



Notice of Availability Revised Draft Environmental Impact Report City of Hollister

Date: July 3, 2024
To: State Clearinghouse
State Responsible Agencies
State Trustee Agencies
Other Public Agencies
Interested Organizations
From: Eva Kelly, Planning Manager
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Development Services Department – Planning Division
339 Fifth Street
Hollister, CA 95023

Subject: Notice of Availability of the Revised Draft Environmental Impact Report (EIR) for the Hollister 2040 General Plan, Climate Action Plan, and Agricultural Lands Preservation Program
Lead Agency: City of Hollister Development Services Department
Project Title: Hollister 2040 General Plan, Climate Action Plan, and Agricultural Lands Preservation Program
Project Area: City of Hollister and the Planning Area

Notice is hereby given that the City of Hollister has prepared a Revised Draft EIR (State Clearinghouse No. 2021040277) for the proposed Hollister 2040 General Plan, Climate Action Plan, and Agricultural Lands Preservation Program (proposed project).

Project Description: The Hollister 2040 General Plan (2040 General Plan) brings the current General Plan up to date with the latest State and federal legislation around urban development, transportation, climate resilience, and safety and responds to local and regional housing needs, fosters economic growth and local job creation, enhances civic identity and placemaking, and protects sensitive natural resources. The proposed Climate Action Plan (CAP) identifies strategies and measures to reduce greenhouse gas emissions generated by existing and future uses in Hollister. The proposed Agricultural Lands Preservation Program (ALPP) ensures 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.

Recirculation: A Draft EIR was prepared for the proposed project and was circulated for review in 2023 (2023 Draft EIR). Since the release of the 2023 Draft EIR but prior to certification, changes were made to the proposed project. Accordingly, the City is recirculating the Draft EIR to provide additional analysis as a result of the changes to the project description. The Revised Draft EIR provides an additional assessment of potential environmental consequences of the approval and implementation of the proposed project as revised. The revisions to the proposed 2040 General Plan include changes to some proposed 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 have increased from what was proposed 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. A complete summary of changes is included in Chapter 1, *Introduction*, of the Revised Draft EIR.

Environmental Review: The Revised Draft EIR identifies less-than-significant impacts for aesthetics, biological resources, cultural and tribal cultural resources, energy, geology and soils, greenhouse gas emissions, hazards and hazardous materials, hydrology and water quality, land use and planning, mineral resources, population and housing, public services and recreation, utilities and service systems, and wildfire. The Draft EIR identifies potential significant and unavoidable at the program level in the topics of agricultural resources, air quality, noise, and transportation.

