

# Office of Planning and Research State Clearinghouse Summary Form for Electronic Document Submittal

**Date:** May 17, 2023

**Project Title:** Hollister 2040 General Plan, Climate Action Plan, and Agricultural Lands Preservation Program

**CEQA Document:** Environmental Impact Report (EIR)

**State Clearinghouse Number:** 2021040277

**Lead Agency:** City of Hollister

**Lead Agency Contact Name:** Eva Kelly, Interim Planning Manager

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**Project Location (City and County):** City of Hollister, San Benito County

**Project Description (Proposed actions, location, and/or consequences):**

Hollister's existing General Plan was adopted in 2005, with a horizon year of 2023. Since the horizon year is approaching, the City is now updating its plan to extend the planning period to 2040. The proposed Hollister 2040 General Plan will build off the current General Plan and provide a framework for land use, transportation, and conservation decisions through the year 2040. The proposed 2040 General Plan will direct future growth within the EIR Study Area. The General Plan is intended to respond to local and regional housing needs, foster economic growth and local job creation, enhance civic identity and placemaking, and protect sensitive natural resources. The proposed Climate Action Plan will identify strategies and measures to reduce greenhouse gas emissions generated by existing and future uses in Hollister. The proposed Agricultural Lands Preservation Program will ensure the benefits of agricultural activities are maintained by requiring that activities that convert existing agricultural lands to non-agricultural uses (i.e., urban uses) directly address that loss through a program that funds agricultural conservation easements.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

- **Impact AG-1:** Implementation of the proposed project would result in the conversion of Prime Farmland, Farmland of Statewide Importance, or Unique Farmland land to nonagricultural land uses.  
*No feasible mitigation measures; Significant and Unavoidable*
- **Impact AG-2:** Implementation of the proposed project would result in the loss of agricultural land under the Williamson Act.  
*No feasible mitigation measures; Significant and Unavoidable*
- **Impact AIR-1:** Implementation of the proposed project would result in the generation of substantial operational (long-term) criteria air pollutant emissions that would exceed Monterey Bay Air Resources District's regional significance threshold for Volatile Organic Compounds (VOC) and would; therefore, not be considered consistent with the existing Air Quality Management Plan.  
*No feasible mitigation measures at the program level; Significant and Unavoidable*
- **Impact AIR-2a:** Operation of development projects that could occur from implementation of the project would generate emissions that would exceed Monterey Bay Air Resources District's (MBARD's) regional significance thresholds for Volatile Organic Compounds (VOC), nitrogen oxides (NO<sub>x</sub>), and Carbon Monoxide (CO).  
*No feasible mitigation measures at the program level; Significant and Unavoidable*
- **Impact AIR-2b:** Construction activities that could occur over the buildout horizon of the proposed 2040 General Plan would generate substantial short-term criteria air pollutant emissions that would exceed Monterey Bay Air Resources District's (MBARD's) regional significance thresholds and cumulative contribute to the nonattainment designations of the North Central Coast Air Basin (NCCAB).  
*No feasible mitigation measures at the program level; Significant and Unavoidable*
- **Impact AIR-3a:** Implementation of the proposed project could expose air quality sensitive receptors to substantial toxic air contaminant concentrations from non-permitted sources during operation.  
*No feasible mitigation measures at the program level; Significant and Unavoidable*

- **Impact AIR-3b:** Construction activities associated with potential future development could expose nearby air quality sensitive receptors to substantial concentrations of toxic air contaminants during construction.  
*No feasible mitigation measures at the program level; Significant and Unavoidable*
- **Impact AIR-5:** The emissions that could occur over the buildout horizon of the proposed 2040 General Plan could generate a substantial increase in emissions that exceeds the Monterey Bay Air Resources District's (MBARD's) significance thresholds and cumulatively contribute to the nonattainment designations and health risk in the North Central Coast Air Basin (NCCAB).  
*No feasible mitigation measures at the program level; Significant and Unavoidable*
- **Impact NOI-1.1:** Construction activities associated with potential future development could expose sensitive receptors in close proximity to a construction site to excessive noise from construction equipment.  
*No feasible mitigation measures at the program level; Significant and Unavoidable*
- **Impact NOI-1.2:** Operational vehicle traffic noise increases would exceed the City's significance threshold with implementation of the proposed project.  
*No feasible mitigation measures at the program level; Significant and Unavoidable*
- **Impact TRANS-2:** Implementation of the proposed project would result in a significant VMT impact for VMT per Capita (Residential), VMT per Employee (Office), VMT per Employee (Other), and Retail VMT over 50,000 square feet, due to forecasted land use growth through 2040, based on a comparison of the VMT rate increment for VMT to the corresponding average baseline rates for the San Benito County region.  
*No feasible mitigation measures at the program level; Significant and Unavoidable*
- **Impact TRANS-5:** Implementation of the proposed project would cumulatively contribute to regional VMT.  
*No feasible mitigation measures at the program level; Significant and Unavoidable*

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

N/A

Provide a list of the responsible or trustee agencies for the project.

N/A