENDA**

CI #4

DATE: November 10, 2005

AGENDA ITEM: Public Hearing

MEETING DATE: November 21, 2005

TITLE OF ITEM: Consideration of the 2005-2023 City of Hollister General Plan and certification of the Final Environmental Impact Report (FEIR).

BRIEF DESCRIPTION: On October 27, 2005 the Planning Commission adopted Resolution 2005-19 recommending that the City Council certify the FEIR for the Final Draft General Plan and adopt the 2005-2023 General Plan with changes outlined in the Errata.

STAFF RECOMMENDATION: Staff recommends that Council take the following actions:

- 1) Hold a public hearing to receive comment on the Final Draft General Plan and FEIR.
- 2) Close the public hearing and consider the Planning Commission recommendation.
- 3) Deliberate on the final changes to the FEIR and Final Draft General Plan.
- 4) Direct staff to prepare resolutions to:
 - Certify the Final EIR and making findings for Statement of Overriding Considerations pursuant to CEQA Section 15093; and,
 - Adopt the Final Draft General Plan as recommended by the Planning Commission and with changes determined by the City Council.

DEPARTMENT SUMMARY: The 2005-2023 General Plan has been prepared over the past two years with input from the General Plan Steering Committee, the Planning Commission and several forums for public review and comment. The FEIR has been prepared and circulated in accordance with CEQA for the Draft General Plan. The public review period was open from August 8, 2005 to September 21, 2005. Comments received during this period as well as the City response to comments are contained with the FEIR.

EXHIBITS:

1. Planning Commission Resolution 2005-19 and Attachments.
2. Planning Commission October 27, 2005 Staff Report.

FINANCIAL IMPACT: None

DEPARTMENTS: Development Services Department

DEPARTMENT HEAD: William B. Avera

CONTACT PERSON: Susan M. Heiser, Planning Manager *SMH*

PHONE NUMBER: (831) 636-4360

REVIEWED AND APPROVED BY THE CITY MANAGER.

Clint G. Quilter, City Manager *CQ*

City Attorney _____

Elaine Cass

RESOLUTION NO. PC 2005-19

**A RESOLUTION OF THE PLANNING COMMISSION OF THE
CITY OF HOLLISTER RECOMMENDING ADOPTION OF THE
2005-2023 UPDATE TO THE CITY OF HOLLISTER GENERAL PLAN
AND MAKING FINDINGS PURSUANT TO SECTIONS 15091-15093 OF
THE STATE CEQA GUIDELINES INCLUDING A STATEMENT OF
OVERRIDING CONSIDERATIONS -- CITY OF HOLLISTER -- GPA 1-05**

WHEREAS, the City of Hollister desires to maintain a General Plan that complies with the mandatory requirements of the California Government Code (Section 65300 et seq) and covers the topics of land use, housing, circulation, open space, conservation, recreation, and noise; and,

WHEREAS, in 2003 the City Council of the City of Hollister initiated preparation of a comprehensive update of the long-term general plan for the physical development of the city and planning area pursuant to California Government Code Section 65300 et. seq.; and,

WHEREAS, City staff and consultants held 2 visioning sessions, then the General Plan Steering Committee reviewed and considered background documents relevant to the preparation of the Draft Hollister General Plan, including Preliminary Drafts for Land Use, Housing, Circulation, Noise, Safety and Open Space; and,

WHEREAS, full public involvement in the preparation of the Draft General Plan Revision has been ensured through duly noticed Steering Committee Study Sessions, community meetings, Planning Commission meetings, public hearings and other means; and,

WHEREAS, the Steering Committee held 7 duly noticed study sessions on the "Working Draft" General Plan and the Planning Commission hosted 3 duly noticed workshops on the "Draft" General Plan; and

WHEREAS, the City of Hollister, in accordance with the requirements of the California Environmental Quality Act (CEQA), the State CEQA Guidelines adopted by the Secretary of Resources, has caused to be prepared an Environmental Impact Report which analyzes the impacts of the proposed project (SCH # 200481147); and,

WHEREAS, a Draft Environmental Impact Report (August 2005) was prepared through the Development Services Department and circulated for 45 days as required by law; and,

WHEREAS, the Planning Commission is required by state law to hold at least one public hearing on the Draft EIR; and,

WHEREAS, the Planning Commission of the City of Hollister held a duly noticed public hearing on August 25, 2005, to solicit public comment on the Draft EIR for the 2005 Draft General Plan; and,

WHEREAS, following the close of the 45-day public review period for the Draft EIR on September 21, 2005, the Planning Commission held a duly noticed public hearing on October 27, 2005 to consider the Final EIR and the Final Draft General Plan; and

WHEREAS, the Final EIR identified significant environmental impacts of the proposed 2005 Draft General Plan; and,

WHEREAS, in response to the impacts identified in the Final EIR, mitigation measures have been incorporated into the project; and,

WHEREAS, Section 15091 of the State CEQA Guidelines requires that the decision making body make specific findings when approving a project for which a Final EIR has been completed; and,

WHEREAS, the City of Hollister Planning Commission has considered the Final Draft General Plan, all of the written correspondence, verbal testimony, staff reports, and background reports prepared, and the information contained in the Final Environmental Impact Report on the 2005 Draft General Plan.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Hollister does hereby recommend that the City Council adopt the 2005-2023 General Plan, included as Attachment A to this Resolution, and Planning Commission revisions to the Plan, included as Attachment B to this Resolution.

BE IT FURTHER RESOLVED that the City of Hollister Planning Commission has reviewed the Final EIR and considered the information contained therein and hereby finds that the project, as proposed, would have those significant environmental impacts summarized in the Final EIR, as listed in Attachment C to this Resolution (Summary of Potential Environmental Impacts and Mitigation Measures, from the Final EIR).

BE IT FURTHER RESOLVED, that the Final Environmental Impact Report on the 2005 Draft General Plan identifies three project alternatives and that the Planning Commission considered these alternatives and, pursuant to CEQA Section 21081(c), the Planning Commission finds that each of the alternatives to the Project described in the Final EIR is infeasible for the following reasons:

1. **No Project/No Development.** This alternative would result in no additional development within the City and reflects the least amount of development of the alternatives. This alternative would not comply with many state laws and is therefore not a viable alternative.
2. **No Project/1995 General Plan.** This alternative would result in the continued use of the 1995 General Plan which includes a larger Planning Area and relies on sprawl, using more land area to accommodate the anticipated growth to 2010 than demand will justify. This alternative would have greater environmental impacts than the other alternatives.
3. **Reduced Development.** This alternative shows a lower-density development within the proposed reduced Planning Area. The physical impact for this alternative would be slightly less than the Draft General Plan, however it would have one more significant unavoidable impact due to the potential inability to provide adequate jobs/housing balance. It would also be substantially less likely for the City to meet its regional housing need under this alternative. For these reasons this alternative is not feasible.

BE IT FURTHER RESOLVED, the Final Environmental Impact Report on the 2005 Draft General Plan identifies seven unavoidable significant adverse impacts for the Draft General Plan. These impacts cannot be fully mitigated by changes or alterations to the basic project. The unavoidable significant impacts for the 2005 Draft General Plan are as follows:

1. **Growth and Concentration of Population.**
Impacts: 4.1-3 Development consistent with the Draft General Plan would induce substantial growth and concentration of the City's population.
2. **Employment Growth Rate.**
Impacts: 4.1-5 Development under the Draft General Plan would result in an expected increase in employment of 8,970 jobs over the 2000 U.S. Census figures.
3. **Increases in Traffic Volumes.**
Impacts: 4.2-1 Increase in traffic volumes will result in unacceptable levels of service at two intersections – San Benito Street and Fourth Street; and Airline Highway (SR 25) and Sunnyslope Road.
4. **Roadway Capacity Deficiencies.**
Impacts: 4.2-2 Roadway capacity deficiencies were identified in several areas. These deficiencies are directly related to the future land use designations shown

on the updated General Plan Map. The deficiencies can be grouped into several categories of roadway capacity needs. These include a) regional commuting; b) Northwest Hollister circulation needs; c) Southeast Hollister circulation needs; and, d) additional roadway capacity serving the Industrial Park.

5. **Seismic Ground Shaking.**

Impacts: 4.9-1 Seismic hazards in the Hollister Planning Area will expose people and structures to potential, substantial adverse effects, including the potential risk of loss, injury, or death involving strong seismic ground shaking. A similar potential for seismically-induced damage affects most areas located near major faults within California. The Draft General Plan (Health and Safety) contains numerous policies and programs to reduce these potential impacts to what is defined as an “acceptable level of risk” as determined by the City, even if the impacts of the Draft General Plan should be considered significant and unavoidable.

