



HOLLISTER
GENERAL PLAN UPDATE

2040

Revised General Plan

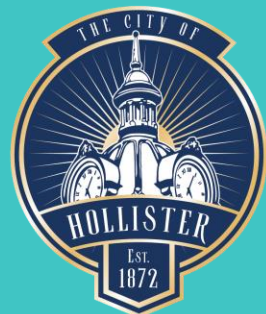
Revised Climate Action Plan

Revised Agricultural Land Preservation Program

Final EIR

Planning Commission Adoption Hearing

Thursday, October 24, 2024



Presentation Outline

- » **Revised General Plan**
- » **Revised Climate Action Plan (CAP)**
- » **Revised Agricultural Land Preservation Program (ALPP)**
- » **Environmental Impact Report (EIR)**
- » **Wrap Up**

Revised General Plan



What is the General Plan?

“Blueprint” for Growth & Development

- » Establishes community vision and supporting goals, policies, and actions
- » Provides consistent direction for future development
- » Balances growth, conservation, and quality of life
- » Documents baseline environmental conditions



General Plan “Elements”

» Required:

- Land Use and Community Design
- Circulation
- Housing
- Natural Resources and Conservation
- Open Space and Agriculture
- Health and Safety (including Noise)

» Custom to Hollister:

- Community Services and Facilities

» New Elements as part of this update:

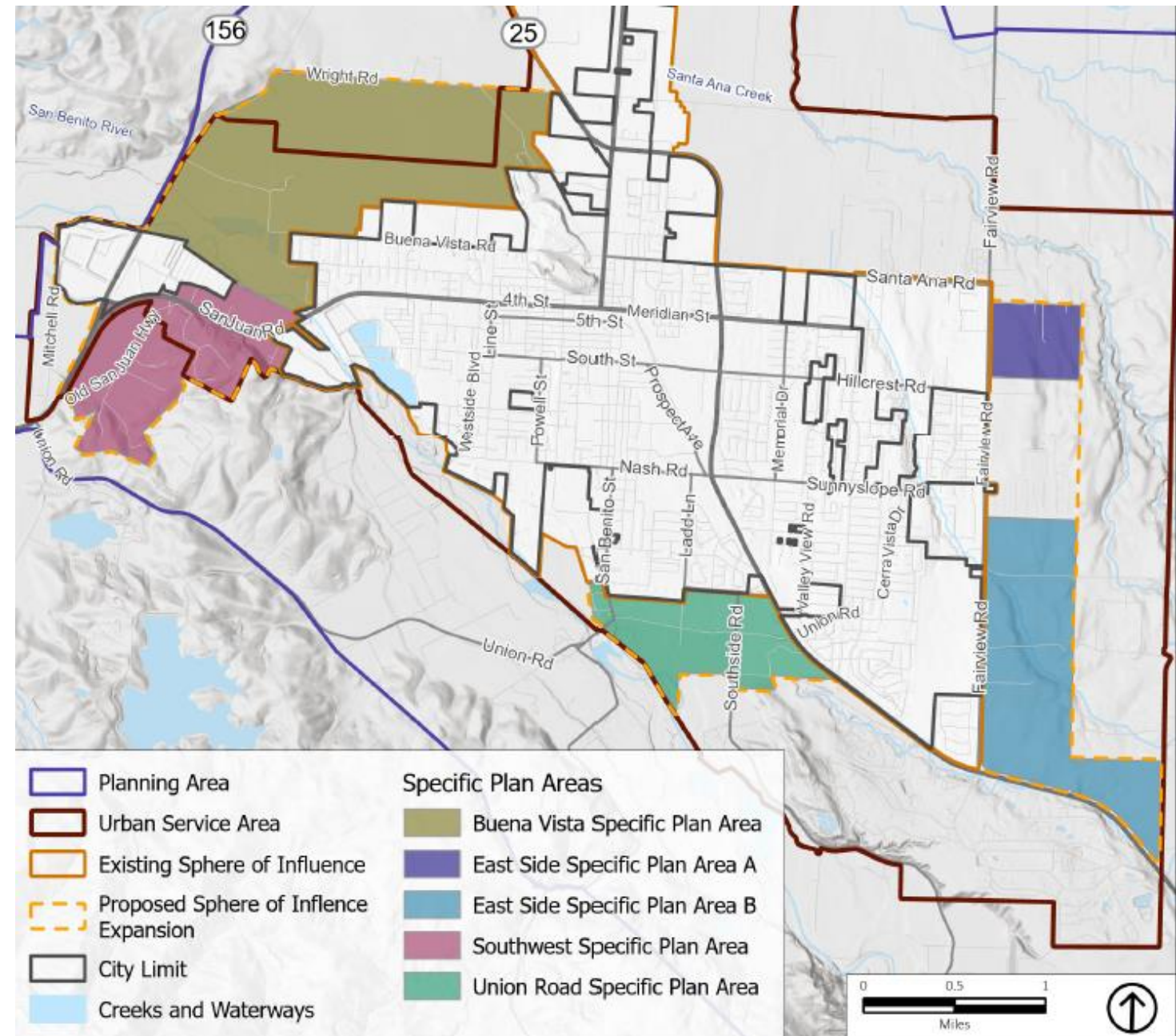
- Arts
- Economic Development
- Environmental Justice

» *Last Updated: 2005*

September 2023 Council Direction

» Include new Specific Plan areas.

