

Appendix A

**Index of Hollister General
Plan Policies and Programs**

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Appendix A

Index of Hollister General Plan Policies and Implementing Programs (March 2005 Public Review Draft)

B.1

Land Use and Community Design Element

Land Use and Community Design Policies

- LU1.1 Residential Areas
- LU1.2 Historical Preservation Ordinance
- LU1.3 Design Review
- LU1.4 Historical Building Code
- LU1.5 Underground Utility Lines
- LU1.6 City Entrances
- LU1.7 Special Planning Areas
- LU1.8 Signage
- LU1.9 Cohesive Design Elements
- LU2.1 Development Fees
- LU2.2 Fiscally Sound Development
- LU2.3 Police and Fire Staffing Levels
- LU3.1 Streetscape and Building Façade Improvements
- LU3.2 Street Trees
- LU3.3 Landscaping
- LU3.4 Existing Trees
- LU3.5 Open Space Preservation
- LU3.6 Landscaping On Public and Private Sites
- LU3.7 Alleys
- LU4.1 Pedestrian and Bicycle Facilities
- LU4.2 Alternatives to Automobiles
- LU4.3 Building Frontages
- LU4.4 Streets, Paths and Bikeways
- LU4.5 Lighting and Furniture
- LU4.6 Signs for Pedestrians and Motorists
- LU4.7 Common Parking Areas
- LU4.8 Pedestrian Environment
- LU5.1 Local Jobs and Housing Balance
- LU5.2 Mixed-Use
- LU5.3 Retail Development in Downtown
- LU5.4 Diversity of Downtown Retail
- LU5.5 Small Businesses Retention and Attraction
- LU6.1 Infill Development
- LU6.2 Phasing Strategy
- LU6.3 Orderly Growth

LU6.4	Specific Plans
LU6.5	Transfer of Development Rights
LU7.1	Site Planning
LU7.2	Housing Diversity
LU7.3	Land Supply
LU7.4	New Residential Areas
LU7.5	Diverse Neighborhoods
LU8.1	Blighted Areas
LU8.2	Historic Neighborhoods
LU8.3	Residential Character
LU8.4	Neighborhood Scale
LU9.1	Natural Design Elements
LU9.2	Energy Efficiency
LU9.3	Healthy Building Materials
LU9.4	San Benito River
LU9.5	Avoidance of Hazardous Development Areas
LU10.1	Gathering Spaces
LU10.2	Unique Spaces
LU10.3	Diversity of Economic Development
LU10.4	Attractive Street Frontages
LU11.1	Well-Articulated Buildings
LU11.2	Unique Design Elements

Land Use and Community Design Implementing Programs

LU.A	Develop signage ordinance
LU.B	Investigate inclusionary housing programs
LU.C	Revise zoning regulations
LU.D	Update public service master plans
LU.E	Conduct outreach and education
LU.F	Develop and adopt design review guidelines
LU.G	Develop a street tree program
LU.H	Develop streetscape improvement guidelines
LU.I	Formulate and implement an economic development strategic plan
LU.J	Inventory and designate historical sites
LU.K	Inventory illegal or dangerous housing units
LU.L	Assemble parcels for development in accordance with RDA programs
LU.M	Assess existing Downtown Hollister parking district
LU.N	Evaluate capital improvements program
LU.O	Encourage intergovernmental coordination
LU.P	Encourage specific plans
LU.Q	Evaluate public facilities fees
LU.R	Fund RDA housing projects
LU.S	Implement phasing strategy
LU.T	Offer development incentives
LU.U	Promote improvements during design review
LU.V	Rehabilitate, replace or eliminate illegal or dangerous housing units
LU.W	Review development regulations
LU.X	Review impact fees
LU.Y	Study infrastructure "hook-up" fees

