

**Vista De Oro Mixed-Use Project
Initial Study and Mitigated Negative
Declaration**



Prepared for:

City of Hollister
Development Services – Planning Division
375 Fifth Street
Hollister, CA 95023

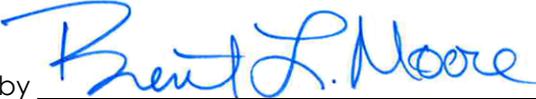
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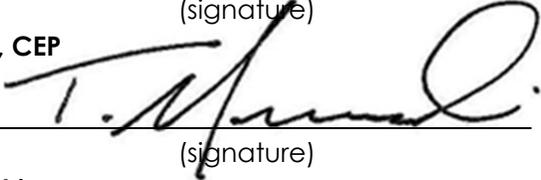
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- Appendix E – Phase I Environmental Assessment
- Appendix F – Traffic Engineering Study and Evaluation



LIST OF ACRONYMS

AB—Assembly Bill
AG—Attorney General
AMBAG—Association of Monterey Bay Area Governments
AQMP—Air Quality Management Plan for the Monterey Bay Area
APS—Alternative Planning Strategy
BMP—Best Management Practice
BOD—Biological Oxygen Demand
BPS—Best Performance Standards
CAA—Federal Clean Air Act
CAAQS—California Ambient Air Quality Standards
Cal/EPA—California Environmental Protection Agency
Cal/OSHA—California Occupational Safety and Health Administration
CalEEMod—California Emissions Estimate Model
Caltrans—California Department of Transportation
CARB—California Air Resources Board
CCAA—California Clean Air Act
CCR—California Code of Regulations
CDFFP—California Department of Forestry and Fire Protection
CDFW—California Department of Fish and Wildlife
CERCLA—Comprehensive Environmental Response Compensation and Liability Act
CERCLIS—USEPA Comprehensive Environmental Response, Compensation, and Liability Information System
CEQA—California Environmental Quality Act
CESA—California Endangered Species Act
CFG—California Fish and Game Code
CFP—California Fully Protected (species)
CFR—Code of Federal Regulations
CH—Critical Habitat
CHP—California Highway Patrol
CHSC—California Health and Safety Code
CIWMB—California Integrated Waste Management Board
CNDDDB—California Natural Diversity Database
CNEL—Community Noise Equivalent Level
CNPS—California Native Plant Society
CO—Carbon Monoxide
CO₂—Carbon Dioxide
CO₂e—Carbon Dioxide Equivalent
COHP—California Office of Historic Preservation
CSC—California Species of Concern
CSF—Community Services and Facilities
CUPA—Certified Unified Program Agency
CVP—Central Valley Project
CWA—Clean Water Act
dB—Decibel
dBA—A-Weighted Decibel
DDT—Dichlorodiphenyltrichloroethane
DO—Dissolved Oxygen



DTSC—Department of Toxic Substances Control
DWTP—Domestic Wastewater Treatment Plant
EIR—Environmental Impact Report
ESA—Environmental Site Assessment
FE—Federally Endangered
Fed/OSHA—Occupational Safety and Health Administration
FEMA—Federal Emergency Management Agency
FESA—Federal Endangered Species Act
FIRM—Flood Insurance Rate Map
FMMP—Farmland Mapping and Monitoring Program
FT—Federally Threatened
FTA—Federal Transit Administration
GAMAQI—Guide for Assessing and Mitigating Air Quality Impacts
GHG—Greenhouse Gas
HCD—California Department of Housing and Community Development
HCP—Habitat Conservation Plan
HCS+—Highway Capacity Software
HFD—Hollister Fire Department
HUA—Hollister Urban Area
HWCL—Hazardous Waste Control Law
IBC—International Building Code
IPCC—Intergovernmental Panel on Climate Change
IWTP—Industrial Wastewater Treatment Facility
KOP—Key Observation Point
L_{dn}—Day-Night Average Sound Level L_{eq}—Equivalent Continuous Sound Level
LOS—Level of Service
LSAA—Lake and Streambed Alteration Agreement
M&I—Municipal and Industrial
MBTA—Migratory Bird Treaty Act
MBUAPCD—Monterey Bay Unified Air Pollution Control District
MCE—Maximum Credible Earthquake
MCL—Maximum Contaminant Level
MND—Mitigated Negative Declaration
MPO—Metropolitan Planning Organizations
MRP—Monitoring and Reporting Program
MRZ—Mineral Resource Zone
MS4—Small Municipal Storm Sewer Systems
MSDS—Material Safety Data Sheet
MSL—Mean Sea Level
MTBE—Methyl Tertiary Butyl Ether
NAAQS—National Ambient Air Quality Standards
NAHC—Native American Heritage Commission
NCR—Natural and Cultural Resources
NCCAB—North Central Coast Air Basin
NHPA—National Historic Preservation Act
NMFS—National Marine Fisheries Service
NOC—Notice of Completion
NOD—Notice of Determination
NOI—Notice of Intent
NOP—Notice of Preparation
NO₂—Nitrogen Dioxide



NO_x—Nitrogen Oxides
NOAA—National Oceanic and Atmospheric Administration
NPDES—National Pollutant Discharge Elimination System
NPL—National Priority List
NPS—Non-Point Source
NRCS—National Resource Conservation Service
NRHP—National Register of Historic Places
O₃—Ozone
OES—Office of Emergency Services
OPR—Office of Planning and Research
OSHA—Occupational Health Safety Administration
PCE—Passenger Vehicle Equivalent
PFS—Public Facilities and Services
PG&E—Pacific Gas and Electric
PM—Particulate Matter
PM_{2.5}—Fine Particulate Matter
PM₁₀—Respirable Particulate Matter
PPM—Parts Per Million
PRC—California Public Resources Code
RACT—Reasonably Available Control Technology
RCRA—Resource Conservation and Recovery Act
REC—Recognized Environmental Condition
RMP—Risk Management Plan
ROG—Reactive Organic Gas
ROW—Right of Way
RWQCB—Regional Water Quality Control Board
SB—Senate Bill
SCH—State Clearinghouse
SBCEHD—San Benito County Environmental Health Department
SBCOG—San Benito County of Governments
SBCFD—San Benito County Fire Department
SBCWD—San Benito County Water District
SCWD—Sunnyslope County Water District
SE—State Endangered
SIP—State Implementation Plan
SHPO—State Historic Preservation Officer
SMARA—Surface Mining and Reclamation Act
SO₂—Sulfur Dioxide
SO_x—Sulfur Oxide
SPCC—Spill Prevention, Control, and Countermeasures Plans
SR—State Rare
SRRE—Source Reduction and Recycling Element
ST—State Threatened
SWMP—Stormwater Management Plan
TAC—Toxic Air Contaminant
TAZ—Traffic Analysis Zone
TIPS—Trip Generation Software
TMDL—Total Maximum Daily Load
SWPPP—Stormwater Pollution Prevention Plan
SWQCB—State Water Quality Control Board
SWRCB—State Water Resources Control Board
UFC—Uniform Fire Code



USBR—United States Bureau of Reclamation
USC—United States Code
USDA—United States Department of Agriculture
USDOT—United States Department of Transportation
USEPA—United States Environmental Protection Agency
USGS—United States Geological Survey
USFWS—United States Fish and Wildlife Service
UST—Underground Storage Tank
VDE—Visible Dust Emissions
VOC—Volatile Organic Compounds
WDR—Waste Discharge Requirement
WQCP—Water Quality Control Plan
WTP—Water Treatment Plant



1.0 INTRODUCTION

This document, entitled *Vista De Oro Mixed-Use Project Initial Study and Mitigated Negative Declaration Administrative Draft* (Initial Study), was prepared under the direction of the City of Hollister, Development Services – Planning Division (the lead agency under the California Environmental Quality Act [CEQA]), for the proposed Vista De Oro Mixed-Use Project. The applicant is proposing to develop a major subdivision consisting of mixed-use residential and commercial development on an 8 acre parcel of land at 1480 San Juan Road, just west of the intersection at Miller Road and east of the intersection at Graf Road, San Benito County Assessor's Parcel Number 052-090-043, within the City of Hollister, California (the project site). See *Figure 1.0-1: Vicinity and Location Map*.