6. **Seismic Related Ground Failure.**

Impacts: 4.9-2 Seismic hazards in the Hollister Planning Area will expose people and structures to potential, substantial adverse effects, including the potential risk of loss, injury, or death from seismic-related ground failures of liquefaction, lateral spreading, lurching, differential settlement, and flow failures. The Draft General Plan (Health and Safety) contains numerous policies and programs to reduce these potential impacts to what is defined as an “acceptable level of risk” as determined by the City, even if the impacts of the Draft General Plan should be considered significant and unavoidable.

7. **Farmland Conversion.**

Impacts: 4.11-1 Development consistent with the Draft General Plan would result in the irrevocable conversion of Prime Farmland to urban development. While the Draft General Plan proposes a significant reduced area of development of farmland as compared to the 1995 General Plan, this would still be a significant unavoidable impact.

BE IT FURTHER RESOLVED that upon review and consideration of the Final EIR and other documents prepared as part of the 2005–2023 General Plan process, the Hollister Planning Commission has weighed the benefits of the proposed project against its unavoidable adverse environmental effects and consider those benefits to outweigh the risks and adverse environmental effects.

BE IT FURTHER RESOLVED that the Planning Commission recommends that the City Council determine that the seven adverse environmental effects are "acceptable" and make the written findings of overriding considerations, identifying the specific reasons why the City has determined that the economic, social or other benefits of the project outweigh the unavoidable adverse environmental effects, pursuant to Section 15093 of the CEQA Guidelines.

BE IT FURTHER RESOLVED that the City of Hollister Planning Commission has considered the public record of proceedings on the proposed project and does determine that adoption and implementation of the 2005-2023 General Plan would result in substantial public benefits and finds that the Final Draft General Plan, (Attachment A), complies with State law requirements, and balances economic growth which supplies jobs for existing and future residents, achieves social diversity, and provides adequate services and facilities, while protecting environmental resources and prudently managing traffic capacity.

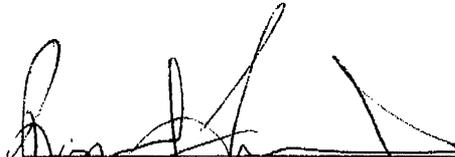
PAST AND ADOPTED at a regular meeting of the Planning Commission of the City of Hollister on the 27th day of October, 2005 by the following vote:

Recommending Certification of Final EIR:

AYES: Atencio, Alvarez, Friend, Huboi, Scott
NOES: None
ABSENT: None
ABSTAIN: None

Recommending Adoption of the Final Draft General Plan:

AYES: Atencio, Alvarez, Friend, Huboi, Scott
NOES: None
ABSENT: None
ABSTAIN: None



Chairman of the Planning Commission
of the City of Hollister

ATTEST:



William B. Avera, Secretary

ATTACHMENT A

(A link to the Final Draft General Plan can be found at the bottom of the City of Hollister home page: [www/hollister.ca.gov](http://www.hollister.ca.gov))



General Plan

October 2005

FINAL DRAFT



ATTACHMENT B

FINAL Draft General Plan

Errata

November 21, 2005

Chapter One – Land Use and Community Design Element

From Planning Commission – Changes to Hollister General Plan Goals (page 1.7)

Add a new goal, "Provide for an environment that encourages healthy living"

Chapter Two – Land Use and Community Design Element

From Planning Commission – Changes to Map 2 Land Use Plan (page 2.5)

Designate the Low Density Residential parcel west of Highway 25, east of the designated school, and south of the 2005 SOI as Mixed-Use.

Designate the Low Density Residential and General Commercial parcels west of Highway 25, south of Union Road and between the 2005 SOI and Planning Area as Mixed-Use.

Designate the Medium Density Residential parcel in the North Gateway Overlay area as North Gateway Commercial.

From Planning Commission – Rework Industrial Land Use Designation (page 2.10)

Industrial

This designation provides for a range of uses, from business and research parks, large individual corporate establishments, professional and administrative offices and industrial complexes. Examples of allowed uses in this category are computer software companies, research laboratories, copying services, printing companies, warehousing, offices, equipment manufacturing and repair and trucking operations. Other permitted uses include limited commercial uses that serve industrial and employment centers.

Industrial areas that fall in the North Gateway Overlay district will also allow limited commercial uses with frontage along Highway 25 to serve passing motorists. The design guidelines described in the "Special Planning Areas" section of this element stipulates additional criteria that development within the North Gateway must meet.

From FEIR – Add New Implementation Measure Under 1-Year Time Frame (page 2.44)

LU.D(2) Initiate a Process to Amend the AMBAG Forecasts. Initiate a process to amend the 2004 AMBAG Population, Housing Unit and Employment Forecasts for San Benito County to make them consistent with the City of Hollister Draft General Plan and Regional Housing Needs Determinations.

From FEIR – Add New Implementation Measure Under 2-Year Time Frame (page 2.45)

LU.H(2) Develop Guidelines for the Preparation of Lighting Plans. In order to minimize light trespass and greater overall light levels in the city, new development and projects making significant parking lot improvements or proposing new lighting shall be required to prepare a lighting plan for review by City planning staff. Require design guidelines to include the following provisions for lighting plans:

ATTACHMENT B

FINAL Draft General Plan

Errata

November 21, 2005

Chapter One – Land Use and Community Design Element

From Planning Commission – Changes to Hollister General Plan Goals (page 1.7)

Add a new goal, "Provide for an environment that encourages healthy living"

Chapter Two – Land Use and Community Design Element

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Industrial areas that fall in the North Gateway Overlay district will also allow limited commercial uses with frontage along Highway 25 to serve passing motorists. The design guidelines described in the "Special Planning Areas" section of this element stipulates additional criteria that development within the North Gateway must meet.

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LU.D(2) Initiate a Process to Amend the AMBAG Forecasts. Initiate a process to amend the 2004 AMBAG Population, Housing Unit and Employment Forecasts for San Benito County to make them consistent with the City of Hollister Draft General Plan and Regional Housing Needs Determinations.

From FEIR – Add New Implementation Measure Under 2-Year Time Frame (page 2.45)

LU.H(2) Develop Guidelines for the Preparation of Lighting Plans. In order to minimize light trespass and greater overall light levels in the city, new development and projects making significant parking lot improvements or proposing new lighting shall be required to prepare a lighting plan for review by City planning staff. Require design guidelines to include the following provisions for lighting plans:

- a. All light sources should be fully shielded from off-site view.
- b. All lights to be downcast except where it can be proved to not adversely affect other parcels.
- c. Escape of light to the atmosphere should be minimized.
- d. Low intensity, indirect light sources should be encouraged, except where other types of lighting is warranted for public safety reasons.
- e. On-demand lighting systems should be encouraged.
- f. Mercury, metal halide, and similar intense and bright lights should not be permitted except where their need is specifically approved and their source of light is restricted.

Chapter Three – Housing Element

Add the following text under Housing Element Goals and Policies after the last goal (page 3.9)

State law requires the Housing Element to include quantified objectives for the maximum number of units that can be rehabilitated, conserved, or constructed. Policies and programs establish the strategies to achieve these objectives. The City's quantified objectives are described under each program. Assumptions are based on past program performance, infrastructure constraints, construction trends, land availability, and anticipated future program funding. The City's housing policies and implementing programs are grouped by the housing goals described in this section. (See the Appendix for a Summary of Housing Element Programs and Objectives).

From Planning Commission – Add New Policy Under Goal H3 (page 3.17)

H3.9 Encourage Site Planning Conducive to Physical Activity. Encourage design and site planning of residential developments that have features and amenities that support physical activities.

Expand Implementation Measure H.B (page 3.26)

H.B Expand Sewer and Water System Capacity to Meet Housing Needs. Develop a long-term wastewater treatment program that allows the City to resume construction activity and provides adequate capacity to meet projected housing needs. Identify additional water sources in order to provide adequate water for the additional development projected under the General Plan (see programs in the Community Services and Facilities Element).

Pursuant to the Regional Water Quality Control Board Cease and Desist Order R3-2002-0105, the City of Hollister cannot issue building permits for any development that will increase use of capacity at the City's Wastewater Treatment Facility. The City has been working with San Benito County and the San Benito County Water District to develop a Water and Wastewater Master Plan for the areas within and around the City of Hollister. As part of this plan, the City of Hollister Wastewater Treatment Facility will be identified as the primary facility to serve this area. It is anticipated that this plan will be completed in late 2006 and the City of Hollister Wastewater Treatment Facility Improvements are scheduled for completion in December 2007.

Eight to six months prior to the lifting of the RWQCB Cease and Desist Order, the City Council will act on a development schedule for all projects that have received allocations or are otherwise exempt from the City's growth ordinance. The City will also act on a schedule for the processing of building permits, final maps and tentative maps. The goal of this schedule shall be to address staffing needs and to start processing development requests in anticipation of the lifting of the RWQCB Order so that the first phase of development permits can be issued once the order is lifted. Preference shall be given to projects that are 100% affordable.