B.2**Housing Element**

Housing Policies

- H1.1 Local Government Leadership
- H1.2 Community Participation in Housing and Land Use Plans
- H1.3 Managed Growth that Meets Regional Housing Needs Determinations
- H1.4 Timing of Housing and Infrastructure
- H1.5 Equal Housing Opportunity
- H1.6 Monitoring, Evaluation and Revisions
- H1.7 Legislative Efforts
- H2.1 Housing Design Process
- H2.2 Design that Fits into the Neighborhood Context
- H2.3 Housing Design Principles
- H2.4 Resource Conservation
- H2.5 Renewable Energy Technologies
- H2.6 Maintenance and Management of Quality Housing
- H3.1 Variety of Housing Choices
- H3.2 General Plan and Zoning for Housing
- H3.3 Efficient Use of Housing Sites and Establishment of Minimum Densities
- H3.4 Development Standards
- H3.5 Impact and Planning Fees
- H3.6 Mixed Use Housing
- H3.7 Employee Housing
- H3.8 Second Units
- H4.1 Fair Share
- H4.2 Protection of Existing Affordable Housing
- H4.3 Density Bonuses and Other Incentives for Affordable and Special Needs Housing Developments
- H4.4 Inclusionary Housing — Overall Approach
- H4.5 Options for Meeting Inclusionary Requirements.
- H4.6 Inclusionary Housing — Income Levels
- H4.7 Payment of “In-Lieu” Fees
- H4.8 Long-Term Housing Affordability
- H4.9 City Actions to Achieve Affordable Housing Goals
- H5.1 Special Needs Groups
- H5.2 Provision of Affordable Housing for Special Needs Households
- H5.3 Density Bonuses for Special Needs Housing
- H5.4 Group Residential Care Facilities
- H5.5 Emergency Housing Assistance for the Homeless
- H5.6 Farmworker Housing
- H5.7 Reasonable Accommodation for People with Disabilities

Housing Implementing Programs

- H.A Establish inclusionary housing regulations
- H.B Expand sewer and water system capacity to meet housing needs
- H.C Prepare land use plans to facilitate multi-family infill housing
- H.D Revise impact and planning fees
- H.E Adopt a reasonable accommodation ordinance

H.F	Adopt an anti-discrimination ordinance
H.G	Adopt criteria for use in design review and refine the design review process
H.H	Disseminate fair housing information
H.I	Zoning amendments for mobile and manufactured homes
H.J	Encourage "green" building standards and processes
H.K	Establish zoning for emergency shelters/transitional housing facilities
H.L	Establish zoning for farmworker and ranch hand housing
H.M	Modify residential care facility zoning
H.N	Participate in the creation of a non-profit affordable housing organization
H.O	Assist in maximizing use of rehabilitation loan programs
H.P	Establish mixed-use development standards
H.Q	Establish resale controls and rent and income limits
H.R	Modify second unit development standards and permit process
H.S	Modify the growth control ordinance
H.T	Protect "at risk" units
H.U	Provide information on second units for homeowners
H.V	Publicize energy conservation programs
H.W	Update the housing element regularly
H.X	Apply density bonus zoning and other incentives for affordable housing
H.Y	Apply Title 24 requirements
H.Z	Conduct an annual housing element review
H.AA	Expedite processing for affordable housing development
H.BB	Facilitate development at key housing sites
H.CC	Facilitate the establishment of neighborhood associations
H.DD	Identify new sites for multi-family infill housing when opportunities arise
H.EE	Implement monitoring systems
H.FF	Implement plan to expend funding resources
H.GG	Link code enforcement with public information programs
H.HH	Monitor special needs housing
H.II	Prepare information and conduct outreach on housing issues
H.JJ	Provide emergency housing assistance
H.KK	Respond to fair housing complaints
H.LL	Respond to requests for reasonable accommodation and disseminate information
H.MM	Promote solar design

B.3

Circulation Element

Circulation Policies

C1.1	LOS C or Better Arterial Roads
C1.2	Sub-Standard Roads
C2.1	Regional Transportation Measures
C3.1	Trucks to Avoid Residential Areas
C3.2	Public Transit
C3.3	Park and Ride Facilities
C3.4	Bicycle Facilities
C3.5	"Safe Routes to School" Program
C3.6	Pedestrian Connections

Circulation Implementing Programs

- C.A Classify roadways
- C.B Develop truck routes
- C.C Encourage intergovernmental coordination
- C.D Evaluate public facilities fees
- C.E Monitor LOS levels
- C.F Prioritize and implement roadway improvements
 - C.F.1: Highway 25 Bypass
 - C.F.2: Buena Vista Road Construction
 - C.F.3: Memorial Drive Construction
 - C.F.4: Sunnyslope Road Construction
 - C.F.5: Union Road (formerly Crestview Drive) Construction
 - C.F.6: Airline Highway (State Route 25) Widening
 - C.F.7: Fairview Road Widening
 - C.F.8: Westside Boulevard Extension
 - C.F.9: New Traffic Signals
 - C.F.10: Street and Highway Maintenance
 - C.F.11: Memorial Drive Construction
 - C.F.12: Fairview Road/San Felipe Road East-West Arterial
 - C.F.13: Fairview Road/Memorial Drive East-West Collector
 - C.F.14: North Fairview Road Widening
 - C.F.15: Union Road Widening