The applicant proposes to develop the empty parcel with the following:

- Residential Land Uses
 - 5 multi-family residential buildings with 80 dwelling units of approximately 73,820 square feet
 - 1 community/recreation building and manager's living unit/office of approximately 2,257 square feet
- Commercial Land Uses (total square feet of commercial buildings is 32,175 square feet)
 - 1 general commercial building of 19,875 square feet
 - 1 fast food restaurant of 3,200 square feet
 - 1 fast food restaurant with drive-through of 3,200 square feet
 - 1 convenience store with gas pumps of 3,500 square feet
 - 1 coffee shop with drive-through of 2,400 square feet
- Parking
 - 142 parking spaces and 20 bicycles spaces for residential land use
 - 164 parking spaces for commercial land use

The proposed project will also have internal circulation for both pedestrian/bicycles and vehicle traffic (*Figure 1.0-2: Proposed Site Plan*).

This Initial Study and the *Proposed Mitigated Negative Declaration* (MND) in Appendix A were prepared to identify and assess the anticipated environmental impacts of developing the project site. This study analyzes the potential impacts of the proposed Vista De Oro Mixed-Use Project with regard to the following environmental topic areas:

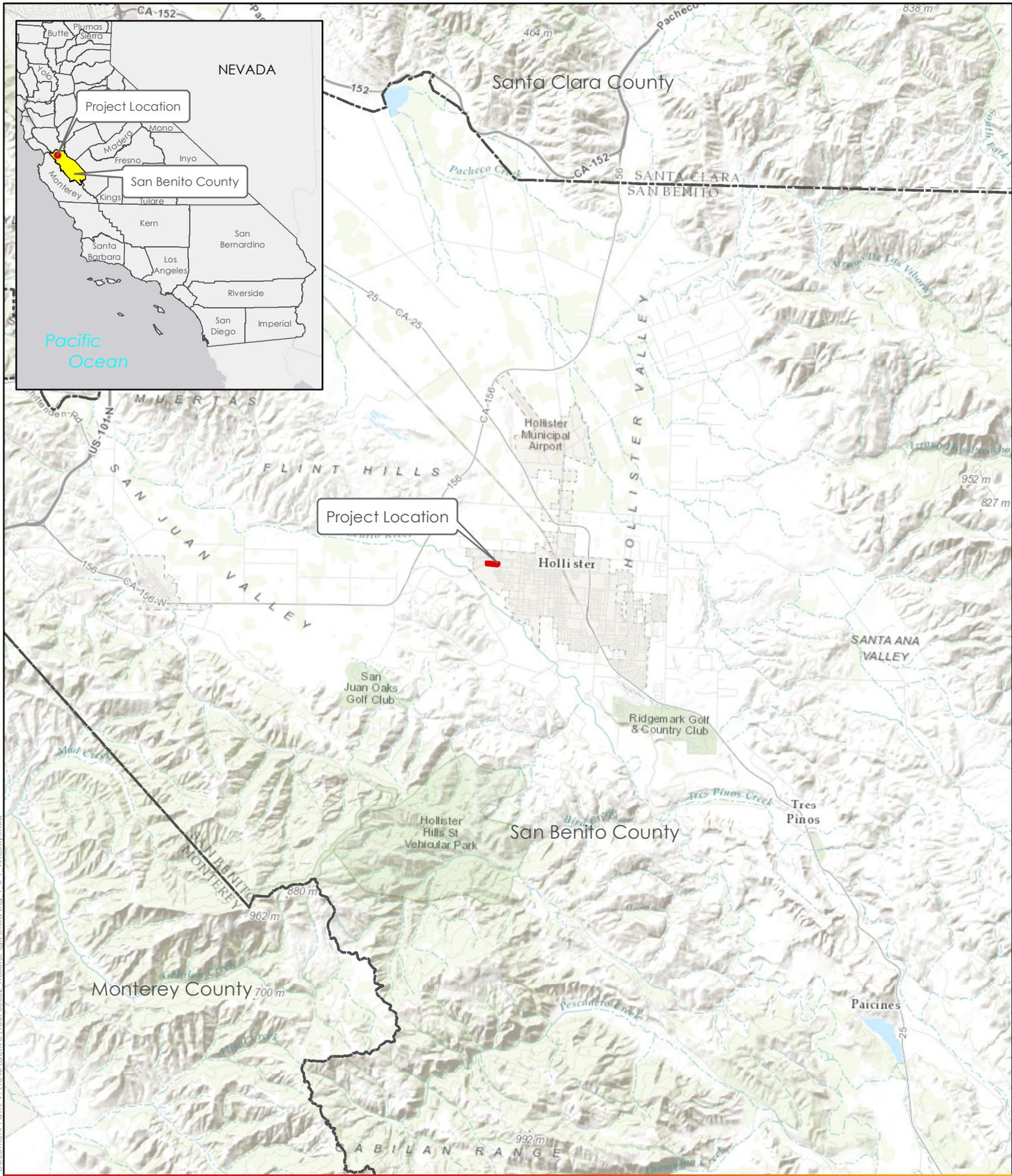
- Aesthetics (Visual Resources)
- Agriculture and Forestry Resources
- Air Quality
- Biological Resources
- Cultural Resources
- Geology and Soils
- Greenhouse Gas (GHG) Emissions
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning
- Mineral Resources
- Noise
- Population and Housing



- Public Services
- Recreation
- Transportation/Traffic
- Utilities and Service Systems

This is a public document used by the decision making lead agency to determine whether a project may have a significant effect on the environment. If the lead agency finds substantial evidence that any aspect of the project, either individually or cumulatively, may have a significant effect on the environment—regardless of whether the overall effect of the project is adverse or beneficial—the lead agency is required to use a previously prepared environmental impact report (EIR) and supplement that EIR, or prepare a subsequent EIR to analyze the issues at hand.

The City of Hollister has reviewed the proposed Vista De Oro Mixed-Use Project and determined that, with the mitigation measures identified in this Initial Study, the project will not have a significant effect on the environment. Thus, an EIR is not required pursuant to the CEQA of 1970 (Sections 21000, et seq., Public Resources Code of the State of California), and the MND is the proposed CEQA document for the Vista De Oro Mixed-Use Project.