Implementation is expected to occur between April and June 2007. Issuance of 300 to 500 building permits for new dwelling units is expected to occur within a year after the RWQCB Cease and Desist Order is lifted and 220 to 320 for the subsequent years until the reserve allocations are exhausted.

Add New Implementation Measures Under 1-Year Time Frame (page 3.27)

H.C(2) Modify the Zoning Ordinance to Encourage Affordable Housing. The City will implement the following Zoning Ordinance changes by April 2007 in order to support the development of affordable housing in the City, and especially for lower income housing that will meet the RHNA:

- (a) Reduce the minimum parcel size for lots containing second units within the residential districts within, and adjacent to the City's downtown.
- (b) Create a new residential zoning district that includes a minimum new parcel size of 5,000 sq. ft. and permits zero lot line development on 4,000 sq. ft. lots.
- (c) Create a new Mixed-Use Zoning District that sets development standards for residential development with a minimum of 1 dwelling unit per 5,000 sq. ft. of commercial space.
- (d) Consider in-lieu fees or reduced parking requirements for high-density development projects and residential dwellings in the Downtown Commercial/Mixed-Use District.
- (e) Rezone properties to comply with the 2005 General Plan.

The City anticipates the development of 50 new second dwelling units in 2008 to 2009. An additional 30 to 40 dwellings units would be expected to be developed in the City's Downtown Commercial/Mixed-Use Designation.

H.C(5) Modify the Zoning Ordinance to Give Priority to Encourage Lot Consolidation for Affordable Housing. The City will develop criteria and mechanisms to encourage lot consolidation that increases development flexibility and helps achieve the City's affordable housing goals.

H3.D Revise Impact and Planning Fees. Assess the feasibility of establishing fees on a sliding scale so that smaller units, including multi-family and second units, are charged lower fees while maintaining adequate funding levels for infrastructure and public services. Complete feasibility study by January, 2007; implement recommended impact and planning fees by June, 2007.

H.I(2) Develop an Amnesty Program for Second Units. The City will develop an amnesty program by June 2007 to legalize existing unauthorized dwelling units within the City residential zoning districts that have been in existence for 10 or more years. This program will allow some exceptions to the City zoning and building standards but will require units to comply with health and life safety standards. The City anticipates 50-100 dwelling units to be retained and upgraded between 2007 and 2009.

H.Q Establish Resale Controls and Rent and Income Limits. Through the City's Redevelopment Agency, implement resale regulations for very low, low and moderate-income units that are developed under the City's new mandatory inclusionary program and assure that these units remain at an affordable price level. As necessary, identify an appropriate non-profit or government agency to monitor affordable rental housing created through the inclusionary program. *(Move from 5-Year Time Frame)*

Add New Implementation Measures Under 2-Year Time Frame (page 3.29)

H.C(3) Increase Allocations for Affordable Housing. The City will increase the number of allocations reserved for affordable, senior and special needs housing from 40 to 60.

H.C(4) Implement the Growth Management Ordinance to Give Priority to Affordable Housing. The City will develop rating criteria for the Growth Management Ordinance by September 2007 to give priority to projects that include affordable housing. The weighting for affordable housing should increase based on the percentage of the project that will be affordable and for varying degrees of affordability. *Delete Program H.S on page 3.33.*

H.I(3) Inventory Vacant Buildings in the Downtown. The City/Redevelopment Agency will inventory vacant buildings in the downtown and develop a program to provide financial assistance for the provision of affordable dwelling units within the Downtown Commercial /Mixed Use Designation.

Add New Implementation Measures Under 5-Year Time Frame (page 3.29)

H.W(2) Annex Up to 50 Acres of Land for Residential Development. Within 5 years of the lifting of the RWQCB Cease and Desist Order, the City of Hollister shall seek to annex up to 50 acres of land designated for Medium and High Density Residential Development and located within the City's 2005 Sphere of Influence, with minimum development densities of 10 dwelling units per acre for the Medium Density development and 25 dwelling units per acre for the High Density developments. This will facilitate the development of 500 to 800 dwellings affordable to lower and moderate incomes. The City expects this action to occur between January 2009 – 2013.

H.W(3) Modify the Growth Management Ordinance After the Expiration of Measure U. Within six months of the expiration of Measure U, the City will consider amending the Growth Management Ordinance to exempt very low and lower-income affordable housing units and new dwelling units in the Downtown Commercial/Mixed-Use Designation. Implementation is expected to occur 5-years after the RWQCB Cease and Desist Order is lifted. (Anticipated date – January 2013).

Modify Implementation Measures Under On-Going Time Frame beginning on (page 3.34)

H.Z Conduct an Annual Housing Element Review. Develop a process for the assessment of Housing Element implementation through annual review by the Hollister Planning Commission and City Council in conjunction with State requirements for a written review by July 1 of each year (per Government Code Section 65583(3)). Provide opportunities for public input and discussion in the review and establishment of annual work priorities for staff, Planning Commission, and City Council. Submit an annual general plan progress report to HCD by October 1 as required pursuant to Government Code Section 5400.

H.DD Identify New Sites for Multi-Family Infill Housing When Opportunities Arise. Identify additional sites for multi-family land use for the development of affordable and special needs housing where opportunities are available that will not dramatically change the visual characteristics or livability of an area. Such sites may include, but are not limited to: *(add new "g.")*

- g. Provide information on housing opportunity sites that are prioritized for development according to the City's phasing strategy. Inform the development community about changes in the growth management and allocation process that encourage mixed use, senior, and affordable units, and exempt second units and legally restricted affordable units from growth control limits. Upon adoption of new land use and growth control measures, prepare a press release for distribution to the local media. On an annual basis, mail information on housing opportunity sites and incentives for development, such as density bonuses, to private and non-profit developers who are active in San Benito County. On an ongoing basis, provide information at the planning counter and by request to all interested parties.

H.EE Implement Monitoring Systems. Annually monitor and update housing development accomplishments, including housing type and affordability level of housing units approved and built during the planning period. Monitor general housing conditions and track the number of housing units rehabilitated and replaced against housing program objectives. Maintain an up-to-date inventory of vacant land for distribution to developers and non-profit organizations; mail this inventory to private and non-profit developers on an annual basis and provide this information at the planning counter and by request to all interested parties.

H4.X Apply Density Bonus Zoning and Other Incentives for Affordable Housing Development. Encourage an increase in the supply of well-designed housing for very low, low and moderate-income households. Provide the following possible financially equivalent incentives for developments containing a significant percentage of very low or low-income units on-site: (*modify "e."*)

- e. **Coordination.** Coordinate with service providers and other agencies as necessary to create opportunities for the development to be built. In concert with Program H.DD, Identify New Sites for Multi-Family Infill Housing When Opportunities Arise, annually mail information on incentives for affordable housing development, such as density bonuses, to private and non-profit developers who are active in San Benito County. On an ongoing basis, provide such information at the planning counter and by request to all interested parties.

Adopt Density Bonus Ordinance by December, 2006. In concert with Program H3.F, complete feasibility study by January, 2008 and implement recommended impact and planning fees by June, 2008. Develop incentive package for affordable housing development, including fast track processing and flexible development standards, by October, 2008 and conduct information campaign immediately thereafter. 2004-2009.

H.FF Implement Plan to Expend Funding Resources. Establish specific uses of housing funds and/or land donations generated through the inclusionary housing program, and designate the Redevelopment Housing Coordinator position to manage the program. Establish a plan by January 2008 and update annually thereafter.

Chapter Four – Circulation Element

From FEIR – Add New Policy Under Goal C3 (page 4.35)

C3.2 Rail Corridor Planning. The City will coordinate with appropriate agencies to assure that development projects planned adjacent to or near the rail corridor will be planned with safety of the rail corridor in mind. (Lead Responsibility: Engineering)

From FEIR – Add New Implementation Measure Under On-going Timeframe (page 4.48)

C.H Collaborate with Caltrans during development review. Coordinate with Caltrans and other appropriate agencies to consider pedestrian circulation patterns/destinations and plan for grade separations, improvements to existing at-grade rail crossings, and appropriate fencing to limit the access of trespassers onto the railroad right-of-way.

Chapter Five – Community Services and Facilities Element

From FEIR – Add New Policy Under Goal CSF4 (page 5.22)

CSF4.10 Solid Waster Management. Coordinate with the County of San Benito in addressing solid waste management needs consistent with the Hollister General Plan. (Implementation Responsibility - City Manager's Office)

From Planning Commission – Add New Policy Under Goal CSF4 (page 5.24)

CSF4.15 Develop Public Information Campaigns. Collaborate with schools, governmental agencies and community organizations to expand existing programs and establish new outreach campaigns to promote physical activity and nutritious meals.