B.4**Community Services and Facilities Element****Community Services and Facilities Policies**

- CSF1.1 Adequate Capabilities and Capacity of Local Public Services
- CSF1.2 New Development Requirements for Public Services
- CSF1.3 Performance Standards
- CSF1.4 Coordinate Facilities and Services Planning
- CSF1.5 Capital Improvements Maintenance and Replacement
- CSF1.6 Other Infrastructure Planning
- CSF1.7 Development Review Criteria for Public Services
- CSF2.1 Sewer and Water Facilities
- CSF2.2 Provision of Sanitary Sewerage Capacity for Commercial and Industrial Uses
- CSF2.3 Development Outside of the Airport or Santa Ana Sewer Systems
- CSF2.4 Local Water Supply System
- CSF2.5 Costs of New Development
- CSF2.6 Provision of Water Service to New Development
- CSF2.7 Water Conservation Measures
- CSF3.1 Adequate Drainage Facilities
- CSF3.2 Erosion and Sediment Control
- CSF3.3 Local, State and Federal Standards for Water Quality
- CSF3.4 Water Quality Tests and Mitigation
- CSF3.5 Infiltration Areas
- CSF3.6 Education and Outreach on Water Quality Programs
- CSF3.7 Pollution from Urban Runoff

- CSF4.1 Providing Quality Education
- CSF4.2 Community Use of School Facilities
- CSF4.3 Coordination with Utility Providers
- CSF4.4 Park and Recreation Standards
- CSF4.5 Parks and Recreation Master Plan
- CSF4.6 Recreation Programs
- CSF4.7 Police Services
- CSF4.8 Fire Safety
- CSF4.9 Library Services
- CSF4.10 Waste Reduction and Recycling
- CSF 4.11 Requirements for Fire Safety
- CSF 4.12 Telecommunications and Technology

Community Services and Facilities Implementing Programs

- CSF.A Adopt an Information Technology Plan
- CSF.B Evaluate fire service consolidation opportunities
- CSF.C Implement joint use agreements with school districts
- CSF.D Adopt a performance standards ordinance
- CSF.E Consider the formation of a planning area-wide Fire District
- CSF.F Coordinate with the San Benito County Water District in water system expansion needs
- CSF.G Coordinate with the Sunnyslope County Water District in water system expansion needs
- CSF.H Establish procedures and requirements for well and ditch tail water tests
- CSF.I Establish requirements for water conservation in new development
- CSF.J Identify opportunities for library service expansion
- CSF.K Identify recycling program opportunities
- CSF.L Implement actions for pesticide and fertilizer management
- CSF.M Provide information on water conserving landscaping
- CSF.N Update the Fire Protection Master Plan
- CSF.O Implement Adopted Storm Water Master Plan (Adopted in 2002)
- CSF.P Identify drainage system improvements
- CSF.Q Identify opportunities for water recycling
- CSF.R Update the City's Water System Master Plan
- CSF.S Prepare guidelines for water quality source control program
- CSF.T Conduct water quality education programs
- CSF.U Continue to require proper disposal of pollutants
- CSF.V Coordinate with the water resources association of San Benito County
- CSF.W Enforce strict requirements for development in high fire hazard areas
- CSF.X Enhance facilities for fire and police services
- CSF.Y Evaluate coordinated funding strategies for infrastructure and services
- CSF.Z Implement plans for the wastewater treatment facility
- CSF.AA Implement the City's Solid Waste Management Plan
- CSF.BB Implement the Parks and Recreation Master Plan
- CSF.CC Maintain an up-to-date CIP
- CSF.DD Maintain data on sewer and water system capacity
- CSF.EE Monitor water quality at the wastewater treatment plant
- CSF.FF Provide for new elementary and middle schools
- CSF.GG Publicize the City's waste management program

- CSF.HH Inspect drainage channels and culverts
- CSF.II Require fire agency review
- CSF.JJ Require fire protection mitigation in new development
- CSF.KK Require law enforcement review
- CSF.LL Require storm water runoff measures
- CSF.MM Require utility providers review
- CSF.NN Support construction of a second high school