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Figure 1.0-1
Project Vicinity and Location

Vista De Oro Project
Hollister, California

PARCEL #	TYPE	AREA (S.F.)	UNITS
1	Commercial	174,254	4.0 Acres
2	Commercial	45,673	1.045508 Acres
3	Commercial	23,198	0.5321396 Acres
4	Commercial	29,245	0.6715549 Acres
5	Commercial	33,731	0.7743572 Acres
6	Commercial	42,289	0.9702219 Acres

UNIT #	TYPE	AREA (S.F.)	UNITS
1	1 Bed Room	508	176 Units
2	2 Bed Room	894	294 Units
3	3 Bed Room	1,188	396 Units
4	4 Bed Room	1,482	494 Units
5	5 Bed Room	1,776	592 Units
6	6 Bed Room	2,070	690 Units
7	7 Bed Room	2,364	784 Units
8	8 Bed Room	2,658	878 Units
9	9 Bed Room	2,952	972 Units
10	10 Bed Room	3,246	1,076 Units
11	11 Bed Room	3,540	1,176 Units
12	12 Bed Room	3,834	1,276 Units
13	13 Bed Room	4,128	1,376 Units
14	14 Bed Room	4,422	1,476 Units
15	15 Bed Room	4,716	1,576 Units
16	16 Bed Room	5,010	1,676 Units
17	17 Bed Room	5,304	1,776 Units
18	18 Bed Room	5,598	1,876 Units
19	19 Bed Room	5,892	1,976 Units
20	20 Bed Room	6,186	2,076 Units
21	21 Bed Room	6,480	2,176 Units
22	22 Bed Room	6,774	2,276 Units
23	23 Bed Room	7,068	2,376 Units
24	24 Bed Room	7,362	2,476 Units
25	25 Bed Room	7,656	2,576 Units
26	26 Bed Room	7,950	2,676 Units
27	27 Bed Room	8,244	2,776 Units
28	28 Bed Room	8,538	2,876 Units
29	29 Bed Room	8,832	2,976 Units
30	30 Bed Room	9,126	3,076 Units
31	31 Bed Room	9,420	3,176 Units
32	32 Bed Room	9,714	3,276 Units
33	33 Bed Room	10,008	3,376 Units
34	34 Bed Room	10,302	3,476 Units
35	35 Bed Room	10,596	3,576 Units
36	36 Bed Room	10,890	3,676 Units
37	37 Bed Room	11,184	3,776 Units
38	38 Bed Room	11,478	3,876 Units
39	39 Bed Room	11,772	3,976 Units
40	40 Bed Room	12,066	4,076 Units
41	41 Bed Room	12,360	4,176 Units
42	42 Bed Room	12,654	4,276 Units
43	43 Bed Room	12,948	4,376 Units
44	44 Bed Room	13,242	4,476 Units
45	45 Bed Room	13,536	4,576 Units
46	46 Bed Room	13,830	4,676 Units
47	47 Bed Room	14,124	4,776 Units
48	48 Bed Room	14,418	4,876 Units
49	49 Bed Room	14,712	4,976 Units
50	50 Bed Room	15,006	5,076 Units
51	51 Bed Room	15,300	5,176 Units
52	52 Bed Room	15,594	5,276 Units
53	53 Bed Room	15,888	5,376 Units
54	54 Bed Room	16,182	5,476 Units
55	55 Bed Room	16,476	5,576 Units
56	56 Bed Room	16,770	5,676 Units
57	57 Bed Room	17,064	5,776 Units
58	58 Bed Room	17,358	5,876 Units
59	59 Bed Room	17,652	5,976 Units
60	60 Bed Room	17,946	6,076 Units
61	61 Bed Room	18,240	6,176 Units
62	62 Bed Room	18,534	6,276 Units
63	63 Bed Room	18,828	6,376 Units
64	64 Bed Room	19,122	6,476 Units
65	65 Bed Room	19,416	6,576 Units
66	66 Bed Room	19,710	6,676 Units
67	67 Bed Room	20,004	6,776 Units
68	68 Bed Room	20,298	6,876 Units
69	69 Bed Room	20,592	6,976 Units
70	70 Bed Room	20,886	7,076 Units
71	71 Bed Room	21,180	7,176 Units
72	72 Bed Room	21,474	7,276 Units
73	73 Bed Room	21,768	7,376 Units
74	74 Bed Room	22,062	7,476 Units
75	75 Bed Room	22,356	7,576 Units
76	76 Bed Room	22,650	7,676 Units
77	77 Bed Room	22,944	7,776 Units
78	78 Bed Room	23,238	7,876 Units
79	79 Bed Room	23,532	7,976 Units
80	80 Bed Room	23,826	8,076 Units
81	81 Bed Room	24,120	8,176 Units
82	82 Bed Room	24,414	8,276 Units
83	83 Bed Room	24,708	8,376 Units
84	84 Bed Room	25,002	8,476 Units
85	85 Bed Room	25,296	8,576 Units
86	86 Bed Room	25,590	8,676 Units
87	87 Bed Room	25,884	8,776 Units
88	88 Bed Room	26,178	8,876 Units
89	89 Bed Room	26,472	8,976 Units
90	90 Bed Room	26,766	9,076 Units
91	91 Bed Room	27,060	9,176 Units
92	92 Bed Room	27,354	9,276 Units
93	93 Bed Room	27,648	9,376 Units
94	94 Bed Room	27,942	9,476 Units
95	95 Bed Room	28,236	9,576 Units
96	96 Bed Room	28,530	9,676 Units
97	97 Bed Room	28,824	9,776 Units
98	98 Bed Room	29,118	9,876 Units
99	99 Bed Room	29,412	9,976 Units
100	100 Bed Room	29,706	10,076 Units



- PARCEL #1 RESIDENTIAL - SITE AREA 174,254 S.F. / 4.000296 ACRES
- PARCEL #1 COMMERCIAL - SITE AREA 45,673 S.F. / 1.045508 ACRES
- PARCEL #2 COMMERCIAL - SITE AREA 23,198 S.F. / 0.5321396 ACRES
- PARCEL #3 COMMERCIAL - SITE AREA 29,245 S.F. / 0.6715549 ACRES
- PARCEL #4 COMMERCIAL - SITE AREA 33,731 S.F. / 0.7743572 ACRES
- PARCEL #5 COMMERCIAL - SITE AREA 42,289 S.F. / 0.9702219 ACRES
- PROPOSED BUILDING = [Symbol]
- EXISTING BUILDINGS = [Symbol]

DATE	DESCRIPTION
2-12-15	Site Architectural Revision #1
3-10-15	Site Architectural Revision #2
3-12-15	Site Architectural Revision #3

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NORTH

SCALE: 1"=40'-0"

PROPOSED SITE PLAN

VISTA DE ORO DEVELOPMENT

CORNER OF SAN JUAN HIGHWAY 156 & MILLER ROAD HOLLISTER, CALIFORNIA

APN: 052-090-043

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ARCHITECTURE • CONSTRUCTION • INTERIORS

760 Redwood Avenue, Suite 100, Hollister, CA 95025
Phone: 531.355.1900 Fax: 531.352.2400
Contractor License 681958

DATE: 12 MARCH 2015
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Figure 1.0-2
Mixed-Use Site Plan
Vista De Oro Project - Hollister, California



All mitigation measures identified in this Initial Study, as well as all project components described herein, are approved by the city and incorporated into the project. The development and operation of the proposed commercial and multi-family dwelling units are consistent with the *City of Hollister's General Plan* (December 2005) (Moore et al, 2005) (General Plan) "mixed-use commercial and residential" designation for the site, and is a permitted or conditionally permitted use within the zoning classification of the West Gateway parcel.

The City of Hollister is soliciting views of interested persons and agencies on the content of the environmental information presented in this document. Due to time limits mandated by state law, your responses must be sent at the earliest possible date, but no later than the 30-day review period ending on July 2, 2015.

Written responses should be sent to:

Mr. Abraham Prado, Associate Planner
Ms. Jill Morales, Assistant Planner
Development Services – Planning Division
339 Fifth Street
Hollister, CA 95023
Phone: (831) 636-4360 x 12
Fax: (831) 634-4913
abraham.prado@hollister.ca.gov
jill.morales@hollister.ca.gov



2.0 ENVIRONMENTAL REVIEW AND APPROVAL

Upon adopting an MND, the lead agency must make both of the following findings:

- Revisions in the project plans or proposals were made by, or agreed to by the applicant, before the proposed MND and Initial Study are released for public review, and that effects have been mitigated to the point where there would be no clear, significant effect on the environment.
- There is no substantial evidence in light of the whole record before the public agency that the proposed project, as revised, may have a significant effect on the environment (Sections 21064.5 and 21080(c)).