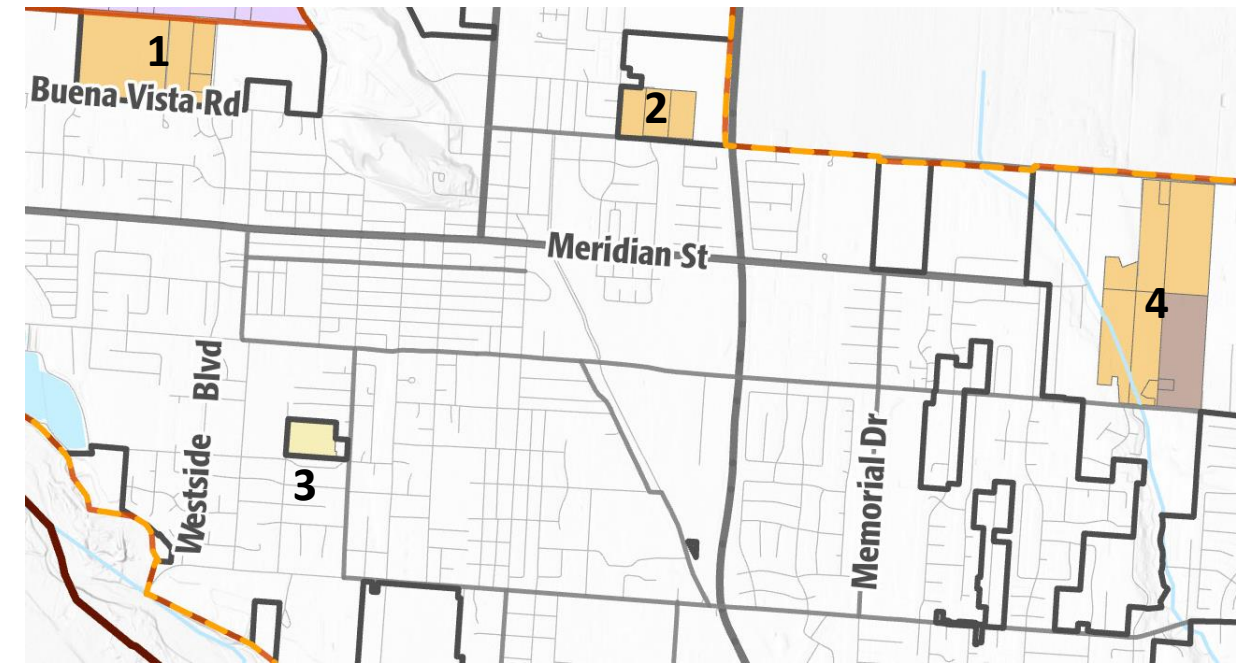
- Buena Vista
- East of Fairview Road
- Southwest
- Union Road



September 2023 Council Direction

Accept the property owner land use change requests:

1. Buena Vista Road
 - Change from High to Medium Density Residential
2. Chappell Road/Santa Ana Road
 - Change from High to Medium Density Residential
3. Glenmore Drive
 - Change from High to Low Density Residential



Accept Planning Commission recommendation:






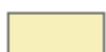
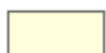