B.5

Open Space and Agriculture Element

Open Space and Agriculture Policies

- OS1.1 Open Space Preservation
- OS1.2 Cluster Development
- OS1.3 Site Planning to Preserve Open Space
- OS1.4 Open Space Management
- OS1.5 Open Space Use
- OS1.6 Utilities in Open Space
- OS1.7 Coordination with Other Jurisdictions
- OS1.8 Access to Open Space
- OS2.1 Premature Conversion of Prime Farmland
- OS2.2 Coordination with San Benito County to Preserve Prime Farmlands
- OS2.3 Williamson Act Contracts
- OS2.4 Residential Development Near Agricultural Areas

Open Space and Agriculture Implementing Programs

- OS.A Create an agricultural community disclosure ordinance
- OS.B Develop open space management plan(s)
- OS.C Investigate voluntary "Subscription Farming" or Community Supported Agriculture (CSA) programs
- OS.D Enact a farmland trust
- OS.E Coordinate with other jurisdictions in open space planning
- OS.F Manage private open space
- OS.G Provide open space access points
- OS.H Create open space preservation opportunities
- OS.I Restrict utilities in open space

B.6

Natural Resources and Conservation Element

Natural Resources and Conservation Policies

- NRC 1.1 Protection of Environmental Resources
- NRC 1.2 Protection of Endangered Species Habitat
- NRC 1.3 Compensatory Habitat, Habitat Enhancement or Habitat Protection
- NRC 1.4 Other Habitat Planning Measures
- NRC 1.5 Wetlands Preservation

- NRC 1.6 Enhancement of Creeks and Drainageways
- NRC 1.7 Specialized Surveys for Special Status Species
- NRC 2.1 State and Federal Standards for Air Quality
- NRC 2.2 Air Quality Considerations in Land Use Planning
- NRC 2.3 Air Quality Planning and Coordination
- NRC 2.4 Particulate Matter Pollution Reduction
- NRC 2.5 Circulation Alternatives to Reduce Impacts on Air Quality
- NRC 3.1 Development Practices to Conserve Resources
- NRC 3.2 Resource-Efficient Organizations and Businesses
- NRC 3.3 Resource Efficiency in Site Development
- NRC 3.4 Resource-Efficient Building Design
- NRC 3.5 Efficiency in Government
- NRC 3.6 Energy-Efficient Transportation Programs

Natural Resources and Conservation Implementing Programs

- NRC.A Conduct air quality education programs
- NRC.B Explore regional planning opportunities to preserve habitats
- NRC.C Identify opportunities for PG&E assistance
- NRC.D Provide for backup energy provision
- NRC.E Encourage "green" building standards and processes
- NRC.F Establish and update the list of species
- NRC.G Establish mitigation for the burrowing owl colony in the Fairview Road/Santa Ana Road area
- NRC.H Apply air quality standards in development review
- NRC.I Apply standards to sensitive air quality receptors
- NRC.J Apply Title 24 requirements
- NRC.K Conduct surveys for burrowing owls
- NRC.L Coordinate with other agencies in air quality planning
- NRC.M Establish buffers to protect air quality
- NRC.N Identify opportunities for transit-oriented development
- NRC.O Implement the LEED program
- NRC.P Promote solar design
- NRC.Q Publicize energy conservation programs
- NRC.R Require appropriate landscaping to mitigate air quality impacts
- NRC.S Require building and site design review for energy conservation
- NRC.T Require construction techniques that minimize wind erosion
- NRC.U Require pre-construction surveys for nesting raptors
- NRC.V Require project mitigation for habitat
- NRC.W Require project review for energy conservation measures
- NRC.X Require wetlands delineation
- NRC.Y Require wetlands replacement plans

B.7

Health and Safety Element

Health and Safety Policies

- HS1.1 Location of Future Development
- HS1.2 Safety Considerations in Development Review

- HS1.3 Coordination with San Benito County and Other Agencies on Safety Matters
- HS1.4 Seismic Hazards
- HS1.5 Geotechnical and Geologic Review
- HS1.6 Engineering Tests for Geologic Conditions
- HS1.7 Design of Safe Structures and Utilities
- HS1.8 Electromagnetic Fields
- HS1.9 Flood Hazards
- HS1.10 Floodplain Uses
- HS1.11 Airport Safety
- HS1.12 Potential Hazardous Soils Conditions
- HS1.13 Hazardous Waste Management
- HS1.14 Hazardous Materials Storage and Disposal
- HS2.1 High Occupancy Structures
- HS2.2 Emergency Services Facilities
- HS2.3 Hazard Awareness
- HS2.4 Access for Emergency Vehicles
- HS2.5 Neighborhood Disaster Preparedness
- HS2.6 Disaster Preparedness Training and Planning
- HS3.1 Protection of Residential Areas from Unacceptable Noise Levels
- HS3.2 Noise Source Control
- HS3.3 Construction Noise
- HS3.4 Vehicle Noise
- HS3.5 Street Improvements for Noise Mitigation
- HS3.6 Noise Standards Enforcement
- HS3.7 Airport Noise