If new mitigation measures are required after the review and response periods, the lead agency shall recirculate a revised MND for review prior to acting on the proposed project and adopting the document. This ensures that the public will have been afforded the chance to review the new mitigation measures and revised project (*Leonoff v. Monterey County Board of Supervisors* [1990] 222 Cal.App.3d 1337 and *Perley v. County of Calaveras* [1982] 137 Cal.App.3d 424).

2.1 SCOPE OF INITIAL STUDY

Based on the analysis presented in this Initial Study, it has been determined that the proposed Vista De Oro Mixed-Use Project would not result in any potentially significant impacts that cannot be mitigated to a less-than-significant impact. Additionally, the Initial Study concludes that the proposed Project would result in the following categories of impacts, depending on the environmental issue involved: no impact, less-than-significant impact, less-than-significant impact with incorporation of the specific mitigation measures identified herein. Under these circumstances the preparation of an MND is appropriate.

2.2 PUBLIC AGENCY AND REVIEW

This Initial Study and the accompanying MND will be circulated for public and agency review for a period of 30 days, from October 2, 2015 to November 2, 2015. Copies of the Initial Study are available during normal operating hours at the City of Hollister, Development Services – Planning Division, 339 Fifth Street, Hollister; CA. Comments must be received by 5:00 PM on November 2, 2015 and may be mailed or emailed to:

Mr. Abraham Prado, Associate Planner
Ms. Jill Morales, Assistant Planner
Development Services – Planning Division
339 Fifth Street
Hollister, CA 95023
Phone: (831) 636-4360 x 12
Fax: (831) 634-4913
abraham.prado@hollister.ca.gov
jill.morales@hollister.ca.gov

After comments are received from the public and reviewing agencies, the City of Hollister will consider those comments and may (1) adopt the MND and approve the proposed project; (2) undertake additional environmental studies and require additional mitigation measures; (3) require an EIR; or (4) reject the project. If the project is approved, the City of Hollister will be



responsible for enforcing all mitigation measures as identified in the Mitigation Monitoring and Reporting Program in Appendix B.

After public review of the Initial Study, the proposed Vista De Oro Mixed-Use Project will be considered by the City of Hollister, City Council. A date for the public hearing has not yet been set.

Should you wish to challenge the environmental document in court, you may be limited to raising only those issues that you or someone else previously raised to the City Council in writing or during a public hearing for the proposed Vista De Oro Mixed-Use Project.

2.3 PROJECT INFORMATION

Project Title: Vista De Oro Mixed-Use Project

Project Location: Adjacent to San Juan Road between the intersections of Miller Road and Graf Road with San Juan Road, also identified as San Benito County Assessor Parcel Number 052-090-043, within the City of Hollister, California. See Figure 2.3-1 Assessor's Parcel Map.

Lead Agency Name and Address: City of Hollister, 339 Fifth Street, Hollister, CA 95023

The Applicant's Name and Address:

Mr. Al Saroyan II, AIA
Saroyan Masterbuilders
760 Redwood Avenue
Sand City, CA 93955

Contact Persons and Phone Numbers:

Mr. Al Saroyan II, AIA
Saroyan Masterbuilders
760 Redwood Avenue
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al@saroyanmasterbuilder.com

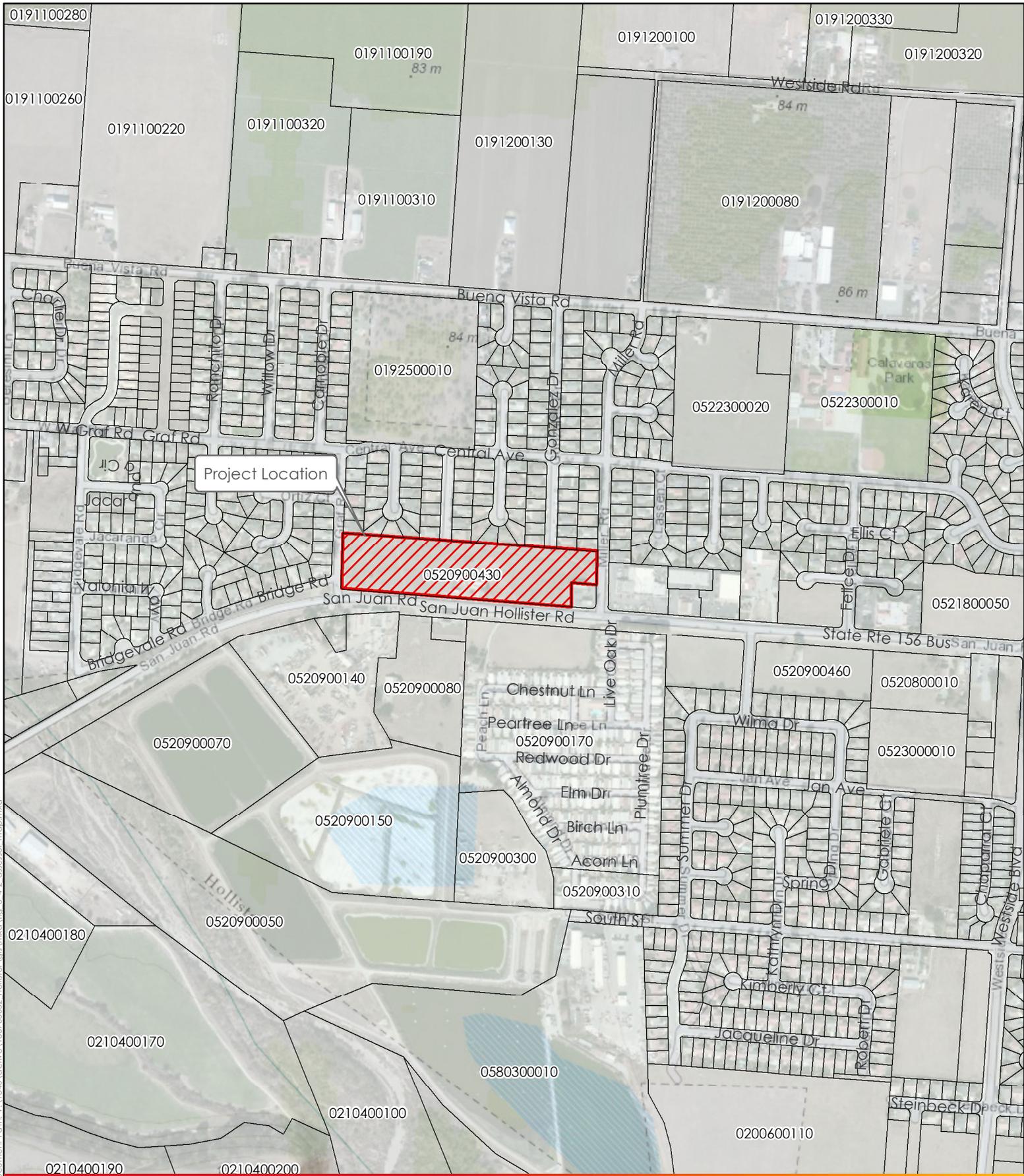
Location of the Administrative Record for this Project: City of Hollister, Development Services – Planning Division, 339 Fifth Street, Hollister, CA 95023

2.4 ORGANIZATION OF THE INITIAL STUDY

This Initial Study is organized into the following sections.