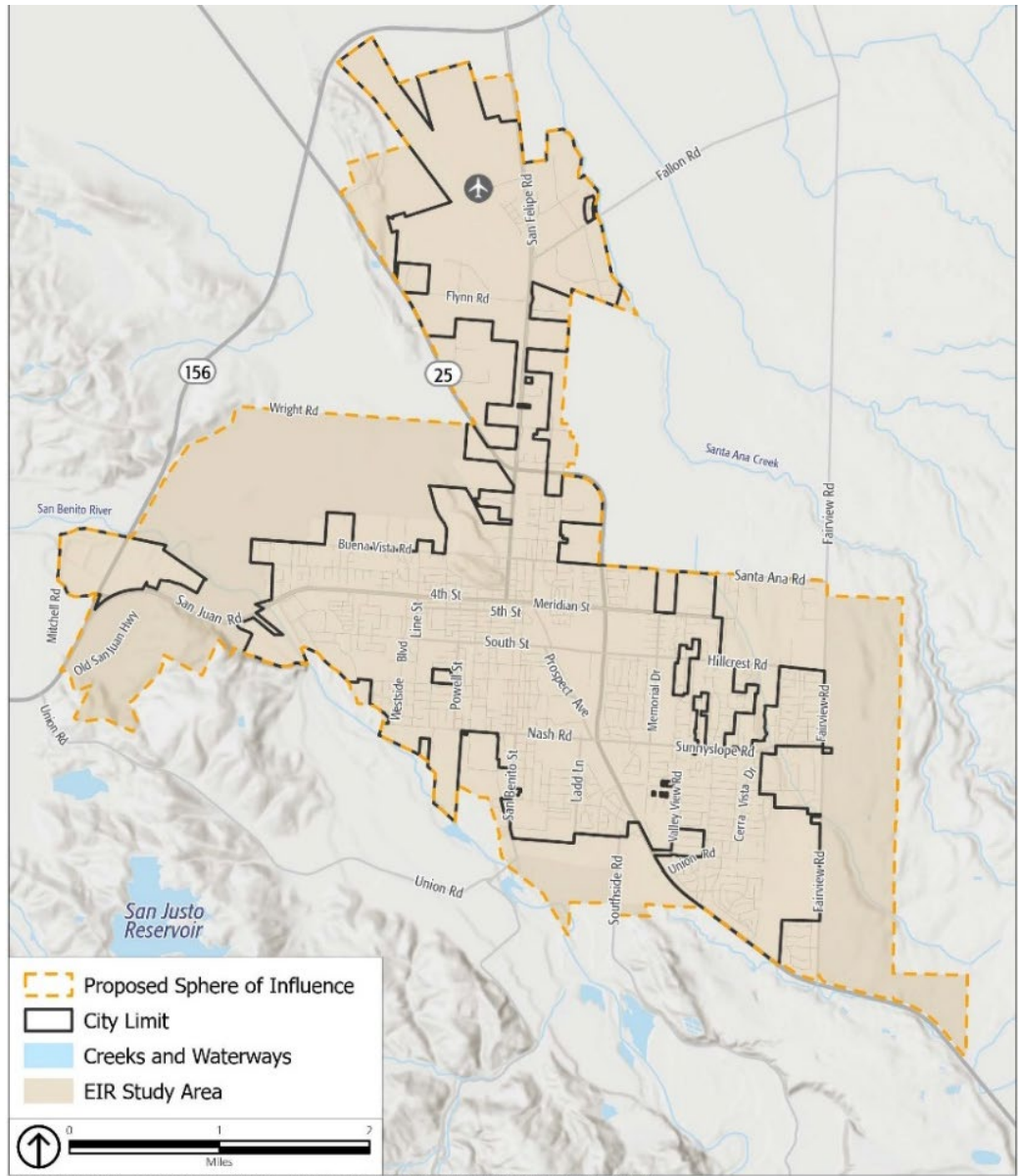
Document Availability: This notice, the Revised Draft EIR, project information, including relevant documents, information on upcoming meetings, and ways you can provide feedback can be viewed online at <https://hollister2040.org/>.

Submitting Comments: Members of the public, agencies, and interested organizations are invited to provide comments on the Revised Draft EIR that focus on whether the Revised Draft EIR is sufficient in discussing possible impacts to the physical environment, ways in which potential adverse effects may be avoided or minimized through mitigation measures, and alternatives to the project in light of the purpose of the EIR to provide useful and accurate information about such factors. A public meeting to accept verbal comments will be held on **Tuesday, July 16, 2024, at 3:30 p.m.** The meeting can be attended two ways: at City Hall Council Chambers (375 Fifth Street, Hollister, CA 95023) or via the Zoom platform (https://us02web.zoom.us/webinar/register/WN_O9HCwqNTRrKcbyZtAJ2XPQ)

Comments can be submitted prior to, during, or after the public meeting, but should be submitted by the end of the 45-day review period at **5:00 p.m. on Friday, August 16, 2024.** Please send your written comments to Eva Kelly, at the address shown above or email generalplan@hollister.ca.gov with “Hollister GPU 2040, CAP, and ALPP Revised EIR” as the subject. Public agencies providing comments are asked to include a contact person for the agency.

Hazardous Materials/Waste Disclosure: A search of the online databases on February 13, 2024, identified sites that have not been fully remediated or closed. The complete list and location of active cleanup sites within the EIR Study Area is shown in Table 4.9-1, *Active Hazardous Material Cleanup Sites in the EIR Study Area*, and on Figure 4.9-1, *Hazardous Materials Cleanup Sites*, of the Draft EIR.

**Attachment:
EIR Study Area**



Source: USGS, 2019; ESRI, 2020; San Benito County, 2020; PlaceWorks, 2024.