Health and Safety Implementing Programs

- HS.A Designate travel routes for hazardous materials
- HS.B Designate truck routes
- HS.C Implement the airport land use plan
- HS.D Provide for public awareness and education about noise issues
- HS.E Provide public information on safety and emergency preparedness issues
- HS.F Compile complaint information and periodically evaluate enforcement needs for noise impacts
- HS.G Update geologic, flooding and other hazard maps
- HS.H Apply flood control requirements in new development
- HS.I Coordinate with San Benito County on hazardous waste management planning
- HS.J Conduct periodic emergency exercises
- HS.K Conduct periodic noise monitoring
- HS.L Continue to implement actions related to unreinforced masonry buildings
- HS.M Designate emergency evacuation routes
- HS.N Identify traffic noise mitigation needs
- HS.O Periodically evaluate the City's Noise Ordinance
- HS.P Provide staff training on noise enforcement
- HS.Q Regularly update the Building Code
- HS.R Require cleaning on sites with hazardous soils
- HS.S Review and update the City's Emergency Plan
- HS.T Review new development for potential noise impacts

Appendix B

**Responses to Comments
Received on the Notice of
Preparation**

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Appendix B

Responses to Comments Received on the Notice of Preparation

B.1

Public Scoping Meeting Comments

As a part of the scoping process for the *Hollister General Plan 2004* the City staff conducted an EIR Scoping Session on April 9, 2004 to obtain public comments regarding the proposed project. The purpose of the meeting was to identify environmental issues and concerns that the public may have about the proposed project so that these issues can be evaluated in this EIR.

A summary of the public scoping meeting is provided below. Specific comments and concerns identified at the scoping meeting were taken into account in the analyses for the Hollister General Plan 2004 EIR. After each specific comment below, the numbers in parentheses (IV.) refer to the section in the EIR where this topic is addressed. In a limited number of instances the specific comment is not addressed in the EIR. In these instances, the reason why the comment is not addressed is provided.

The State Government Code Section 21080.4 provides that the lead agency must convene a scoping meeting upon the request of any responsible agency or trustee agency to discuss environmental issues and concerns about the proposed project so that these issues can be evaluated in the EIR. Since a public Scoping Session was conducted on April 9, 2004 and those comments will be included in the Draft EIR, no additional public scoping session is scheduled at this time. However, if any responsible agency or trustee agency so requests, the City will schedule, publicize and conduct a public scoping session during the 30-day review period pursuant to this NOP.

HOLLISTER GENERAL PLAN 2004
SCOPING MEETING
April 9, 2004

Charlotte O'Bannon

Comment or Topic: The land outside of the City's Sphere of Influence, south of McClosky, may be better suited as industrials rather than general commercial.

EIR Section/Response: This is a comment on the project merits and not scope of EIR.

Al Guerra

Comment or Topic: Does the Plan make annexations more likely?

EIR Section/Response: This is a comment on the project merits and not scope of EIR.

Lee Wieder

Comment or Topic: Will the EIR address infrastructure requirements needed for annexations?

EIR Section/Response: This issue is covered in EIR Section 4.5. The Draft General Plan sets forth general policies and specific programs regarding adequate infrastructure. The EIR assesses overall impacts of the Draft General Plan. Specific infrastructure requirements and other potential impacts of property development or annexation will be subject to subsequent environmental review at the time they are considered.

Comment or Topic: Mixed use is proposed as a new use and has a maximum density of 25 units per acre. Will this have impact on population? As uses mix they may not be vertical mixed uses, so is this figure too high?

EIR Section/Response: This issue is covered in EIR Section 4.2. The Draft General Plan and the EIR contain population projections based on assumptions regarding future development. It is the nature of a planning document that these projections may change over time as development occurs. The General Plan includes a program for updating the General Plan in 5 years to account for any changes that may result. The EIR assesses overall impacts of the Draft General Plan and alternatives that provide a reasonable option and a basis for assessing the Draft Plan.

Comment or Topic: Will the EIR assume only 6 interchanges as shown on the Highway 25 Bypass? What if the Plan changes?

