

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH # 2021040277

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

Lead Agency: City of Hollister Contact Person: Eva Kelly, Planning Manager
 Mailing Address: 339 Fifth Street Phone: 831-636-4360
 City: Hollister Zip: 95023 County: San Benito

Project Location: County: San Benito City/Nearest Community: City of Hollister
 Cross Streets: State Routes 25 and 156 Zip Code: 95023

Longitude/Latitude (degrees, minutes and seconds): _____ ° _____ ' _____ " N / _____ ° _____ ' _____ " W Total Acres: _____

Assessor's Parcel No.: Citywide Section: _____ Twp.: _____ Range: _____ Base: _____

Within 2 Miles: State Hwy #: State Routes 25 and 156 Waterways: San Benito River, Santa Ana Creek, & unnamed tributary of Santa Ana Creek
 Airports: Hollister Municipal Airport Railways: Union Pacific Hollister Industrial Lead Schools: HSD, SESD, NJUESD, SBHSD

Document Type:

CEQA: NOP Draft EIR NEPA: NOI Other: Joint Document
 Early Cons Supplement/Subsequent EIR EA Final Document
 Neg Dec (Prior SCH No.) _____ Draft EIS Other: _____
 Mit Neg Dec Other: Revised Draft EIR FONSI _____

Local Action Type:

General Plan Update Specific Plan Rezone Annexation
 General Plan Amendment Master Plan Prezone Redevelopment
 General Plan Element Planned Unit Development Use Permit Coastal Permit
 Community Plan Site Plan Land Division (Subdivision, etc.) Other: Climate Action Plan, Agricultural Lands

Development Type:

Residential: Units _____ Acres _____ Transportation: Type _____
 Office: Sq.ft. _____ Acres _____ Employees _____ Mining: Mineral _____
 Commercial: Sq.ft. _____ Acres _____ Employees _____ Power: Type _____ MW _____
 Industrial: Sq.ft. _____ Acres _____ Employees _____ Waste Treatment: Type _____ MGD _____
 Educational: _____ Hazardous Waste: Type _____
 Recreational: _____ Other: No specific development project; program-level evaluation
 Water Facilities: Type _____ MGD _____

Project Issues Discussed in Document:

Aesthetic/Visual Fiscal Recreation/Parks Vegetation
 Agricultural Land Flood Plain/Flooding Schools/Universities Water Quality
 Air Quality Forest Land/Fire Hazard Septic Systems Water Supply/Groundwater
 Archeological/Historical Geologic/Seismic Sewer Capacity Wetland/Riparian
 Biological Resources Minerals Soil Erosion/Compaction/Grading Growth Inducement
 Coastal Zone Noise Solid Waste Land Use
 Drainage/Absorption Population/Housing Balance Toxic/Hazardous Cumulative Effects
 Economic/Jobs Public Services/Facilities Traffic/Circulation Other: GHG Emissions

Present Land Use/Zoning/General Plan Designation:

Citywide

Project Description: (please use a separate page if necessary)

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 bulldout 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.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".
If you have already sent your document to the agency please denote that with an "S".

<input checked="" type="checkbox"/> Air Resources Board	<input checked="" type="checkbox"/> Office of Historic Preservation
<input type="checkbox"/> Boating & Waterways, Department of	<input type="checkbox"/> Office of Public School Construction
<input checked="" type="checkbox"/> California Emergency Management Agency	<input type="checkbox"/> Parks & Recreation, Department of
<input type="checkbox"/> California Highway Patrol	<input type="checkbox"/> Pesticide Regulation, Department of
<input checked="" type="checkbox"/> Caltrans District # <u>5</u>	<input type="checkbox"/> Public Utilities Commission
<input type="checkbox"/> Caltrans Division of Aeronautics	<input checked="" type="checkbox"/> Regional WQCB # <u>3</u>
<input type="checkbox"/> Caltrans Planning	<input type="checkbox"/> Resources Agency
<input type="checkbox"/> Central Valley Flood Protection Board	<input type="checkbox"/> Resources Recycling and Recovery, Department of
<input type="checkbox"/> Coachella Valley Mtns. Conservancy	<input type="checkbox"/> S.F. Bay Conservation & Development Comm.
<input type="checkbox"/> Coastal Commission	<input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
<input type="checkbox"/> Colorado River Board	<input type="checkbox"/> San Joaquin River Conservancy
<input type="checkbox"/> Conservation, Department of	<input type="checkbox"/> Santa Monica Mtns. Conservancy
<input type="checkbox"/> Corrections, Department of	<input type="checkbox"/> State Lands Commission
<input type="checkbox"/> Delta Protection Commission	<input type="checkbox"/> SWRCB: Clean Water Grants
<input type="checkbox"/> Education, Department of	<input type="checkbox"/> SWRCB: Water Quality
<input type="checkbox"/> Energy Commission	<input type="checkbox"/> SWRCB: Water Rights
<input checked="" type="checkbox"/> Fish & Game Region # <u>4</u>	<input type="checkbox"/> Tahoe Regional Planning Agency
<input type="checkbox"/> Food & Agriculture, Department of	<input checked="" type="checkbox"/> Toxic Substances Control, Department of
<input type="checkbox"/> Forestry and Fire Protection, Department of	<input type="checkbox"/> Water Resources, Department of
<input type="checkbox"/> General Services, Department of	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Health Services, Department of	<input type="checkbox"/> Other: _____
<input checked="" type="checkbox"/> Housing & Community Development	
<input checked="" type="checkbox"/> Native American Heritage Commission	

Local Public Review Period (to be filled in by lead agency)

Starting Date Wednesday, July 3, 2024 Ending Date Friday, August 16, 2024

Lead Agency (Complete if applicable):

Consulting Firm: <u>PlaceWorks</u>	Applicant: <u>City of Hollister, Development Services Department - Planning Division</u>
Address: <u>2040 Bancroft Way</u>	Address: <u>339 Fifth Street</u>
City/State/Zip: <u>Berkeley, CA 94704</u>	City/State/Zip: <u>Hollister, CA 95023</u>
Contact: <u>Vivian Kha</u>	Phone: <u>831-636-4360</u>
Phone: <u>510-848-3815</u>	

Signature of Lead Agency Representative: Eva Kelly Digitally signed by Eva Kelly
Date: 2024.07.03 13:22:15 -0700 Date: 7/3/2024

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.