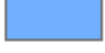




4. Meridian Road Special Planning Area
 - Change from Residential Estate to a mix of Medium and High Density Residential

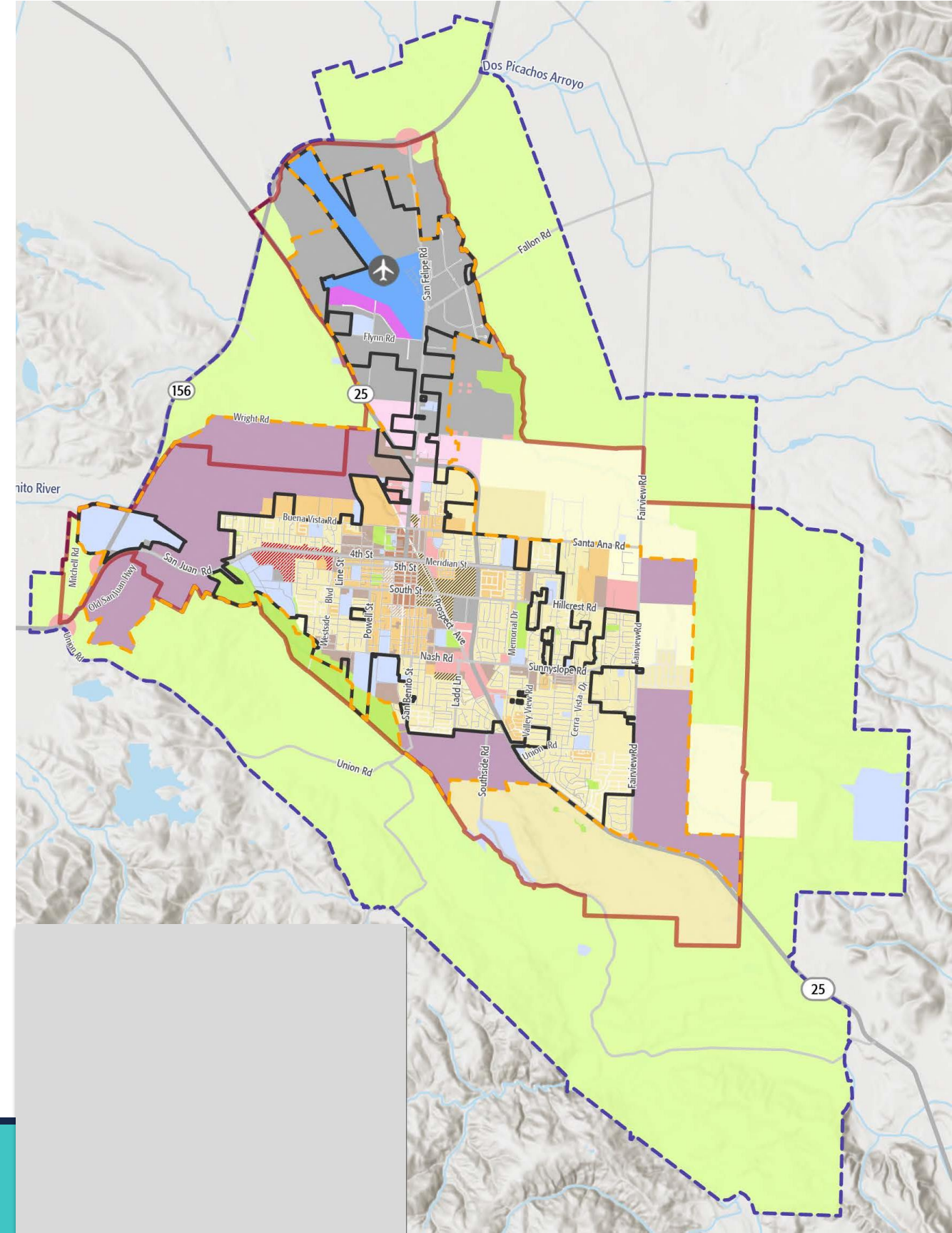
September 2023 Council Direction

- » **Update North Gateway Commercial designation to allow residential uses.**
- » **Add an action in the Arts Element to prepare a study for a potential public art fee.**
- » **Change the agricultural land preservation requirement from 2:1 to 1:1.**