Section 1.0: Introduction: Provides summary background information about the proposed Vista De Oro Mixed-Use Project, including location, lead agency, and contact information.

Section 2.0: Environmental Review and Approval: Includes regulatory guidance of CEQA, purpose and scope of the Initial Study, public and agency review information, and an overview of the document's organization.



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Sources: Stantec 2015. Created By: K Gross. Updated: 4/3/2015. Service Layer Credits: Sources: Esri, HERE, DeLorme, TomTom, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), swisstopo, MapmyIndia, © OpenStreetMap contributors, and the GIS User Community, Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community

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San Benito

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1 inch = 632 feet

Figure 2.3-1
Assessor's Map

Vista De Oro Project - Hollister, California



Section 3.0: Project Description: Includes a description of the proposed Vista De Oro Mixed-Use Project.

Section 4.0: Environmental Factors Potentially Affected: Identifies which environmental factors, if any, the proposed Vista De Oro Mixed-Use Project would cause 'Potentially Significant Impacts' as indicated by the analysis provided in the CEQA environmental checklist.

Section 5.0: Determination: Indicates whether impacts associated with the proposed Vista De Oro Mixed-Use Project are significant, and what, if any, additional environmental documentation is required.

Section 6.0: Discussion of Environmental Setting, Potential Impacts, and Mitigation Measures: Contains the CEQA environmental checklist form for each resource area. The checklist is used to assist in evaluating the potential environmental impacts of the proposed Vista De Oro Mixed-Use Project. The checklist identifies potential project effects as follows: (1) new potentially significant impacts; (2) less-than-significant impacts with mitigation incorporated; (3) less than significant; (4) no impact. This section also contains an explanation of all checklist answers and recommended mitigation measures.

Section 7.0: References: Lists references used in the preparation of this report.

Section 8.0: Agencies and Persons Contacted: Provides the names of individuals contacted in preparation of this document.

Section 9.0: Report Preparers: Lists the names of individuals who assisted in the preparation of this document.

Appendix A – Proposed Mitigated Negative Declaration

Appendix B – Mitigation Monitoring and Reporting Program

Appendix C – Air Quality Modeling

Appendix D – Cultural Resources Documentation

Appendix E – Phase I Environmental Assessment

Appendix F – Traffic Engineering Study and Evaluation



3.0 PROJECT DESCRIPTION

3.1 PROJECT NAME

Vista De Oro Mixed-Use Project

3.2 SUMMARY OF DEVELOPMENT PLANS

The applicant proposes to develop the empty parcel with the following:

- Residential Land Uses
 - 5 Multi-Family Residential Buildings with 80 dwelling units of approximately 73,820 square feet
 - 1 Community/recreation building and manager's living unit/office of approximately 2,257 square feet
- Commercial Land Uses (32,175 total square feet of commercial buildings)
 - 1 General Commercial Building of 19,875 square feet
 - 1 Fast Food Restaurant of 3,200 square feet
 - 1 Fast Food Restaurant with Drive-Through of 3,200 square feet
 - 1 Convenience Store with Gas Pumps of 3,500 square feet
 - 1 Coffee Shop with Drive-Through of 2,400 square feet.
- Parking
 - 142 parking spaces and 20 bicycles spaces for residential land use
 - 164 parking spaces for commercial land use

3.3 REQUIRED PERMITS AND APPROVALS

In order for the proposed Vista De Oro Mixed-Use Project to be implemented, the following actions must first take place:

1. **Tentative Subdivision Map Approval** to subdivide one 8-acre parcel to create six (6) parcels of the following: Parcel 1 is approximately 1.0 acre for general commercial building; Parcel 2 is +/- 0.5 acre for fast food restaurant with drive-through; Parcel 3 is +/- 0.6 acre for fast food restaurant; Parcel 4 is +/- 0.7 acre for convenience store with gas pumps, Parcel 5 is +/- 0.9 acre for coffee shop with drive-through; and Parcel 6 is +/- 4.0 acres for multi-family residential housing.
2. **Conditional Use Permit Approval** to allow the development of a convenience store with gas pumps.
3. **Master Sign Program Approval** for mixed-use development in the West Gateway Zone.
4. **Administrative Permit Review Approval** (by the Development Review Committee [DRC] for compliance with standards without a public hearing in West Gateway Zoning Classification) for proposed restaurants, coffee shop, and drive through.
5. **Site and Architectural Review Approval** for all new buildings proposed for the project site.



3.4 PRINCIPAL LAWS, REGULATIONS, AND POLICIES

Laws and policies have been adopted at the federal, state, and local levels to protect environmental resources and ensure that development is appropriately planned and managed. *Table 3-1: Applicable Compliance and Review Requirements*, summarizes the principal laws, regulations, and policies with which the proposed Vista De Oro Mixed-Use Project must comply.



Table 3-1: Applicable Compliance and Review Requirements

Resource Area	Compliance Requirements
Aesthetics	<ul style="list-style-type: none"> • <i>City of Hollister General Plan</i> (December 2005) (Moore et al, 2005) • Hollister Municipal Code Title 17 Zoning, Chapter 17.20 Signs • Hollister Municipal Code Title 17 Zoning, Chapter 17.16 Performance Standards, Section 17.16.090 Lighting • Hollister Municipal Code Title 17 Zoning, Chapter 17.16 Performance Standards, Section 17.16.050 Fencing, Screening, and walls • Hollister Municipal Code Title 17 Zoning, Chapter 17.16 Performance Standards, Section 17.16.060 Height Measurement and Height Limit Exceptions • Hollister Municipal Code Title 17 Zoning, Chapter 17.16 Performance Standards, Section 17.16.080 Landscaping Design and Standards
Agricultural Resources	<ul style="list-style-type: none"> • Hollister Municipal Code Title 17 Zoning, Chapter 17.22 Requirements for Special Land Uses, Section 17.22.020 Accessory Agricultural Structures and Section 17.22.060 Agricultural Employee Dwellings • Williamson Act Regulations
Air Quality / GHG	<ul style="list-style-type: none"> • Federal Clean Air Act and Clean Air Act Amendments 1990 • California Clean Air Act (Section 112(r)(1))—Requires the facility operator to identify hazards that may result from accidental releases • New Source Performance Standards (40 Code of Federal Regulations [CFR] 60) • Monterey Bay Unified Air Pollution Control District Plans • <i>City of Hollister General Plan</i> (December 2005) (Moore et al, 2005) • Hollister Municipal Code Title 17 Zoning, Chapter 17.60 Performance Standards, Section 17.60.040 Dust and Dirt • Hollister Municipal Code Title 8 Health and Safety, Chapter 8.36 Toxic Gases • Monterey Bay Unified Air Pollution Control District, Authorities to Construct and Authorities to Operate
Biology	<ul style="list-style-type: none"> • Federal and State Endangered Species Acts • Federal Migratory Bird Treaty Act • Federal Bald and Golden Eagle Protection Act • California Native Plant Protection Act • California Endangered Species Act • California Fish and Game Code • Hollister Municipal Code Title 12 Streets, Sidewalks, and Public Places, Chapter 12.24 Street Trees



