

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

**Date:** July 3, 2024

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

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

**State Clearinghouse Number:** 2021040277

**Lead Agency:** City of Hollister

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

**Email:** eva.kelly@hollister.ca.gov **Phone Number:** (831) 636-4360

**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. The City is 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 and 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. Since the 2023 Draft EIR was circulated but before certification, the proposed 2040 General Plan changed some land use designations and the sphere of influence boundary has been further modified from what was proposed in the 2023 Draft EIR. Subsequently, the potential buildout estimates increased from what was evaluated in the 2023 Draft EIR. The proposed changes to the CAP involve adjustments to the emissions estimates. The proposed changes to the ALPP are limited to reducing the rate of land dedication from two acres to one acre of Agricultural Land for each one acre of Agricultural Land to be converted.

**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 (together referred to as “qualified Farmland”) to nonagricultural land uses.  
*Proposed General Plan 2040 \*Policy OS-2.1 and \*Action OS-2.1; Significant and Unavoidable*
- **Impact AG-2:** Implementation of the proposed project would result in the loss of agricultural land under the Williamson Act.  
*Proposed General Plan 2040 \*Policy OS-2.1 and \*Action OS-2.1; Significant and Unavoidable*
- **Impact AG-4:** The proposed project, in combination with past, present, and reasonably foreseeable projects, could result in a significant cumulative impact with respect to the conversion of Prime Farmland, Farmland of Statewide Importance, or Unique Farmland land (together referred to as “qualified Farmland”) under CEQA and Williamson Act properties to nonagricultural uses.  
*Proposed General Plan 2040 \*Policy OS-2.1 and \*Action OS-2.1; 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 (MBARD's) regional significance threshold for Volatile Organic Compounds (VOC), nitrogen oxides (NO<sub>x</sub>), and carbon monoxide (CO) and would; therefore, not be considered consistent with the existing Air Quality Management Plan (AQMP).

*Proposed General Plan 2040 \*Policy NRC-3.6; 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).

*Proposed General Plan 2040 \*Policy NRC-3.6; 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 cumulatively contribute to the nonattainment designations of the North Central Coast Air Basin (NCCAB).

*Proposed General Plan 2040 \*Policy NRC-3.6; 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.

*Proposed General Plan 2040 \*Policy NRC-3.15; 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.

*Proposed General Plan 2040 \*Policy NRC-3.6 and \*Policy NRC-3.14; 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).

*Proposed General Plan 2040 \*Policy NRC-3.6, \*Policy NRC-3.14, and \*Policy NRC-3.15; Significant and Unavoidable*
- **Impact BIO-1:** Impacts to special-status species or the inadvertent loss of bird nests in active use, which would conflict with the federal Migratory Bird Treaty Act and California Fish and Game Code, could occur as a result of implementation of the proposed project.

*Proposed General Plan 2040 \*Policy NRC-1.4, \*Policy NRC-1.5, \*Policy NRC-1.6, \*Policy NRC-1.7, \*Policy NRC-1.8, \*Policy NRC-1.9, \*Policy NRC-1.10, \*Policy NRC-1.13, and \*Policy NRC-1.14; Less than Significant*
- **Impact BIO-2:** Impacts to riparian areas, drainages, and sensitive natural communities could occur from potential future development under the proposed 2040 General Plan where natural habitat remains.

*Proposed General Plan 2040 \*Policy NRC-1.4, \*Policy NRC-1.5, and \*Policy NRC-1.6; Less than Significant*
- **Impact BIO-3:** Potential future development from implementation of the proposed 2040 General Plan could result in direct and indirect impacts to wetland habitat.

*Proposed General Plan 2040 \*Policy NRC-1.5, \*Policy NRC-1.6, \*Policy NRC-1.13, and \*Policy NRC-1.14; Less than Significant*
- **Impact CUL-1:** Impacts to known or yet to be classified historic buildings or structures could occur from potential future development under the proposed 2040 General Plan.

*Proposed General Plan 2040 \*Policy LU-19.1 and \*Policy LU-19.5; Less than Significant*
- **Impact CUL-2:** Impacts to known and unknown archeological resources could occur from potential future development under the proposed 2040 General Plan.

*Proposed General Plan 2040 \*Policy NRC-2.3; Less than Significant*

- **Impact CUL-4:** Impacts to tribal cultural resources could occur from potential future development under the proposed 2040 General Plan.  
*Proposed General Plan 2040 \*Policy NRC-2.3, \*Policy NRC-2.4, and \*Policy NRC-2.5; Less than Significant*
- **Impact GEO-1:** Impacts from potential future development under the proposed 2040 General Plan where there are known geological hazards could occur over the buildout horizon of the proposed project.  
*Proposed General Plan 2040 \*Policy HS-1.1, \*Policy HS-1.2, \*Policy HS-3.2, and \*Policy HS-3.3; Less than Significant*
- **Impact NOI-1.1:** Construction activities associated with potential future development under the proposed 2040 General Plan could expose sensitive receptors in close proximity to a construction site to excessive noise from construction equipment.  
*Proposed General Plan 2040 \*Action HS-8.1, \*Action HS-8.6, \*Action HS-8.8, and \*Action HS-8.9; Significant and Unavoidable*
- **Impact NOI-1.2:** Operational vehicle traffic noise increases would exceed the City’s significance thresholds with implementation of the proposed project.  
*Proposed General Plan 2040 \*Policy HS-8.1, \*Action HS-8.1, and \*Action HS-8.6; Significant and Unavoidable*
- **Impact NOI-2.1:** Construction activities associated with potential future development under the proposed 2040 General Plan could generate excessive short-term vibration levels during project construction.  
*Proposed General Plan 2040 \*Action HS-8.1, \*Action HS-8.6, and \*Action HS-8.8; Less than Significant*
- **Impact NOI-2.2:** Operational activities associated with potential future development under the proposed 2040 General Plan could generate excessive long-term vibration levels.  
*Proposed General Plan 2040 \*Action HS-8.8; Less than Significant*
- **Impact NOI-4:** Implementation of the proposed 2040 General Plan could contribute to an increase in cumulative construction noise and operational vehicle noise.  
*Proposed General Plan 2040 \*Policy HS-8.1, \*Action HS-8.1, \*Action HS-8.6, \*Action HS-8.8, and \*Action HS-8.9; Significant and Unavoidable*
- **Impact TRANS-2:** Implementation of the proposed 2040 General Plan would result in a significant vehicle miles traveled (VMT) impact for VMT per Capita (Residential) 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.  
*Proposed General Plan 2040 \*Policy C-1.5, \*Action C-1.1, \*Action C-1.2, and \*Policy C-4.6; Significant and Unavoidable*
- **Impact TRANS-5:** Implementation of the proposed 2040 General Plan would cumulatively contribute to regional vehicle miles traveled (VMT).  
*Proposed General Plan 2040 \*Policy C-1.5, \*Action C-1.1, \*Action C-1.2, and \*Policy C-4.6; 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