Add New Implementation Measure Under 3-Year Time Frame (page 5.31)

CSF.R(2) Coordinate with San Benito County on Landfill Capacity Needs. Coordinate with San Benito County and San Benito County Integrated Waste Management to expand landfill capacity beyond the currently expected life of the John Smith Road Landfill. (Implementation Responsibility - City Manager's Office)

ATTACHMENT C

FINAL

ENVIRONMENTAL IMPACT REPORT

City of Hollister General Plan (March 2005 Public Review Draft)

SCH# 2004081147

Date Prepared October, 2005

Prepared By City of Hollister
Development Services Department
375 Fifth Street, Hollister, CA 95023
Phone: (831) 636-4360
Fax: (831) 636-4364
Email: planning@hollister.ca.gov

Contact Person Susan Heiser
Planning Manager
Development Services Department
City of Hollister

Section 2
Summary

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2. Summary

This section summarizes the findings of the EIR. It highlights the project's effects, identifies the alternatives studied, and presents the impact overview discussions required by the California Environmental Quality Act (CEQA).

This EIR considers development through to the year 2023 in Hollister and assesses the effects of implementing the project alone and combined with other cumulative development expected in the vicinity. Section 2.2 summarizes the environmental impacts identified in Chapter 4 (Environmental Setting, Impacts, and Mitigation Measures) where the impacts are discussed in detail. Topical sections in Chapter 4 list the thresholds and criteria used to determine significance for the respective environmental subject.

2.1

Project Summary

The project is a comprehensive update of the City's current General Plan. The updated General Plan provides goals, policies and implementation measures intended to guide development within the Hollister Planning Area through the year 2023. The City of Hollister's current General Plan was adopted in 1995. In 2002 the City determined that a comprehensive update of the General Plan was needed to address changed conditions since adoption of the 1995 General Plan to maintain a plan current in policy, program implementation, and budget direction.

The Draft General Plan establishes land use designations within the Hollister Planning Area, and will provide the basis for subsequent revisions in the current zoning ordinance. The preferred land use concept was developed from community input gathered from community workshops and Steering Committee meetings. It recommends the concentration of medium and high-density residential development along major boulevards without developing the outskirts of the City. Gateway and neighborhood retail districts are designated at key points in the City, forming linear corridors of activity.

The Draft General Plan addresses the seven required elements of State law (land use, circulation, housing, conservation, open space, noise and safety). A more detailed project description and background on the Draft General Plan ("The Project") is contained in Chapter 3, Project Description.

2.2

Summary of Draft General Plan Impacts and Mitigation Measures

“S” Significant Impact – A significant impact, as defined for that impact area, cannot be mitigated to a less-than-significant level under the policies, programs and other proposals of the Draft General Plan, but it can be reduced to a less-than-significant level with additional mitigation proposed in the EIR.

“SU” Significant Unavoidable Impact – A significant unavoidable impact, as defined for that impact area, cannot be mitigated to a less-than-significant level. This would include impacts that can be partly mitigated but cannot be reduced to a less-than-significant level.

“LTS” Less-than-Significant Impact – A less-than-significant impact is a change or effect directly or indirectly attributable to the Draft General Plan which, with implementation of the policies, programs and other proposals contained in the Draft General Plan, will result in no impact or in potential impacts that would be reduced to a less-than-significant level.

Impact	Significance Before Mitigation	Additional Mitigation Measures Contained in the EIR	Significance After Mitigation
<p>4.1-1 Conflict with Applicable Land Use or Other Plans Development under the Draft General Plan would conflict in a minor way with AMBAG forecasts for housing and population through the year 2023.</p>	S	<p>Mitigation Measure 4.1-1-1 (<i>new program</i>) Initiate a process to amend the AMBAG Forecasts. Initiate a process to amend the 2004 AMBAG Population, Housing Unit and Employment Forecasts for San Benito County to make them consistent with the City of Hollister Draft General Plan and Regional Housing Needs Determinations.</p>	LTS
<p>4.1-2 Incompatible Land Uses and Changes to Neighborhood Character Development consistent with the Draft General Plan would result in changes in land use type, density, scale and character in the more central area of the City, downtown and surrounding neighborhoods. Implementation of mitigation measures contained in the policies and programs in the Draft General Plan would reduce potential conflicts between new and existing uses, including design and traffic conflicts, and would reduce potential impacts to a less-than-significant level.</p>	LTS	None required.	LTS
<p>4.1-3 Growth and Concentration of Population Development consistent with the Draft General Plan would induce substantial growth and concentration of the City's population. This would be a significant unavoidable impact.</p>	SU	None.	SU

Impact	Significance Before Mitigation	Additional Mitigation Measures Contained in the EIR	Significance After Mitigation
<p>4.1-4 Disruption of an Established Community Cumulative development under the Draft General Plan would not result in the disruption of an established community.</p>	LTS	None required.	LTS
<p>4.1-5 Employment Growth Rate Development under the Draft General Plan would result in an expected increase in employment of 8,970 jobs over 2000 U.S. Census figures.</p>	SU	None.	SU
<p>4.1-6 Jobs-to-Housing Ratio Development under the Draft General Plan would result in about the same jobs to housing ratio as currently exists.</p>	LTS	None required.	LTS
Transportation and Circulation			
<p>4.2-1 Increases in Traffic Volumes Increases in traffic volumes will result in unacceptable levels of service at two intersections — San Benito Street and Fourth Street; and Airline Highway (SR 25) and Sunnyslope Road.</p>	SU	None.	SU
<p>4.2-2 Roadway Capacity Deficiencies Roadway capacity deficiencies were identified in several areas. These deficiencies are directly related to the future land use designations shown on the updated General Plan Map. The deficiencies can be grouped into several categories of roadway capacity needs. These include: (a) regional commuting; (b) Northwest Hollister circulation needs; (c) Southeast Hollister circulation needs; and, (d) additional roadway capacity serving the Industrial Park.</p>	SU	None.	SU

2. Summary

Impact	Significance Before Mitigation	Additional Mitigation Measures Contained in the EIR	Significance After Mitigation
Air Quality			
<p>4.3-1 Consistency with Clean Air Plan The Draft General Plan is consistent with the Monterey Bay Unified Air Pollution Control District clean air plan. Population projections do not significantly exceed AMBAG projections, and VMT should not increase faster than population.</p>	LTS	None required. (See also Mitigation Measure 4.1-1-1)	LTS
<p>4.3-2 Consistency with Clean Air Plan Transportation Control Measures The Draft General Plan policies would support regional transportation control measures that are to be implemented by cities.</p>	LTS	None required.	LTS
<p>4.3-3 Odor/Toxics Buffer Zones The Draft General Plan policies and land use maps would provide adequate buffer zones around existing and proposed land uses that could emit odor and toxic contaminants. In addition, measures would be included to control dust from construction and other activities.</p>	LTS	None required.	LTS
Noise			
<p>4.4-1 Increased Traffic Noise Existing noise sensitive land uses would be exposed to minor increases in noise levels from traffic. In addition, roadway improvement projects have the potential to generate noise impacts due to increased traffic noise. However, with implementation of mitigation measures contained in the Draft General Plan to reduce noise levels this would be a less-than-significant impact.</p>	LTS	None required.	LTS
<p>4.4-2 Rail and Airport Noise Existing noise sensitive land uses would not be exposed to increased noise levels from the Hollister Airport or from rail operations.</p>	LTS	None required.	LTS
<p>4.4-3 Stationary Noise Sources and Construction Noise Existing noise sensitive land use would be exposed to increased noise levels from stationary noise sources, and noise from construction activities would also occur. Existing City regulations and the policies and programs contained in the Draft General Plan can reduce potential noise impacts to a less-than-significant level.</p>	LTS	None required.	LTS

Impact	Significance Before Mitigation	Additional Mitigation Measures Contained in the EIR	Significance After Mitigation
Public Services and Utilities			
<p>4.5-1 Fire Protection, Emergency Services and Wildland Fires Development consistent with the Draft General Plan would increase the potential for wildland and urban interface problems, and would also increase the demand for fire protection and emergency services. The implementation of policies and programs contained in the Draft General Plan and the maintenance of adequate staffing levels consistent with population and jobs growth can reduce these potential impacts to a less-than-significant level.</p>	LTS	None required.	LTS
<p>4.5-2 Release of Hazardous Materials Activities associated with industrial and manufacturing businesses, and the increase in residences, could cause the potential for release of hazardous materials. Existing City regulations and the policies and programs proposed in the Draft General Plan can reduce potential impacts to a less-than-significant level.</p>	LTS	None required.	LTS
<p>4.5-3 Police Services Development consistent with the Draft General Plan would generate demand for additional police services. The implementation of policies and programs contained in the Draft General Plan and the maintenance of adequate staffing levels consistent with population and jobs growth can reduce these potential impacts to a less-than-significant level.</p>	LTS	None required.	LTS
<p>4.5-4 Schools Development consistent with the Draft General Plan would generate demand for school facilities and personnel. The implementation of policies and programs contained in the Draft General Plan to coordinate with the various school districts as development occurs and the maintenance of school facilities and staffing levels consistent with population growth can reduce these potential impacts to a less-than-significant level.</p>	LTS	None required.	LTS