Table 3-1: Applicable Compliance and Review Requirements

Resource Area	Compliance Requirements
Cultural Resources	<ul style="list-style-type: none"> • California Public Resources Code Sections 5024 and 5024.5 • State Historic Preservation Office Requirements • Hollister Municipal Code Title 17 Zoning, Chapter 17.16 Performance Standards, Section 17.16.030 Archaeological and Historic Resources • Hollister Municipal Code Title 15 Buildings and Construction, Chapter 15.15 Historic Resources, Section 15.16.050 Historic Resources Commission • Hollister Municipal Code Title 15 Buildings and Construction, Chapter 15.15 Historic Resources, Section 15.16.070 Historic Resources Designation Criteria • Hollister Municipal Code Title 15 Buildings and Construction, Chapter 15.15 Historic Resources, Section 15.16.130 State Historic Building Code
Geology and Soils	<ul style="list-style-type: none"> • Hollister Municipal Code Title 15 Buildings and Construction, Chapter 15.24 Grading and Best Management Practices Control • City of Hollister, Grading Permit
Hazards and Hazardous Materials	<ul style="list-style-type: none"> • CCR Title 22 • California Hazardous Materials Release Response Plans and Inventory Act • Hollister Municipal Code Title 8 Health and Safety, Chapter 8.20 Hazardous Materials • Hollister Municipal Code Title 8 Health and Safety, Chapter 8.36 Toxic Gases • Hollister Fire Department, Hazardous Materials Business Plan and Hazardous Material Permit • San Benito County Environmental Health Department is the Certified Unified Program Agency (CUPA) and regulates hazardous materials • EPA Emergency Planning and Community Right Know ACT (EPCRA) Hazardous Materials Plans (Section 304, 311, 312, 313)



Table 3-1: Applicable Compliance and Review Requirements

Resource Area	Compliance Requirements
Hydrology and Water Quality	<ul style="list-style-type: none">• Federal Clean Water Act• Porter-Cologne Water Quality Control Act• California Department of Health Services requirements for potable water facilities• Hollister Municipal Code Title 13 Public Services, Chapter 13.16, Storm Drainage Fees• Hollister Municipal Code Title 15 Buildings and Construction, Chapter 15.24, Grading and Best Management Practices Control• State Water Resources Control Board (SWRCB), Underground Storage Tank Program• California Regional Water Quality Control Board, Construction Activities Stormwater General Permit• Central Coast Regional Water Quality Control Board— National Pollutant Discharge Elimination System (NPDES) and Stormwater Pollution Prevention Plan (SWPPPP)• Requirement for a Spill Preventions Control Countermeasure Plan (40 CFR 112)



Table 3-1: Applicable Compliance and Review Requirements

Resource Area	Compliance Requirements
Land Use and Planning	<ul style="list-style-type: none"> • <i>City of Hollister General Plan</i> (December 2005) (Moore et al, 2005) • Hollister Municipal Code Title 17 Zoning, Chapter 17.02 General Purpose, Section 17.02.030 Districts Established and Designated • California Subdivision Map Act • Hollister Municipal Code Title 17 Zoning, Chapter 17.02 General Purpose, Section 17.02.080 Zoning Map Adoption and Incorporation by Reference • Hollister Municipal Code Title 17 Zoning, Chapter 17.08 Commercial Zone Land Uses and Permit Requirements, Section 17.08.020 Commercial and Mixed-Use Zone Land Uses and Permit Requirements • Hollister Municipal Code Title 17 Zoning, Chapter 17.08 Commercial Zone Land Uses and Permit Requirements, Section 17.08.030 Commercial Mixed-Use Zone General Development Standards • Hollister Municipal Code Title 17 Zoning, Chapter 17.08 Commercial Zone Land Uses and Permit Requirements, Section 17.08.060 West Gateway Mixed-Use Supplemental Standards • Hollister Municipal Code Title 17 Zoning, Chapter 17.18 Pedestrian, Bicycle, Parking and Loading Standards • Hollister Municipal Code Title 17 Zoning, Chapter 17.20 Signs • California Government Code • Hollister Conditional Use Permit for convenience Store with Gas Pumps • Hollister building permits and encroachment permits • Hollister Tentative Subdivision Map Approval • Hollister Site and Architectural Review Approval for all new buildings • Hollister Administrative Permit Review for Restaurants with drive through
Mineral Resources	<ul style="list-style-type: none"> • California Surface Mining and Reclamation Act of 1975
Noise	<ul style="list-style-type: none"> • <i>City of Hollister General Plan</i> (December 2005) (Moore et al, 2005) • Hollister Municipal Code Title 8 Health and Safety, Chapter 8.28 Noise • Hollister Municipal Code Title 9 Public Peace, Morals and Welfare, Chapter 9.16 Loud and Unruly Parties
Population and Housing	<ul style="list-style-type: none"> • <i>City of Hollister General Plan</i> (December 2005) (Moore et al, 2005) • Hollister Housing Element • Regional Housing Allocation Plan



Table 3-1: Applicable Compliance and Review Requirements

Resource Area	Compliance Requirements
Public Services and Utilities	<ul style="list-style-type: none"> • <i>City of Hollister General Plan</i> (December 2005) (Moore et al, 2005) • Environmental Enforcement and Training Act of 2002 • Hollister Municipal Code Title 13 Public Services, Chapter 13.04 Sewer Service System • California Education Code Sections 52080-52086 • Hollister Municipal Code Title 13 Public Services, Chapter 13.04 Sewer Service System, Section 13.04.740 Types of Charges for Industrial and Commercial Users • Hollister Municipal Code Title 13 Public Services, Chapter 13.06 Hollister Water Reclamation Facility • Hollister Municipal Code Title 13 Public Services, Chapter 13.08 Water Service System • Hollister Municipal Code Title 13 Public Services, Chapter 13.12 Water, Gas, and Sewer Laterals Required • Hollister Municipal Code Title 13 Public Services, Chapter 13.20 Underground Utility District
Recreation and Open Space	<ul style="list-style-type: none"> • <i>City of Hollister General Plan</i> (December 2005) (Moore et al, 2005)
Transportation/Traffic	<ul style="list-style-type: none"> • <i>City of Hollister General Plan</i> (December 2005) (Moore et al, 2005) • Hollister Municipal Code Title 12 Streets, Sidewalks, and Public Places, Chapter 12.24 Street Trees • California Streets and Highway Code • Hollister Municipal Code Title 12 Streets, Sidewalks, and Public Places, Chapter 12.04 Street Names and Building Numbers • Hollister Municipal Code Title 12 Streets, Sidewalks, and Public Places, Chapter 12.08 Plan Lines • Hollister Municipal Code Title 12 Streets, Sidewalks, and Public Places, Chapter 12.12 City Streets and County Highways • Hollister Municipal Code Title 12 Streets, Sidewalks, and Public Places, Chapter 12.16 Encroachments • Hollister Municipal Code Title 12 Streets, Sidewalks, and Public Places, Chapter 12.20 Obstructions



3.5 BACKGROUND AND CONTEXT

3.5.1 Project Goals and Objectives

Section 15124(b) of the CEQA guidelines requires that the project description include a statement of the objectives. The applicant has identified the following basic goals and objectives for the proposed Vista De Oro Mixed-Use Project:

3.5.1.1 Site Planning

- Develop the site consistent with the provisions of the Hollister Municipal Code.
- Complement and enhance the mixed-use development mandated for the West Gateway area of Hollister by an urban infill project.
- Master plan the development of the 8 acres so that land uses are implemented in a comprehensive programmed manner and coordinated with the provision of infrastructure and public improvements necessary to accommodate such infill development.

3.5.1.2 Multi-Family Housing

- Organize the orderly development of residential uses with commercial development, resulting in a jobs/housing balance.
- Provide a residential and commercial project of an adequate size to allow for master planning of infrastructure with public plaza and services, thus achieving the greatest possible efficiencies of planning. This is a plan for the development and management of an economically viable, environmentally sound project that is aiming to fulfill the objectives of the West Gateway, According to the General Plan, *"the district provides the opportunity to develop a new mixed-use district with medium to high-density houses and a neighborhood-serving retail component complimented by a public plaza."*
- Cluster as much housing as possible near major traffic arterials to minimize congestion, air quality noise and safety impacts.
- Fulfill the goals of the General Plan and the West Gateway and further assure an available supply of energy conserving affordable homes.
- Enhance the quality of life through the implementation of elements used only in high standard planned communities.