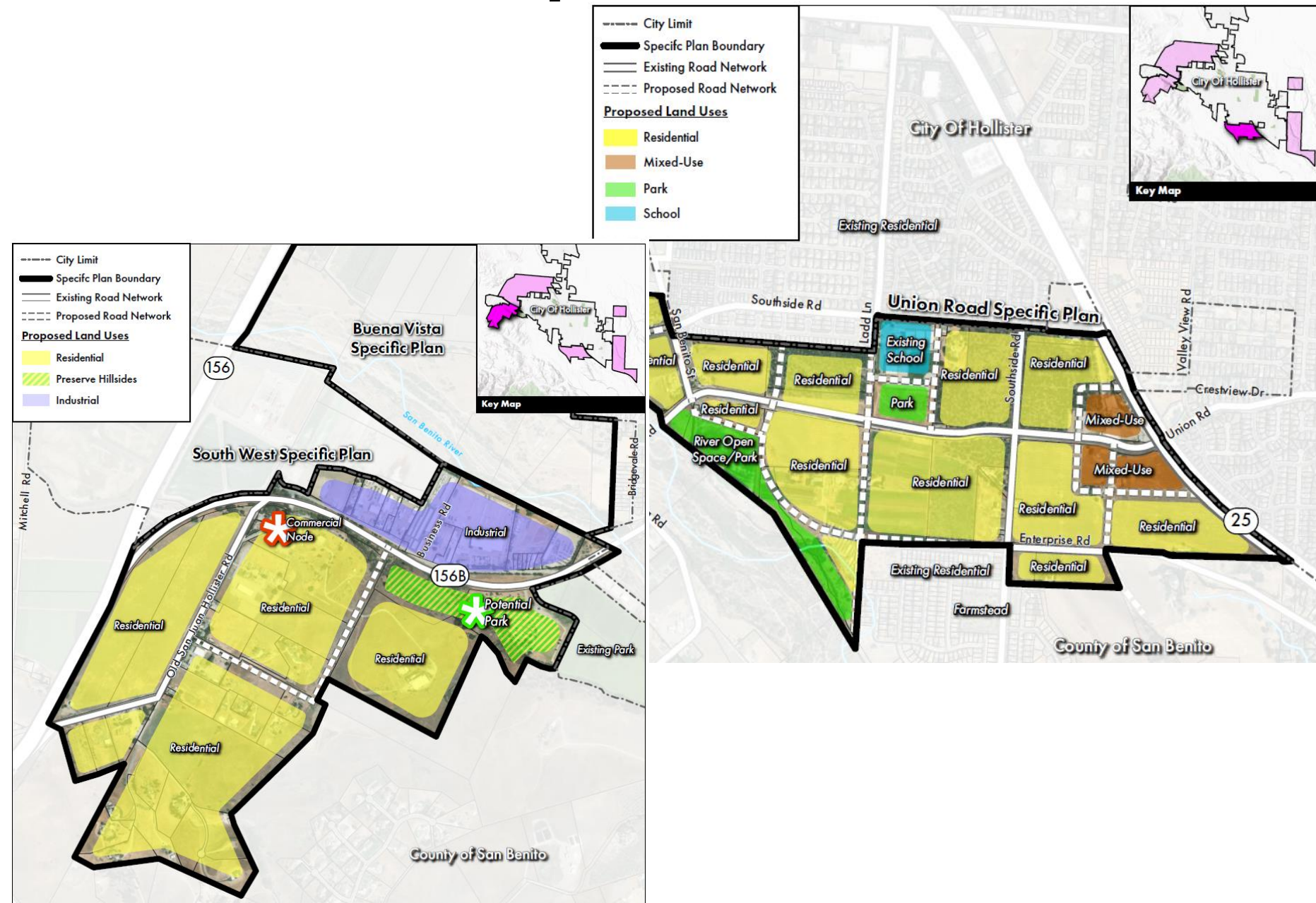
Revised Land Use Map

-  Planning Area
-  Urban Service Area
-  Existing Sphere of Influence Proposed
-  Sphere of Influence Expansion City
-  Limit
-  Low Density Residential
-  Residential Estate
-  Medium Density Residential
-  Mixed Use
-  High Density Residential
-  West Gateway
-  Home Office
-  Downtown Commercial & Mixed Use
-  North Gateway Commercial
-  Industrial
-  General Commercial
-  Airport Support
-  Airport
-  Public
-  Open Space
-  Agriculture
-  Specific Plan



Specific Plan Illustrative Concepts

- » Individual Specific Plans will be required for each of the five Specific Plan areas.
- » Revised General Plan contains illustrative concepts and buildout estimates for each area.
 - Needed to meet EIR disclosure requirements and to allow for future planning
 - Non-binding
 - Will be fine-tuned through the Specific Plan process



Land Use Designation Updates

Land Use Designation	Existing GPLU Density	Draft GPLU Density
Residential Estate	1 du/5 ac	0.2 to 1 du /ac
Low Density Residential	1 to 8 du/ac	6 to 10 du/ac
Medium Density Residential	8 to 12 du/ac	11 to 29 du/ac
High Density Residential	12 to 35 du/ac	30 to 65 du/ac
Mixed-Use Commercial and Residential	25 to 40 du/ac	30 to 65 du/ac
Downtown Commercial and Mixed-Use	25 to 45 du/ac	30 to 125 du/ac
West Gateway Commercial and Mixed-Use	20 to 35 du/ac	30 to 65 du/ac
Home Office	8 to 12 du/ac	11 to 29 du/ac
Specific Plan	n/a	n/a