Impact	Significance Before Mitigation	Additional Mitigation Measures Contained in the EIR	Significance After Mitigation
<p>4.5-5 Library Services Development consistent with the Draft General Plan would increase the demand for library services. The implementation of policies and programs contained in the Draft General Plan can reduce these potential impacts to a less-than-significant level.</p>	LTS	None required.	LTS
<p>4.5-6 Parks and Recreation Facilities Development consistent with the Draft General Plan would generate demand for park and recreation facilities, and recreation services. The implementation of the Park Facility Master Plan, policies and programs contained in the Draft General Plan, and the maintenance of adequate staffing levels consistent with population growth can reduce these potential impacts to a less-than-significant level.</p>	LTS	None required.	LTS
<p>4.5-7 Landfill Capacity Development consistent with the Draft General Plan 2020 will result in increased solid waste generation. Depending on the accuracy of the population projections and business growth for both the City of Hollister and County of San Benito, there is expected to be sufficient landfill capacity until approximately 2016. This could be a potentially significant impact unless plans are made for future countywide refuse disposal needs. The implementation of policies and programs contained in the Draft General Plan, including the addition of the mitigation proposed in this EIR – calling for coordination with San Benito County to reduce long-term impacts on landfill capacity by assuring appropriate planning for and construction of adequate solid waste facilities – can reduce this impact to a less-than-significant level.</p>	S	<p>Mitigation Measure 4.5-7-1 (<i>new policy</i>) Coordination with San Benito County on Solid Waste Management. Coordinate with the County of San Benito in addressing solid waste management needs consistent with the Hollister General Plan.</p> <p>Mitigation Measure 4.5-7-2 (<i>new program</i>) Coordinate with San Benito County on landfill capacity needs. Coordinate with San Benito County and San Benito County Integrated Waste Management to expand landfill capacity beyond the currently expected life of the John Smith Road Landfill.</p>	LTS
<p>4.5-14 Electricity, Natural Gas, and Gasoline Demand Development consistent with the Draft General Plan would not increase the demand for electricity or gas beyond the capacity of these service providers.</p>	LTS	None required.	LTS
Cultural Resources			
<p>4.6-1 Impacts on Archaeological and Prehistoric Resources Development consistent with the Draft General Plan has the potential to result in the disturbance of subsurface archaeological and prehistoric resources. However, the Draft General Plan would not change the requirements of the City's existing development review process,</p>	LTS	None required.	LTS

Impact	Significance Before Mitigation	Additional Mitigation Measures Contained in the EIR	Significance After Mitigation
<p>strengthens City policies, and contains new programs to protect these resources.</p>			
<p>4.6-2 Impacts on Historic or Cultural Resources Development consistent with the Draft General Plan would not result in the disturbance of historic or cultural resources. City policies would be in-place to assure that potential impacts are addressed.</p>	LTS	None required.	LTS
<p>Visual Quality</p>			
<p>4.7-1 Scenic Resources Development consistent with the Draft General Plan could impact scenic vistas and visual natural resources within the Planning Area. However, the development review processes already in place in the City, combined with new policies outlined in the Draft General Plan would limit the impact.</p>	LTS	None required.	LTS
<p>4.7-2 Conflicts with Adjoining Development Development consistent with the Draft General Plan could potentially conflict with adjoining development relative to height within the Planning Area. However, the design and development review processes already in place in the City, combined with the new design guidelines outlined in the Draft General Plan would limit the impact of potential conflicts.</p>	LTS	None required.	LTS
<p>4.7-3 Visual Setting and Character of the City Development consistent with the updated General Plan could alter or degrade the visual setting or character of the city. However, the design and development review processes already in place in the city, combined with numerous policies in the Draft General Plan, would limit the impact of potential impacts to the visual setting and character of the city to a less-than-significant level.</p>	LTS	None required.	LTS
<p>4.7-4 Nighttime Lighting and Glare Development consistent with the Draft General Plan could create new sources of light or glare and increase nighttime lighting in the area. This would be a significant impact. Inclusion of a new program, as proposed in this EIR, to address nighttime lighting and glare in new development would reduce this significant impact to a less-than-significant level.</p>	S	<p><i>Mitigation Measure 4.7-4-1 (new program)</i> Develop guidelines for the preparation of lighting plans. In order to minimize light trespass and greater overall light levels in the city, new development and projects making significant parking lot improvements or proposing new lighting shall be required to prepare a lighting plan for review by City planning staff. Require a design guidelines to include the following provisions for lighting plans:</p>	LTS

Impact	Significance Before Mitigation	Additional Mitigation Measures Contained in the EIR	Significance After Mitigation
Biological Resources			
<p>4.8-1 Special-Status Plant and Animal Species New development under the Draft General Plan could affect a number of federal or state listed plant and animal species directly through incidental take or indirectly through habitat destruction unless the policies and programs in the Draft General Plan are followed. This would be a potentially significant impact that can be reduced to a less-than-significant level with the new General Plan.</p>	LTS	<p>a. All light sources should be fully shielded from off-site view. b. All lights to be downcast except where it can be proved to not adversely affect other parcels. c. Escape of light to the atmosphere should be minimized. d. Low intensity, indirect light sources should be encouraged, except where other types of lighting is warranted for public safety reasons. e. On-demand lighting systems should be encouraged. f. Mercury, metal halide, and similar intense and bright lights should not be permitted except where their need is specifically approved and their source of light is restricted.</p>	LTS
<p>4.8-2 Sensitive Natural Communities A number of sensitive natural communities could be affected by development under the Draft General Plan either directly in undeveloped areas designated for development or indirectly by intensifying the land use adjacent to current undeveloped lands. Policies and programs in the Draft General Plan call for the protection and avoidance of sensitive habitat. While this could be a potentially significant impact, it would be reduced to a less-than-significant level with the new General Plan.</p>	LTS	None required.	LTS
<p>4.8-3 Loss of Wetlands Implementation of the Draft General Plan could affect a number of wetlands including marshes, streams, and various other wetlands that support a number of important plant and animal species. With implementation of the policies and programs in the Draft General Plan this would be a less-than-significant impact.</p>	LTS	None required.	LTS

2. Summary

Impact	Significance Before Mitigation	Additional Mitigation Measures Contained in the EIR	Significance After Mitigation
<p>4.8-4 Habitat for Native Wildlife Development on vacant parcels would occur at a higher intensity use of the land use and development under the Draft General Plan may result in a loss of habitat for native wildlife if development occurs on currently available wildlife habitat. In the Planning Area, those areas that are proposed for development that provide habitat for wildlife occur primarily around the perimeter of or are contiguous with the areas that are currently developed. With implementation of the policies and programs in the Draft General Plan this would be a less-than-significant impact.</p>	LTS	None required.	LTS
Geology, Soils, and Seismicity			
<p>4.9-1 Seismic Ground Shaking Seismic hazards in the Hollister Planning Area will expose people and structures to potential, substantial adverse seismic effects, including the potential risk of loss, injury, or death involving strong seismic ground shaking. A similar potential for seismically-induced damage affects most areas located near major active faults within California. The Draft General (Health and Safety) contains numerous policies and programs to reduce these potential impacts to what is defined as an "acceptable level of risk," as determined by the City, even if the impacts of the Draft General Plan should be considered significant and unavoidable.</p>	SU	None.	SU
<p>4.9-2 Seismic Related Ground Failure Seismic hazards in the Hollister Planning Area will expose people and structures to potential substantial adverse seismic effects, including the risk of loss, injury, or death from seismic-related ground failures of liquefaction, lateral spreading, lurching, differential settlement, and flow failures. The Draft General (Health and Safety) contains numerous policies and programs to reduce these potential impacts to what is defined as an "acceptable level of risk," as determined by the City, even if the impacts of the Draft General Plan should be considered significant and unavoidable.</p>	SU	None.	SU
<p>4.9-6 Expansive Soils Geotechnical review required under City regulations and the Draft General Plan would prevent exposure of property improvements to potential adverse effects from expansive soils.</p>	LTS	None required.	LTS