3.5.1.3 Mixed-Use Design

- Provide planning for tapered access lanes within internal circulation as a proven element of added safety by slowing vehicle speeds and reducing the velocity of run-off water.
- Reduce the amount of paving areas, thus providing added landscaping, which in turn provides enhanced aesthetics and balance between building mass, parking areas and landscaping.
- Provide for raised planters in order to reduce speed and beautify parking and circulation facilities.



3.5.1.4 Architecture

- Provide numerous changing of roof forms (sloping roofs) and architectural details that will contribute to the development of improved visual-aesthetic effect for uniqueness in the West Gateway.
- Utilize unified design theme for building architecture of development to further the West Gateway by creating a sense of place that is different from downtown Hollister.

3.5.1.5 Landscaping

- Provide landscaping strip between street and sidewalk.
 - Trees planted in this strip will provide shaded area for pedestrians and vehicular traffic and will adhere to the West Gateway requirements to install a double row of trees, one at the street and one closer to the building edge.
 - Different types of deciduous trees will be used in adjacent buildings in the development to provide shade in the summer and allow for sun exposure in the winter months. A variety of trees will provide West Gateway identity and uniqueness.
- Provide for perimeter landscaping easement along San Juan Road with a variety of trees, shrubs, and seasonal cover to run alongside meandering sidewalks and median strip with trees. This landscaping will be additionally enhanced at intersection and main entries.

3.5.1.6 Renewable Energy

- Provide each dwelling unit with individual renewable energy systems that will provide savings through reduced consumption from traditional energy and gas sources. Each dwelling unit will be entitled to government rebate programs and tax benefits, and therefore, these incentives will augment affordability of the homes.

3.5.1.7 General Objectives

- Provide a fiscally sound development that would encourage mutual support between residences and nearby commercial and agricultural areas that would continue to support the provision of municipal services.
- Provide continuing employment opportunities for subcontractors, suppliers, and others related to the construction of new homes and subdivisions.

3.5.2 Need for Project

The proposed Vista De Oro Mixed-Use Project will provide a mix of residential and neighborhood commercial land uses that support each other as well as the surrounding development. The currently vacant parcel, which is surrounded by low-density residential and retail commercial land uses, will be converted as described in *Section 3.2 – Summary of Development Plans*, and will complete the infrastructure matrix while providing connecting greenbelts, walkways, and public open space. In addition, the proposed project will complement the existing and planned development in the West Gateway within the City of Hollister.

Finally, the proposed project will close the gap caused by leap-frog development, making the delivery of public services more cost effective and feasible. Thus, the proposed development of the site to medium-density multi-family residential and neighborhood commercial uses complies with the goals, policies and objectives of the West Gateway in developing a sense of place and community for the neighborhood.



3.5.3 Site History and Previous Environmental Analysis

The proposed project site is located within the West Gateway, which has a commercial and mixed-use zoning classification and mixed-use general plan designation. This designation—which applies to commercial activity that includes government and professional offices, neighborhood-oriented retail, community shopping centers, specialty stores, arts and crafts, woodworking, and assembly processes—is intended to promote, foster, and encourage the following:

- An attractive entry to the City of Hollister via vertical or horizontal combination of residential and commercial uses (such as community shopping, retail, and offices) within a single building or site.
- Retail sales, service, office, and public uses on the ground floor with upper floors of office and residential uses.
- An entry feature on San Juan Road as it bridges the San Benito River.
- Opportunity to develop a new mixed-use district with medium- to high-density houses and a neighborhood-serving retail component complimented by a public plaza.

Historical themes from Hollister's past are encouraged to be incorporated into the design of proposed developments. The following additional design criteria have been adopted for the proposed project site:

- Circulation and Parking
 - Limit entry and exit points to main roads; encourage internal circulation between mixed-use buildings and residential developments.
- Site Organization
 - Encourage three-story building forms on the street, stepping down to the north and south.
 - Maintain large right-of-way (ROW) areas and setbacks around residences to buffer new uses from existing adjacent residential uses.
 - Design public space that is conducive to retail sales and community gatherings, such as a Mercado or plaza.
- Building Details
 - Encourage sloping roofs.
 - Consider a unified design theme for building architecture within the West Gateway that is different from downtown Hollister.
- Landscaping
 - Develop a common landscaping treatment for the proposed project site.
 - Install a double row of trees, one at the street and one closer to the building edge.

The proposed project site was the subject of proposed development projects in the past. In 2009, Pacific West Communities, Inc., an Idaho corporation, prepared an Initial Study and MND for a proposed a “residential development only” subdivision creating two lots of approximately 4 acres each. One lot was proposed for multi-family housing with 64 low-income rental apartments with the remaining 4 acre lot being vacant for future development or sale. Their proposed multi-family low-income apartment development, which did not incorporate the mixed use of residential and commercial development that the West Gateway Zone classification encourages, was never implemented. The proposed Vista De Oro Mixed-Use Project has corrected that concept by weaving both commercial and residential land uses through the entire 8-acre project site.