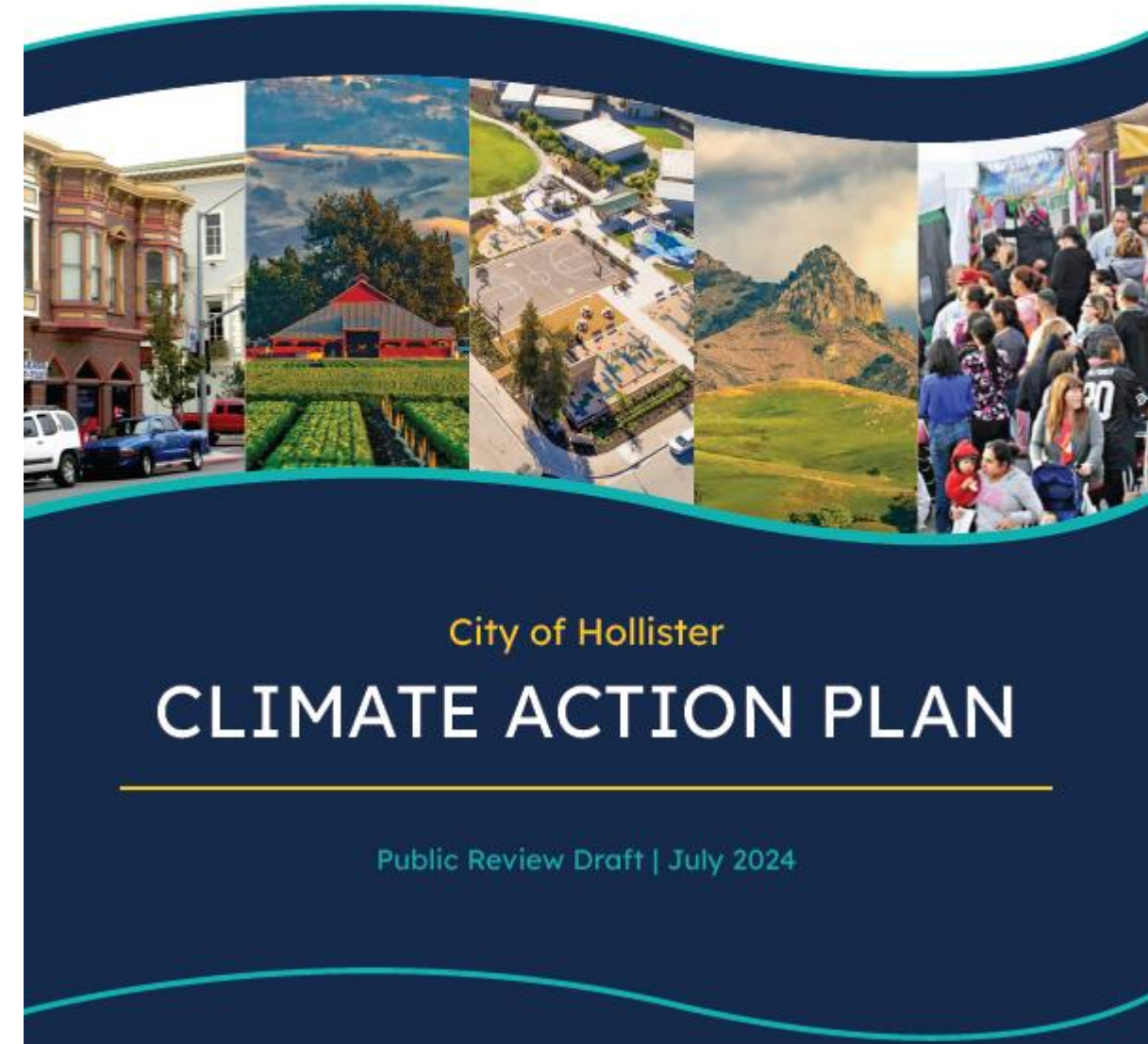
Revised Climate Action Plan (CAP)



What is a Climate Action Plan?



- » A strategic plan to reduce Hollister's community-wide greenhouse gas emissions and increase resilience
- » Supports General Plan goals and policies
- » Includes:
 - Current and future GHG emissions
 - GHG emissions reduction targets
 - Strategies to reduce GHG emissions and meet the state's 2045 emission-reduction target