Impact	Significance Before Mitigation	Additional Mitigation Measures Contained in the EIR	Significance After Mitigation
<p>Hydrology, Drainage and Flood Hazards, Wastewater Treatment, Water Quality, and Water Supply</p> <p>4.10-1 Wastewater Treatment Capacity The planned treatment capacity of the City of Hollister Wastewater Treatment Plant will be consistent with the development projections under the Draft General Plan. Implementation of Draft General Plan policies and programs related to water and wastewater, with the additional mitigation measure 10.1-1-1 proposed in this EIR requiring master planning for wastewater and water supplies in coordination with the San Benito County Water District and San Benito, would result in a less-than-significant impact.</p>	<p>S</p>	<p>Additional Mitigation Measures Contained in the EIR</p> <p><i>Mitigation Measure 4.10-1-1 (modifications to Program CSF.F)</i> Coordinate with the San Benito County Water District, San Benito County and the Sunnyslope County Water District in water and wastewater system expansion needs. As a follow-up to the Memorandum of Understanding (MOU) between the City of Hollister, San Benito County, and San Benito County Water District, the City will work with the San Benito County Water District and San Benito County to develop and implement plans for meeting the water needs of the City of Hollister consistent with the General Plan. Issues to be addressed include:</p> <p>(1) Implementation of the Groundwater Management Plan, including:</p> <ol style="list-style-type: none"> Purchasing of additional water supplies. Percolation of the San Felipe Project water into the underlying aquifers. Obtaining access to water from the San Felipe Project. Monitoring groundwater levels and the quantities of water recharged to and extracted from the underlying sub-basins. Sharing water resources data between the agencies to allow for responsible decisions regarding water supply development and land use planning. Developing policies regarding the provision of service to community water systems and small local water systems. <p>(2) Develop and implement the Hollister Urban Water and Wastewater Master Plan, including:</p> <ol style="list-style-type: none"> Purchasing of additional water supplies. Percolation of the San Felipe Project water into the underlying aquifers. Obtaining access to water from the San Felipe Project. Monitoring groundwater levels and the quantities of water recharged to and extracted from the underlying sub-basins. Sharing water resources data between the agencies to allow for responsible decisions regarding water supply development and land use planning. Developing policies regarding the provision of service to community water systems and small local water systems. 	<p>LTS</p>

Impact	Significance Before Mitigation	Additional Mitigation Measures Contained in the EIR	Significance After Mitigation
<p>4.10-2 Water Supply Development under the Draft General Plan would increase the demand for water in the Planning Area. Growth projections for Hollister are consistent with adopted AMBAG forecasts except for a minor technical adjustment (see mitigation measure 4.1-1-1). Implementation of Draft General Plan policies and programs related to water supply, with the additional mitigation measure proposed in this EIR requiring master planning for wastewater and water supplies in coordination with the San Benito County Water District and San Benito (see mitigation measure 10.2-1-1), would reduce this potentially significant impact to a less-than-significant level.</p>	<p>S</p>	<p>Upon completion of the Hollister Urban Water and Wastewater Master Plan the City will reassess the population, employment and other growth projections of the General Plan to be consistent with the adopted Urban Water and Wastewater Master Plan and in compliance with State law requirements for future water supplies. <i>Mitigation Measure 4.10-1-1 (modifications to Program CSF.F) also applies to this impact</i></p>	<p>LTS</p>
<p>4.10-3 Water Quality Standards Development under the Draft General Plan would result in an increase in the loading of petrochemical contaminants, heavy metals and pesticide, and herbicide residues to natural and artificial drainage-ways and could contribute to groundwater quality degradation and/or contamination within the Planning Area. Implementation of Draft General Plan policies and programs related to water quality, with the additional mitigation measure proposed in this EIR requiring master planning for wastewater and water supplies in coordination with the San Benito County Water District and San Benito (see mitigation measure 10.2-1-1), would reduce this potentially significant impact to a less-than-significant level.</p>	<p>S</p>	<p><i>Mitigation Measure 4.10-1-1 (modifications to Program CSF.F) also applies to this impact</i></p>	<p>LTS</p>
<p>4.10-4 Groundwater Development consistent with the Draft General Plan could result in overall incremental increases in impervious surface cover in some Planning Area watersheds. These increases would be minimal and would not affect groundwater resources. Use of groundwater for future water supply will have a significant effect on groundwater resources. Implementation of Draft General Plan policies and programs related to groundwater and future water supply and treatment, with the additional mitigation measure proposed in this EIR requiring master</p>	<p>S</p>	<p><i>Mitigation Measure 4.10-1-1 (modifications to Program CSF.F) also applies to this impact</i></p>	<p>LTS</p>

Impact	Significance Before Mitigation	Additional Mitigation Measures Contained in the EIR	Significance After Mitigation
<p>planning for wastewater and water supplies in coordination with the San Benito County Water District and San Benito (see mitigation measure 10.2-1-1), would reduce this potentially significant impact to a less-than-significant level.</p>	LTS	None required.	LTS
<p>4.10-5 Erosion and Siltation Development consistent with the Draft General Plan would result in infill or redevelopment in already developed areas, and development in undeveloped areas, leading to incremental increases in project-induced erosion and sedimentation. The construction of commercial/industrial and residential projects could disrupt soil surfaces, alter local drainage patterns and potentially cause downstream siltation. Standard City practices and regulations, along with implementation of Draft General Plan policies and programs, would reduce potential impacts to a less-than-significant level.</p>	LTS	None required.	LTS
<p>4.10-6 Flooding and/or Stormwater Drainage System Capacities and Exposure of People and Structures to Flooding Incremental increases in development consistent with the <i>Draft General Plan 2020</i> would be concentrated in existing urbanized portions of the San Rafael watersheds, which would not be expected to result in quantifiable increases in peak flow rates. This would be a less-than-significant impact.</p>	LTS	None required.	LTS
Agriculture			
<p>4.11-1 Farmland Conversion Development consistent with the Draft General Plan would result in the irrevocable conversion of Prime Farmland to urban development. While the Draft General Plan proposes a significantly reduced area of development of farmland as compared to 1995 General Plan, this would still be a significant unavoidable impact.</p>	SU	None.	SU

2.3

Evaluation of Project Alternatives

The EIR examines three alternatives to the project as presently proposed. The alternatives have been developed to the extent that the level of impact relative to the proposed plan can be described. The range of alternatives considered are labeled as follows: (1) No Project/No Development; (2) No Project/No Action/1995 General Plan; and, (3) a Reduced Development alternative. The alternatives are examined in more detail in section 6 of the EIR. They are briefly described below.

- **Alternative 1 – No Project / No Development.** This alternative would reflect the existing conditions with no additional development within the City of Hollister Planning Area and current conditions in the City of Hollister Planning Area would remain. The environmental impacts are described by the existing conditions as reflected by the Draft City of Hollister General Plan, dated March 2005. This alternative reflects the least amount of development of the alternatives analyzed.
- **Alternative 2 – No Project / No Action / 1995 General Plan.** Alternative 2 (No Project/No Action/1995 General Plan) assumes that no General Plan is adopted for the City, and future development would continue to be guided by the existing General Plan, adopted in 1995, and zoning. This alternative reflects growth under existing General Plan policies, assuming feasible infrastructure improvements and community services. The existing land use concept designates large tracts of land for single family and rural residential development with the expectation that only a portion of these areas would develop during the planning period. There is more land area designated to accommodate anticipated residential development through the year 2010 than demand will justify.
- **Alternative 3 – Reduced Development.** The Alternative 3 (Reduced Development) land use concept shows the potential impact of lower-density development in Hollister with a reduced planning area boundary. The general organization of land uses is the same as the preferred land use concept, but the intensity of residential and commercial uses is reduced. The concept supports a smaller build-out population and places less of a burden on infrastructure (recreational systems, street networks, water and sewer treatment) than the preferred land use concept, though the developable areas are similar.

On the basis of the discussion of the proposed project and the three alternatives, the EIR finds that Alternative 1 (*No Project / No Development*) would be the environmentally superior alternative because it would avoid most of the environmental impacts associated with increased development. The *Guidelines* also state that, if the environmentally superior alternative is the No Project Alternative, the EIR shall also identify an environmentally superior alternative among the other alternatives. Based on a comparison of the of the significant environmental impacts of all the development alternatives in this exhibit, Alternative 3 (Reduced Development) and the Draft General Plan would result in a similar number of significant unavoidable adverse impacts and less-than-significant impacts. The proposed project (Draft General Plan) actually results in one fewer significant unavoidable adverse impacts and therefore would be the environmentally superior alternative.