EIR Section/Response: This issue is covered in EIR Section 4.2. The Draft General Plan contains policies and specific programs regarding transportation improvements. These improvements are program actions that will be undertaken following adoption of the General Plan. The EIR assesses overall impacts of the Draft General Plan. Specific program actions will subject to subsequent environmental review at the time they are considered.

B.2

Written Responses to the Notice of Preparation

The City of Hollister prepared the Notice of Preparation (NOP) for the *Hollister General Plan 2004* that was sent out for a 30-day review period to public agencies and the general public on March 31, 2004. In addition, the NOP was re-published on August 20, 2004 to assure that all public agencies and the general public had opportunity to provide written comments prior to publication of the Draft EIR. All written comments received on the March 31, 2004 NOP and the re-published August 20, 2004 NOP are summarized below and are included in this document. Below is a summary of the written comments received on the NOP during the review period together with an indication of where each issue is addressed in this EIR. In a limit number of instances the specific comment is not addressed in the EIR. In these instances, the reason why the comment is not address is provided.

The comment letters received on the NOP follow the summary below.

Disposition of NOP Responses

Commentor(s)	Comment or Topic	EIR Section/Response
Scott Morgan (State of California Office of Planning and Research, State Clearinghouse and Planning Unit)	Identifies Responsible Agencies.	Section 1.6 – Agencies Expected to Use the EIR
Nicolas Papadakis (Association of Monterey Bay Area Governments, letters dated September 9, 2004 and April 15, 2004)	No Comments on the information contained in the EIR.	N/a
John S. Gregg (San Benito County Water District, Memos dated September 15, 2004 and May 7, 2004 – and Attachment A)	The issues of a reliable water supply and adequate water and wastewater management systems should be considered and evaluated in the EIR.	Section 4.10
	Recommends that the EIR include a discussion of the impacts of a recreational greenbelt along the San Benito River	Section 4.5 and 4.10 Impacts and mitigation are generally discussed in the EIR. Specific projects will require more details consistent with the General Plan and will be subject to subsequent environmental review.
	Recommends that the EIR expand upon the “Reduced Development Alternative” (or add a third alternative entitled the “Sustainable City Alternative”) to consider the benefits from reduced usage of, and demands upon, natural resources. This alternative should preserve agricultural lands as much as possible and include ways to minimize water usage and stormwater runoff.	Section 6.0 The benefits of reduced usage of natural resources are described in each section of the EIR covering these topics. The “Reduced Development Alternative” and the Draft Plan proposal both consider ways to preserve agricultural lands as much as possible and include ways to minimize water usage and stormwater runoff.
	Assess the social and economic contributions to the community of agriculture-based jobs versus those created by commercial and/or industrial	Section 4.1

	uses.	
	Assess the adequacy of existing and future water supply sources. Include a mechanism for implementing the water related provisions of the General Plan should be specified so that there is a clear process to assure that the water resource goals and objectives will actually be implemented.	Section 4.10
	Assess the adequacy of existing water supply conditions, including the status of existing suppliers, existing demands, and existing facilities, infrastructure and maintenance programs.	Section 4.10
	Assess the adequacy of future water supply conditions, including future water supplies. Analysis of future water demand, planned facilities projects, constraints on future water supplies, including but not limited to the Hollister Area Lessalt Water Treatment Plant and current availability and reliability of San Felipe Water as detailed in the “Groundwater Management Plan Update for the San Bento County Portion of the Gilroy-Hollister Groundwater Basin, Water Resources Association of San Benito County, April 2004.” Include an assessment of future regulatory requirements, conservation/reclamation, and groundwater management.	Section 4.10
	Assess existing groundwater quality and impacts to groundwater quality, including need for a well head protection program, status of City of Hollister Wastewater System Source Control Program, and need and plans for Salt	Section 4.10