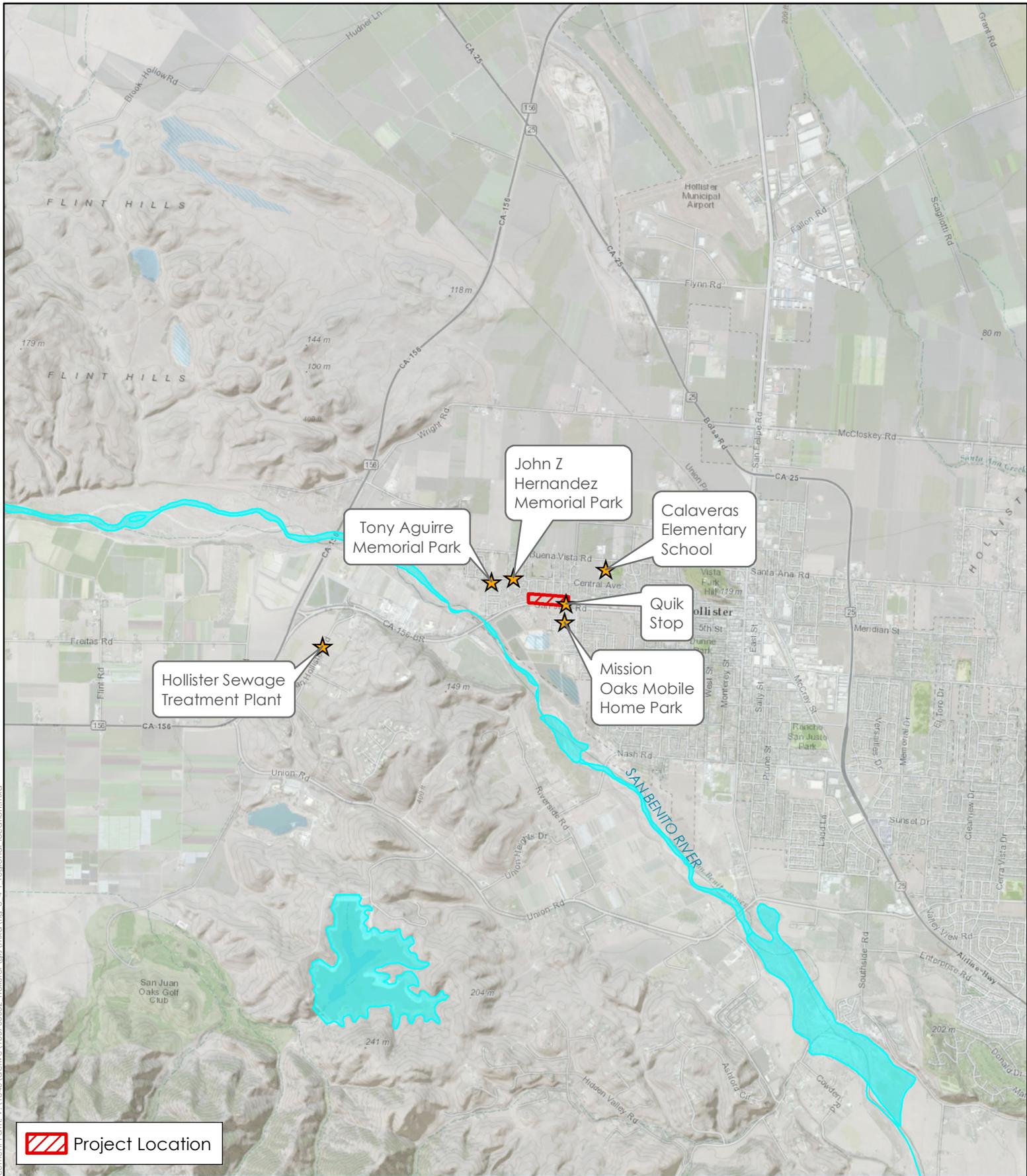
3.5.4 Regional Context

The City of Hollister is located about 100 miles southeast of San Francisco and 40 miles east of Monterey, a small valley that includes mountain ranges to the east, west, and south, and a relatively flat valley floor. The proposed project site is located on the western edge of Hollister, just east of the San Benito River. To date, utilization of the valley has been largely agricultural in nature, due in large part to highly fertile, alluvial soil deposits. The most commonly produced crops in the area today include lettuce, grains, nuts, and various pasture lands. Though agricultural practices have eliminated a majority of its irregular topographic features, the overall shallow bowl shape of the valley remains intact. *Figure 3.5-1: Regional Location Map* depicts the proposed project site and regional vicinity.

Industrial and public service land uses are located south and west of the proposed project site. The city sewage treatment plant is located southwest of the site adjacent to the river. Immediately to the north of the proposed project site is a single-family residential development, as well as agricultural lands dedicated to row crops and nut orchards. Immediately east of the proposed project site is strip commercial development adjacent to San Juan Road. Just south and west of the proposed project is a large mobile home park with some vacant land adjacent to San Juan Road.

The proposed project site is one of the last remaining vacant parcels on the west side of Hollister and will be considered an infill development. The urbanization has been guided by the General Plan and more directly by the City's special planning area and zoning for West Gateway. The proposed project lies within the West Gateway, which was established in 2005 to protect the western gateway to Hollister and encourage mixed-use development along San Juan Road housing and employment. The proposed project site is identified as "Urban Built Up Land" on the *California Department of Conservation Important Farmlands Map*.

The proposed project site is located outside of known hazards areas within the region. The 100-year flood plain associated with the San Benito River is mapped approximately one quarter mile to the west of the proposed project site. The nearest earthquake fault to the proposed project site is the Calaveras fault, which traverses the valley approximately one half mile east. The Hollister Municipal Airport is located over two miles north of the proposed project site. The proposed project site falls outside of all the designed safety zones by the *Hollister Municipal Airport Comprehensive Land Use Plan*.



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1 inch = 4,048 feet

Figure 3.5-1
Regional Location

Vista De Oro Project - Hollister, California



3.5.5 Related Projects

The proposed project site is influenced by ongoing and pending projects in the City of Hollister. Table 3-2: City of Hollister Residential Project List illustrates the cumulative growth that is being approved in the city. Total build outs between 2015 and 2020 equals 2,740 dwelling units.

Table 3-2: City of Hollister Residential Project List

Project Name	Housing Type	2015	2016	2017	2018	2019	2020
Coria 052-020-005	Multi-Family	7					
Hacienda Square	Single Family	25	30				
CSDC Affordable 052-020-006	Multi-Family		15				
Pacific West 052-090-014	Multi-Family Affordable		57				
Valles 057-230-019	Multi-Family	50					
Braer 054-010-023	Multi-Family		6				
Silver Oaks 057-150-027	Senior Single Family	50	50	45	25		
West Fairview 057-710-006	Single Family		25	25	75	75	75
West Fairview 057-710-006	Multi-Family		100	100			
West Fairview 057-710-006	Duettes				30	30	
Homestead/Benchmark 057-700-001	Single Family		41	40			
Homestead/Benchmark 057-700-001	Multi-Family Affordable			100			
Gibson/Sunnyslope 020-090-043	Single Family	29					
Ladd Lane Intravia 057-230-013	Single Family Multi-Family	13	25	21	21	21	
The Villages 054-059-001	Single Family	27	27	50	50		
Cerratos Estates 054-035-031	Single Family		74	70	70	30	
Orchard Park 052-032-002	Single Family		31	30	30		
Skwak 058-060-010	Single Family		8				
Dike 058-060-001	Single Family		39				
North Street/Denova Homes 053-370-038	Single Family Multi-Family	180		125	125	100	100
Thorning 052-080-001	Multi-Family		21	21	21	21	
King 057-015-024	Single Family				8		
Pivetti 075-440-001	Multi-Family				24		
Walnut Park 14/Chaney 057-037-016	Townhouse Condo		18		18		18
Mariottini 056-120-032	Multi-Family	13					
Pine Drive 054-042-002	Townhouse Condo		3				
Ladd Ranch 020-280-002	Single Family		41	41			
Apricot Lane 020-060-011	Single Family		50	50			



3.6 SUMMARY OF MITIGATION MEASURES

Table 3-3 summarizes the potential environmental effects of the proposed project, the recommended mitigation measures, if applicable, and the level of significance after mitigation. The following environmental review categories identified in Table 3-3 below were determined to have impacts that would be significant without mitigation. As shown in Table 3-3, development of the proposed project will not result in any significant and unavoidable impacts. Therefore, a statement of overriding considerations would not be required.

Table 3-3: Summary of Impacts and Mitigation Measures

Impacts	Mitigation Measures	Level of Significance After Mitigation
Section 6.1- Aesthetics		
<p>Impact AES-3 The proposed project would substantially degrade the existing visual character and quality of the site and its surroundings.</p>	<p>MM AES-1 Vista De Oro Mixed-Use Project structures shall meet all the requirements of Chapter 17.08 of the Hollister Municipal Code, which includes standards for mixed-use development and supplemental standards for the West Gateway Mixed-Use Zoning District. Prior to issuance of building permits all structures will be verified for compliance with Chapter 17.08 mass and scale and façade standards.</p>	<p>Less Than Significant Impact.</p>
<p>Impact AES-4 The proposed project would not create a new source of substantial light or glare which would adversely affect day or nighttime views in the area.</p>	<p>MM AES-2 A lighting plan shall be provided as required for all new development per Mitigation Measure 4.7-4-1 of the Hollister General Plan EIR: <i>"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:</i></p> <ul style="list-style-type: none"> a. <i>All light sources should be fully shielded from off-site view.</i> b. <i>All lights to be downcast except where it can be proved to not adversely affect other parcels.</i> c. <i>Escape of light to the atmosphere should be minimized.</i> d. <i>Low intensity, indirect light sources should be encouraged, except where other types of lighting is warranted for public safety reasons.</i> e. <i>On-demand lighting systems should</i> 	<p>Less Than Significant Impact.</p>