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DEVELOPMENT SERVICES DEPARTMENT
City of Hollister
Planning Division

PLANNING COMMISSION STAFF REPORT

MEETING DATE: October 27, 2005

APPLICATION: 2005-2023 General Plan Update - GPA 1-05

PROPOSAL: A public hearing for the Planning Commission to consider recommending the certification of the Final Environmental Impact Report and the adoption of the Final 2005 City of Hollister General Plan to the City Council.

LOCATION: Lands within the City of Hollister and the City's Planning Area.

STAFF PLANNER: Susan Heiser, Planning Manager

BACKGROUND: The City of Hollister 2004-2023 General Plan has been developed through a three-phase public process that began in 2003 with community workshops and visioning sessions to develop preferred alternatives and strategies for the build-out of the City to the year 2023. This information provided the basis for the preparation of the Working Draft General Plan that was reviewed and refined in public sessions with the General Plan Steering Committee and Planning Commission and was completed in August 2004. City staff worked with the consultant team and the Planning Commission to further refine the document, which resulted in the release of the Public Review Draft General Plan in March 2005.

Several community workshops and meetings were held on the Public Review Draft in April and July of 2005. Many of the public comments that were received at these meetings, as well as those that have been provided in writing since release of the public review draft, have been addressed in the Final Draft that is being presented for Planning Commission consideration.

RECOMMENDATION: The Planning Commission is required to hold a separate hearing for the Final EIR before considering the Final Draft General Plan.

Therefore staff recommends that the Planning Commission take the following actions:

A. Public Hearing for Final EIR

- 1) Open the public hearing for the FEIR.
- 2) Take public comment.
- 3) Close the public hearing.
- 4) Discuss potential changes to the FEIR.

B. Public Hearing for the Final Draft General Plan

- 1) Open the public hearing for the Final Draft General Plan.
- 2) Take public comment.
- 3) Close the public hearing.
- 4) Discuss potential changes to the Final Draft General Plan.

C. Deliberation on FEIR and Final Draft General Plan

- 1) Deliberate on the final changes to the FEIR and Final Draft General Plan.
- 2) Adopt the Draft Resolution recommending that the City Council:
 - Certify the Final EIR and make a Statement of Overriding Considerations pursuant to CEQA Section 15093; and,
 - Adopt the Final Draft General Plan with the Planning Commission revisions.

CEQA COMPLIANCE:

An EIR Scoping Session was held for the Hollister General Plan on April 9, 2004, to obtain public input regarding the potential environmental issues and concerns they may have about the proposed project. Additionally, a Notice of Preparation for this project was circulated through the State Clearing House and to all responsible agencies and interested persons in August and September 2004. Comments received as part of this process provided the basis for the preparation of the Draft Environmental Impact Report for the Draft General Plan.

The DEIR was circulated for a 45-day public comment period from August 8, 2005 to September 21, 2005. During this period, a public hearing was held by the Planning Commission on August 25, 2005. All oral and written comments received on the DEIR, as

well as staff's responses to these comments, have been included in the Final EIR that is being presented for Planning Commission consideration.

The FEIR identifies potential significant impacts that may occur as the result of implementation of the City's Draft General Plan. Section 2 of the FEIR provides a summary of all potential impacts. Mitigation measures have been incorporated into the Final Draft General Plan when feasible, however, there are 7 significant unavoidable impacts that cannot be mitigated to a level that would make them less than significant. These are summarized as follows:

1. **Growth and Concentration of Population.**

Impacts: 4.1-3 Development consistent with the Draft General Plan would induce substantial growth and concentration of the City's population.

2. **Employment Growth Rate.**

Impacts: 4.1-5 Development under the Draft General Plan would result in an expected increase in employment of 8,970 jobs over the 2000 U.S. Census figures.

3. **Increases in Traffic Volumes.**

Impacts: 4.2-1 Increase in traffic volumes will result in unacceptable levels of service at two intersections – San Benito Street and Fourth Street; and Airline Highway (SR 25) and Sunnyslope Road.

4. **Roadway Capacity Deficiencies.**

Impacts: 4.2-2 Roadway capacity deficiencies were identified in several areas. These deficiencies are directly related to the future land use designations shown on the updated General Plan Map. The deficiencies can be grouped into several categories of roadway capacity needs. These include a) regional commuting; b) Northwest Hollister circulation needs; c) Southeast Hollister circulation needs; and, d) additional roadway capacity serving the Industrial Park.

5. **Seismic Ground Shaking.**

Impacts: 4.9-1 Seismic hazards in the Hollister Planning Area will expose people and structures to potential, substantial adverse effects, including the potential risk of loss, injury, or death involving strong seismic ground shaking. A similar potential for seismically-induced damage affects most areas located near major faults within

California. The Draft General Plan (Health and Safety) contains numerous policies and programs to reduce these potential impacts to what is defined as an "acceptable level of risk" as determined by the City, even if the impacts of the Draft General Plan should be considered significant and unavoidable.

6. Seismic Related Ground Failure.

Impacts: 4.9-2 Seismic hazards in the Hollister Planning Area will expose people and structures to potential, substantial adverse effects, including the potential risk of loss, injury, or death from seismic-related ground failures of liquefaction, lateral spreading, lurching, differential settlement, and flow failures. The Draft General Plan (Health and Safety) contains numerous policies and programs to reduce these potential impacts to what is defined as an "acceptable level of risk" as determined by the City, even if the impacts of the Draft General Plan should be considered significant and unavoidable.

7. Farmland Conversion.

Impacts: 4.11-1 Development consistent with the Draft General Plan would result in the irrevocable conversion of Prime Farmland to urban development. While the Draft General Plan proposes a significant reduced area of development of farmland as compared to the 1995 General Plan, this would still be a significant unavoidable impact.

CEQA Section 1593 requires that the decision-making agency balance the economic, legal, social, technological, or other benefits of a proposed project and advises that if these specific benefits of a project outweigh the unavoidable adverse environmental effects, the adverse impact may be considered "acceptable." In these cases, the agency must make a statement of overriding considerations when approving the project. Should the Planning Commission choose to forward the Final Draft General Plan to the City Council for adoption, they must recommend that the Council adopt a Statement of Overriding Considerations for the project.

**GENERAL PLAN
DISCUSSION:**

The Final General Plan contains changes required by the FEIR as well as additional information to provide clarification and strengthen the implementation measures included in the March Public Review Draft. An overview of the changes incorporated into the Final Draft General Plan will be provided by the consultant at the public hearing on October 27th.

In addition to the changes included in the Final Draft, staff is recommending changes to the Housing Element and Appendix A to address issues raised by State Housing and Community Development (HCD). These changes will be provided as an errata sheet for incorporation into the final document prior to the City sending the Housing Element on to HCD for certification. Any additional change to the Final Draft that the Planning Commission would like to forward to the City Council could be added to the errata sheets.

Staff is also recommending three (3) changes to the Land Use Map that are detailed in the table and maps included as Exhibit A.

NOTICE

This is a legislative action with the Planning Commission having authority for review and recommendation to the City Council. The Planning Commission recommendation will be considered by the City Council at a subsequent hearing that requires legal notification. We anticipate that the City Council will set date of their hearing on this project on November 7, 2005. In addition to the list of interested persons currently on file with the City Development Services Department, any person who presents evidence at the Planning Commission hearing, in writing or orally, will receive a notice of the City Council Hearing on the Final General Plan.

Staff Recommended Changes to the General Plan Land Use Map

No.	Location	Acreage	Draft GP Land Use Designation	Staff Proposed Designation	Staff Recommendation
1.	Lands in SOI North of Buena Vista Road (See Map 1)	Approx. 155 acres	Low Density Residential 1 to 8 du per acre	Medium Density Residential 8 to 12 du per acre	It was recently identified that this area is located within the City's Sphere of Influence. This places these properties within the priority infill area (LU Map 5). With the extension of North Street, connecting Buena Vista Road through to San Benito Street, this area will have the road capacity to handle increased development. Additionally, the increase in density from 1-8 dwelling units, to 8-12 dwelling units, provides an opportunity for 620 to 1,000 additional dwelling units in this area. This will help meet our Regional Housing Needs and improve our vacant lands inventory as requested by state Housing and Community Development.
2.	East side of San Felipe Road, north of Maple Street. (See Map 2)	.69 acres	Medium Density Residential	North Gateway General Commercial	Staff disagrees with the Steering Committee proposal for this site. Staff believes that all properties having access on San Felipe Road should be developed for commercial purposes. A residential designation on this site undermines the intent of the North Gateway Commercial District.
3.	West side of Airline Highway at Union Road (See Map 3)	Approx. 85 acres	Low Density Residential/General Commercial	Low Density Residential/Mixed Use	Staff disagrees with the Steering Committee proposal for this area. Staff believes that a General Commercial designation in this area will detract from commercial development in the City's core and is inconsistent with the Retail Development Strategy identified in the Land Use Plan (page 2.14 & Map 5). Staff believes Neighborhood-Serving Mixed Use Retail to be more appropriate and would be similar to the outlying commercial sites that have been identified on the east and west sides of the City Planning Area. Staff is also concerned that access to this site is extremely limited due to topography, the elevation of Union Road and CalTrans access limitations on Airline Highway. For these reasons, we believe that the final location of commercial uses within this area should be determined with further study through a Specific Plan process.