	Management Program.	
	Assess existing surface water quality, status of the City’s Stormwater Management Plan and compliance with EPA and RWQCB Stormwater Discharge Regulations, and potential impacts on surface water quality.	Section 4.10 As proposed in the General Plan, the City will implement habitat protection programs and evaluate proposed projects for potential water quality impacts.
	Assess wastewater treatment and disposal, including the Hollister Domestic Wastewater System Improvement Project, and future regulatory requirements.	Section 4.10
	Assess watershed protection, including an inventory of rivers, streams, lakes, reservoirs, groundwater basins (aquifers) and watershed. Identify impacts and mitigation for watershed protection, groundwater recharge areas, and wildlife habitat.	Section 4.10
	Identify and address impacts of development in flood prone areas. Include implementation of and consistency with the Santa Ana Drainage Plan, and potential downstream flooding on the Pajaro River.	Section 4.10 The plan requires a capacity standard that containment by an approved flood control and drainage system of a 100-year flood event, as determined by the Federal Emergency Management Agency (FEMA).
	Incorporate grading and erosion control, urban stormwater runoff management ordinances, etc., and regional stormwater management plans.	Section 4.10
	Include policies to coordinate water management with the following entities: RWQCB, Central Coast Region; Department of Fish and Game; U.S. Fish and Wildlife Service; U.S. Army Corps of Engineers; and the San Benito County Water District.	Section 4.10 This is a comment on the project merits and not scope of EIR. Coordination with these entities is included as a policy and program action in the Draft General Plan and would provide mitigation for potential impacts and is identified in the Draft EIR.

Robert W. Floerke (State of California Resources Agency, Department of Fish and Game)	Provide a definition for “Open Space” land uses.	Section 4.1
	Provide a complete description and map of the vegetation communities, wildlife habitats, creeks, wetlands, and other important habitat features of the area, including acreage.	Section 4.8
	Assess the impacts to habitats, including grasslands, and mitigation measures to offset impacts	Section 4.8
	Address rare, threatened and endangered species which meet the definition in CEQA. Also address special-status species.	Section 4.8 Policies in the Draft General Plan are intended to protect species and habitat.
	Identify potential impacts to the stream or riparian resources.	Section 4.8
	Address impacts to wider ranging species to include the loss of breeding and foraging habitat over the entire planning area.	Section 4.8
	Provide measures to protect wetlands.	Section 4.8 Policies in the Draft General Plan are intended to protect wetlands.
Judith Barranti, Ed.D. (Hollister School District)	Address the need for additional public school site infrastructure and location.	Section 4.5
	Outline additional school impact mitigation requirements for proposed developments in order to provide the means to construct the public service infrastructure (schools) needed.	Section 4.5
	Address the need for safe access to schools.	Section 4.2
Keith Hinrichsen (State of California Department of Transportation)	Clearly define the study area, including roadways outside the city limits.	Section 4.2 The traffic model forecasts traffic for all of Northern San Benito County and includes all the State Highways. Regional capacity deficiencies will be addressed.

	Use Caltrans level of service (LOS) policies to determine any significant impacts to the State Highway System.	Section 4.2 The City of Hollister and San Benito County have adopted a LOS C standard consistent with the Caltrans standard.
	Provide methodologies to calculate the LOS consistent with the <i>Highway Capacity Manual (HCM)</i> .	Section 4.2 LOS is evaluated based on HCM methodologies.
	Include information on existing traffic volumes.	Section 4.2 The traffic study presents existing roadway volumes and intersection levels of service.
	Include information on cumulative traffic volumes.	Section 4.2 The traffic analysis presents a forecast and analysis of cumulative conditions.
	Provide mitigation for cumulative traffic impacts of future General Plan development.	Section 4.2 The improvements needed to mitigate the cumulative traffic impacts are presented. Hollister and San Benito County use traffic impact fees to fund the appropriate local share of improvement costs.
	Require future traffic studies to be undertaken as development is proposed.	Section 4.2 The City of Hollister will likely require traffic studies for proposed developments that would represent or require a General Plan Amendment. Development projects that are proposed that are deemed consistent with the General Plan would pay their traffic impact fees to ensure implementation of appropriate traffic mitigation.
	Discuss trip reduction measures to be implemented in the General Plan.	Section 4.2 If the General Plan includes trip reduction measures then they will be discussed in the EIR.
	Discuss the regional fee program.	Section 4.2 The City of Hollister anticipates updating the traffic impact fees based on the land use changes proposed in the

		new General Plan. Caltrans is represented on the TAC that oversees the fee update studies.
	Reevaluate the target future year of analysis.	Section 4.1 For a variety of reasons the City of Hollister selected the year 2023 as the horizon year for this General Plan Update.
Dr. Jean Burns Slater (San Benito High School District)	Support provision of workforce housing and support for the downtown mixed use concept.	This is a comment on the project merits and not scope of EIR.
	Support completion of the Westside Boulevard Extension.	This is a comment on the project merits and not scope of EIR.
Dennis J. O’Bryant (State of California Department of Conservation)	Describe the actual and potential agricultural productivity of the land, including: current and past agricultural use; total contribution of potential and actual agricultural production to the local, regional and state economies.	Section 4.11
	Identify the type, amount and location of farmland conversion and assess impacts on current and future agricultural operations.	Section 4.11
	Identify lands in agricultural preserves under Williamson Act contract, and discuss Williamson Act contracts that will remain and those that may be terminated in order to accommodate the project.	Section 4.11
	Identify mitigation measures and alternatives that would lesson or avoid farmland conversion, including use of conservation easements, concentrating development in developed areas, contracts, buffers, and investments.	Section 4.11
Janet Brennan (Monterey Bay Unified Air Pollution Control District, letters dated August 26, 2004 and	Compare the projections under the Draft General Plan with those of the 2004 Air Quality Management Plan.	Section 4.1

