

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, & unamed tributary of Santa Ana Creek

Airports: Hollister Municipal Airport Railways: Union Pacific Hollister Industrial Lead Schools: HSD, SESD, NJUESD, SBHSD

Document Type:

- | | | | |
|--------------------------------------|--|------------------------------------|--|
| CEQA: <input type="checkbox"/> NOP | <input type="checkbox"/> Draft EIR | NEPA: <input type="checkbox"/> NOI | Other: <input type="checkbox"/> Joint Document |
| <input type="checkbox"/> Early Cons | <input type="checkbox"/> Supplement/Subsequent EIR | <input type="checkbox"/> EA | <input checked="" type="checkbox"/> Final Document |
| <input type="checkbox"/> Neg Dec | (Prior SCH No.) <u> </u> | <input type="checkbox"/> Draft EIS | <input type="checkbox"/> Other: <u> </u> |
| <input type="checkbox"/> Mit Neg Dec | Other: <u> </u> | <input type="checkbox"/> FONSI | |

Local Action Type:

- | | | | |
|---|---|--|---|
| <input checked="" type="checkbox"/> General Plan Update | <input type="checkbox"/> Specific Plan | <input type="checkbox"/> Rezone | <input type="checkbox"/> Annexation |
| <input type="checkbox"/> General Plan Amendment | <input type="checkbox"/> Master Plan | <input type="checkbox"/> Prezone | <input type="checkbox"/> Redevelopment |
| <input type="checkbox"/> General Plan Element | <input type="checkbox"/> Planned Unit Development | <input type="checkbox"/> Use Permit | <input type="checkbox"/> Coastal Permit |
| <input type="checkbox"/> Community Plan | <input type="checkbox"/> Site Plan | <input type="checkbox"/> Land Division (Subdivision, etc.) | <input checked="" type="checkbox"/> Other: <u>Climate Action Plan, Agricultural Lands</u> |

Development Type:

- | | |
|---|---|
| <input type="checkbox"/> Residential: Units <u> </u> Acres <u> </u> | <input type="checkbox"/> Transportation: Type <u> </u> |
| <input type="checkbox"/> Office: Sq.ft. <u> </u> Acres <u> </u> Employees <u> </u> | <input type="checkbox"/> Mining: Mineral <u> </u> |
| <input type="checkbox"/> Commercial: Sq.ft. <u> </u> Acres <u> </u> Employees <u> </u> | <input type="checkbox"/> Power: Type <u> </u> MW <u> </u> |
| <input type="checkbox"/> Industrial: Sq.ft. <u> </u> Acres <u> </u> Employees <u> </u> | <input type="checkbox"/> Waste Treatment: Type <u> </u> MGD <u> </u> |
| <input type="checkbox"/> Educational: <u> </u> | <input type="checkbox"/> Hazardous Waste: Type <u> </u> |
| <input type="checkbox"/> Recreational: <u> </u> | <input checked="" type="checkbox"/> Other: <u>No specific development project; program-level evaluation</u> |
| <input type="checkbox"/> Water Facilities: Type <u> </u> MGD <u> </u> | |

Project Issues Discussed in Document:

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

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 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.

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 and "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 NA - Final EIR Ending Date NA - Final EIR

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* Date: 10/22/2024

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