Change to
Medium Density
Residential
(8-12 du per acre)

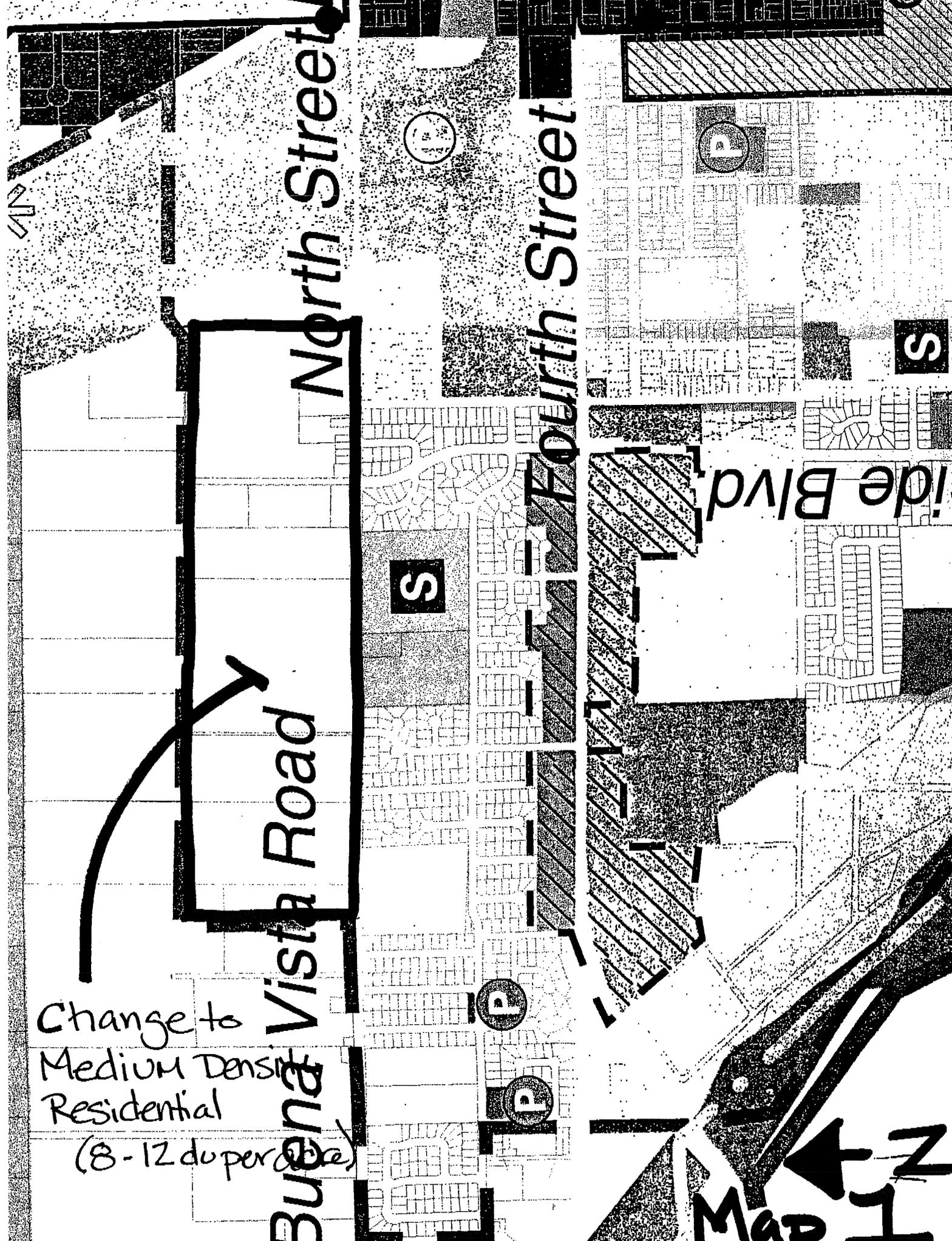
Buena Vista Road

North Street

Fourth Street

Side Blvd

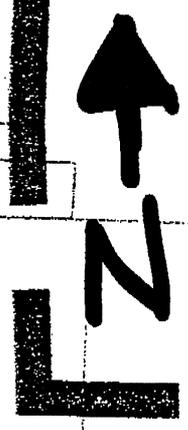
Map



Highway 25

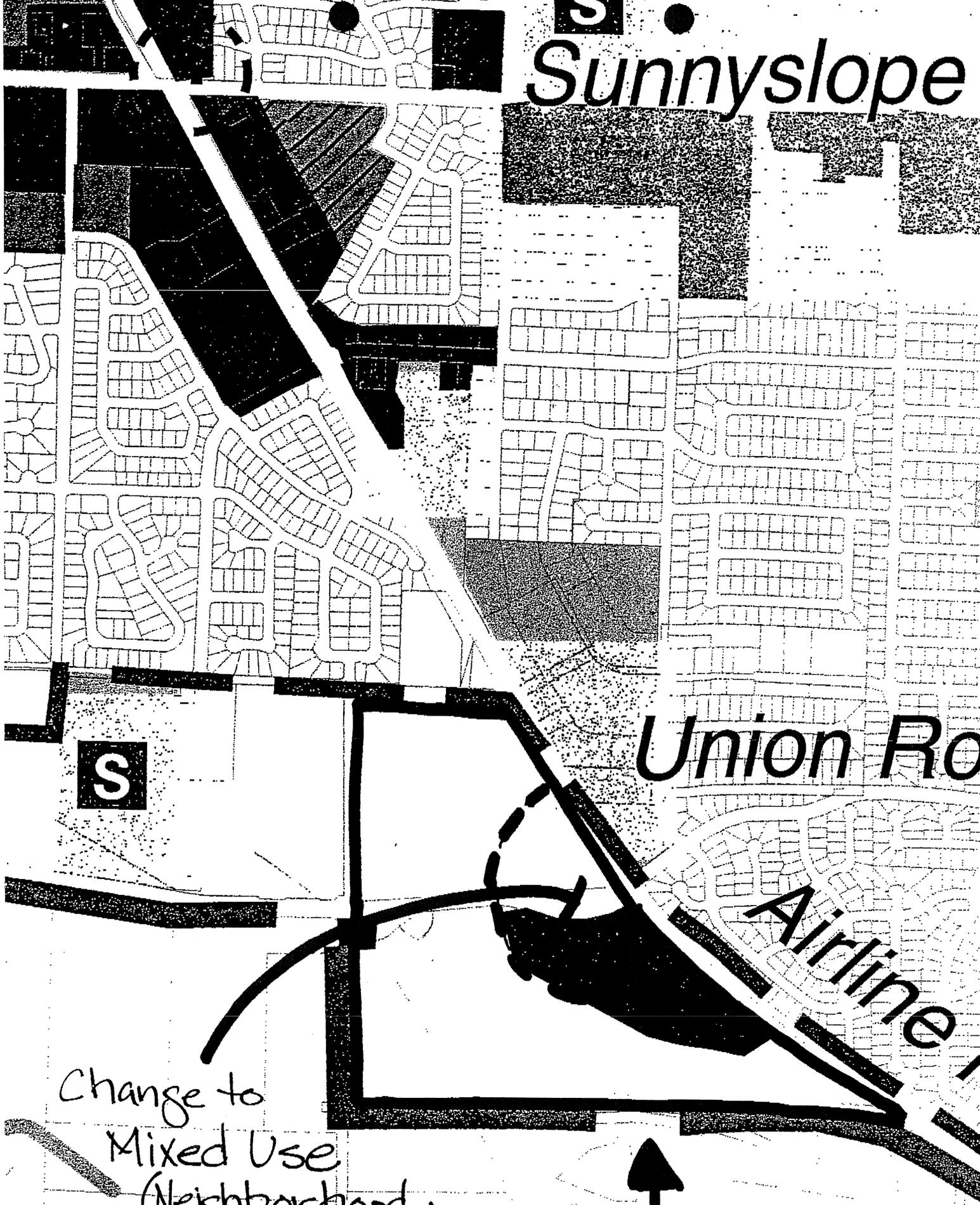
Change to North Gateway Commercial

Street Ext.



MAP 2

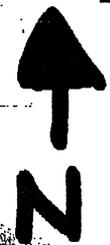
Sunnyslope



Union Road

Airline

Change to
Mixed Use
(Neighborhood
Serving)



MAP 3

ver