April 15, 2004)	If the LOS will decline from D or better to E or F assess the impacts of carbon monoxide concentrations at sensitive receptor locations.	Section 4.2
	Assess impacts on sensitive receptors.	Section 4.3
	Include mitigation for any significant impacts on air quality.	Section 4.3
	Suggested that projects proposed pursuant to the General Plan could have impacts on air quality that should be addressed when projects are proposed.	Section 4.3
Lee Wieder (Access Land Development Services, Inc, dated May 3, 2004.)	Suggested one of the alternatives in the EIR can include a sixth Special Planning Area referred to as the McCray/Highway 25 Bypass Area. Reasons for this suggested are included.	Section 6.0
Rob Mendiola (Local Agency Formation Commission, letter dated May 7, 2004.)	Provide baseline information on all governmental services commensurate with the level of specificity of a program document. Assess each phase or area of development within the General Plan time horizon.	Section 4.5
Ken Lindsay (Sierra Pacific Associates Inc., letter dated April 14, 2004.)	Expressed concern about the Airport Support designation of the Airport Business Center.	This is a comment on the project merits and not scope of EIR.
Lee Wieder (Access Land Development Services, Inc., letter dated April 21, 2004)	Requests consideration that in the area between Meridian and Hillcrest, west of Highway 25 Bypass, the EIR analyze the environmental impacts of two other alternative land use: General Commercial with Medium Density Residential; and, Medium Density Residential with some high density residential and general commercial.	Section 4.1 and 6.0
	Under Public Services, Utilities, Hydrology/Water	Section 4.5

	<p>Quality and Transportation/Traffic there be a discussion of existing and proposed public improvement programs and their priority for scheduled implementation. This is important to know how recommended land use designations may or may not be supported by prior infrastructure planning and funding.</p>	
	<p>Assess the noise impacts of locating residential development immediately adjacent to Highway 25 Bypass on both sides.</p>	<p>Section 4.4</p>
<p>Steven M. Kinsella, DBA, CPA (Gavilan College, letter dated April 20, 2004)</p>	<p>Gavilan Joint Community College District intends to establish a permanent education center in the area of Hollister, although the size of the center and its location have yet been determined.</p>	<p>Section 4.5</p>
<p>Fred Goodrich (County of San Benito Planning Department, letter dated May 7, 2004)</p>	<p>Describe and evaluate the relationship between the proposed residential densities and intensity of land use.</p>	<p>Section 4.1</p>
	<p>Describe and evaluate the existing local and regional physical environment and those features that are likely to be affected.</p>	<p>Section 4.1 – 4.11</p>
	<p>Describe and evaluate the existing infrastructure and their capacities and current levels of use. Evaluate whether or not sufficient infrastructure would be available to adequately serve the land uses being proposed.</p>	<p>Section 4.5</p>
	<p>Describe and evaluate the existing physical environment and the environment that would result from implementation of the Draft General Plan.</p>	<p>Section 4.1 – 4.11</p>
	<p>Describe and evaluate the</p>	<p>Section 5.0</p>

	<p>cumulative and growth-inducing effects that could result from the adoption of the Draft General Plan.</p>	<p>The cumulative impacts of development within the Hollister Planning Area associated with the Draft General Plan are assessed by topic and from an overall standpoint.</p>
	<p>Describe and evaluate project alternatives and/or mitigation measures that would avoid or lessen one or more of the significant effects identified as resulting from the implementation of the Draft General Plan.</p>	<p>Section 6.0</p>
	<p>Describe and evaluate any inconsistencies between the proposed plan and adopted regional plans as they may relate to environmental issues.</p>	<p>Section 4.1 Periodic general plan or element updates will strive to maintain consistency with State law requirements, such as compliance with Housing Element requirements, and other State or regional requirements, including, but not limited to, the planning and management of public trust lands and resources.</p>

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