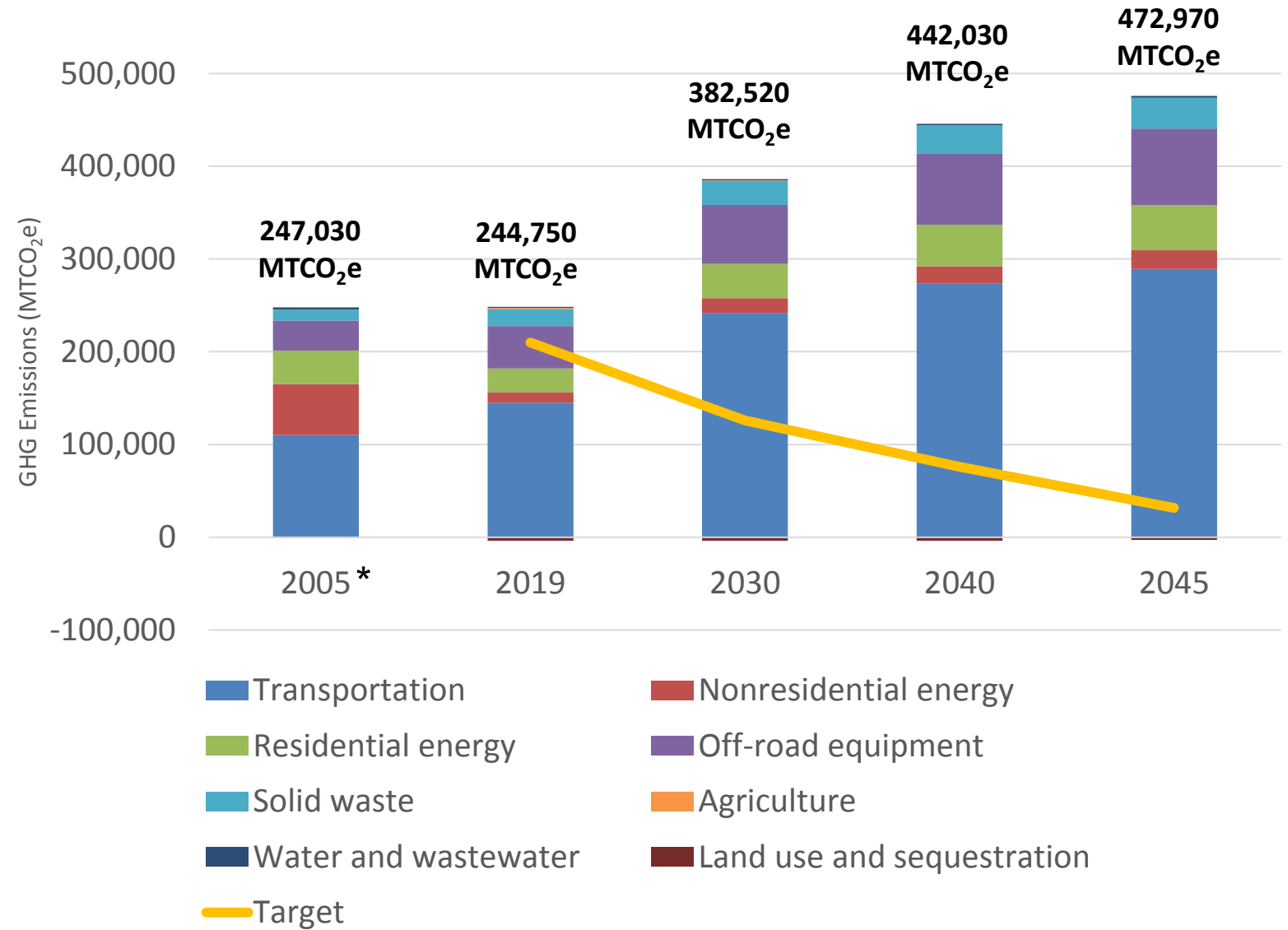


Hollister's GHG Emissions in Planning Area

» **Between 2005 and 2019, citywide GHG emissions decreased by 4.2%**

» **Top Emitting Sectors (2019)**

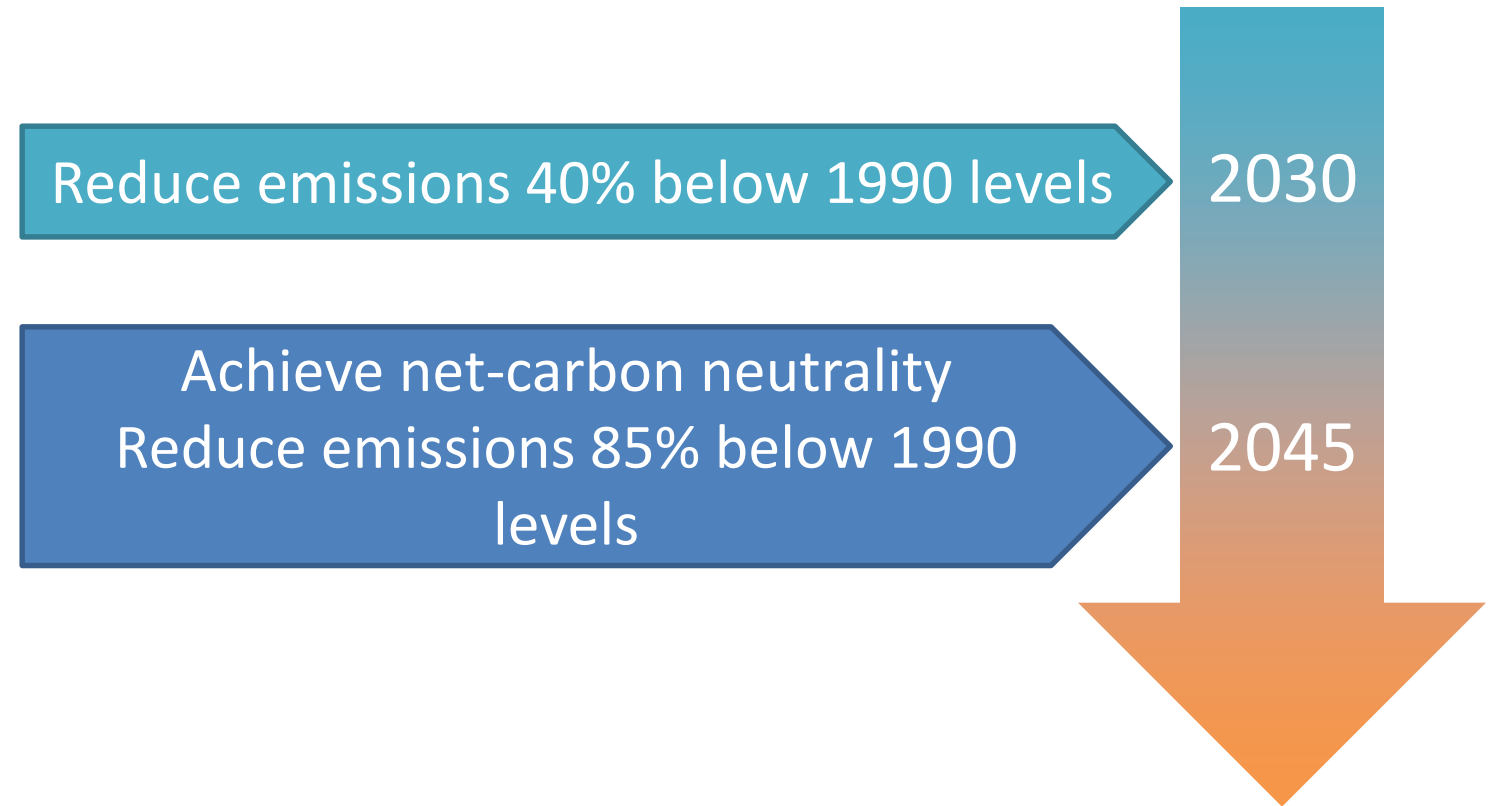
- Transportation (69%)
- Off-road equipment (22%)
- Residential energy (12%)
- Solid waste (9%)



*2005 shows emissions in the City Limits only

GHG Reduction Targets

- » **AB 1279 establishes the statewide goal of achieving net carbon neutrality by 2045 and reducing GHG emissions by 85 percent**
- » **Carbon neutrality is a state of balance between GHG emissions that are released and those removed from the atmosphere**



Climate Action Strategies

- » **What the City will do to reduce GHG emissions and/or increase resilience**
 - 8 sectors/goals
 - 33 strategies
- » **Each strategy has a set of actions, performance assumptions and indicators, and implementation details**
- » **Include mandatory and incentive-based strategies and actions**



Sustainable Energy and Resilience

Reduced energy use through use of energy-efficient appliances, lighting, and materials in our homes, businesses, and City facilities.



Carbon-Free Energy

Existing and new buildings, facilities, and operations are resilient and powered by carbon-free electricity or other low-carbon, clean energy sources



Transportation

A connected and efficient transportation network that provides equitable access to low-carbon motorized and GHG free nonmotorized mobility options.



Off-road Equipment

Hollister encourages residents, businesses, and industries to electrify off-road equipment when feasible.



Solid Waste

Hollister residents, businesses, and visitors minimize waste sent to the landfill.



Water and Wastewater

The community maintains a sustainable supply of drinking water and efficient indoor and outdoor water use in homes, businesses, and operations.



Natural Resources and Agriculture

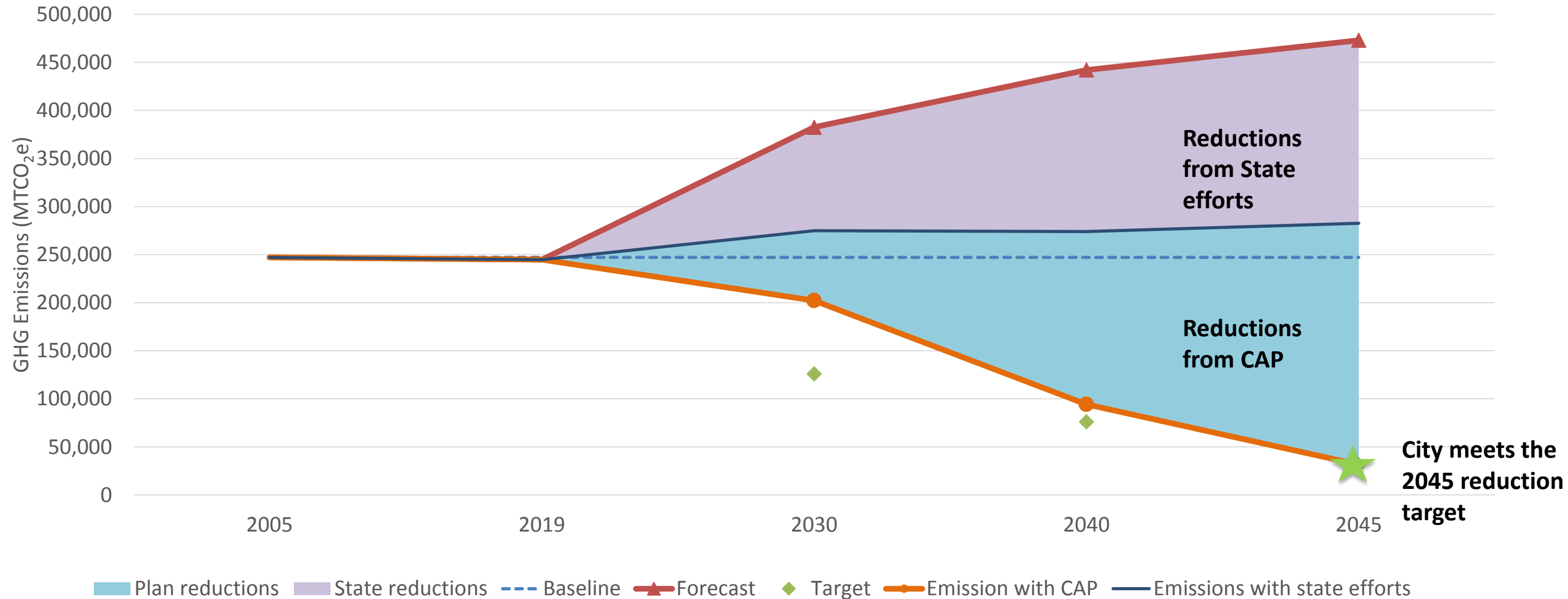
Preserve and expand natural resources and agricultural land.



Governance and Leadership

Work with regional partners to implement the CAP and take actions to increase community resilience against climate hazards.

Estimated CAP Performance



Revised Agricultural Land Preservation Program (ALPP)



Purpose of the Program

- » **Partially offset the loss of agricultural land as urbanization occurs**
- » **Protect farmland from urban development**
- » **Preserve land through agricultural conservation easements (legally binding agreement under which land remains in agricultural use)**



Revised ALPP Requirements

- » Requires land dedication at a **1:1** ratio
- » Equates to one acre of land preserved for every one acre developed

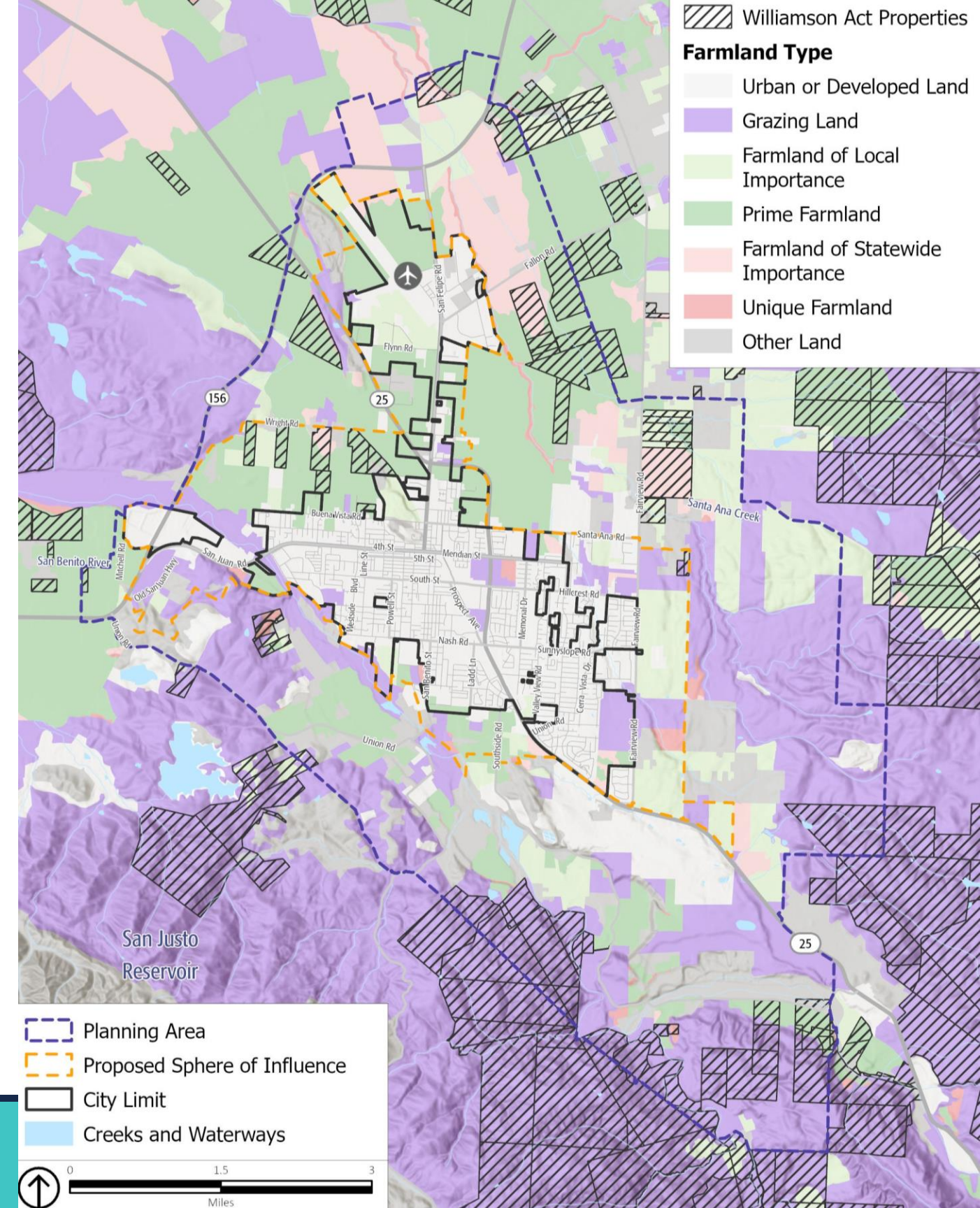


ALPP Area

Must be within the Hollister Planning Area

» Eligible lands:

- Classified as Prime Farmland, Farmland of Statewide Importance, Unique Farmland, or Farmland of Local Importance (State of California)
- Class I or Class II soils (NRCS classification)
- Rangelands that support at least one animal per acre (USDA classification)
- Orchards or vegetable farms which produce a minimum annual return of \$200/acre



Other Requirements

Lands to be dedicated must be:

- » In active agricultural use or in such use within one year
- » Served by a water supply adequate to support agricultural use



Community Input to Date



Opportunities for Public Involvement

- » Workshops and Events (10)
- » Online Activities (2)
- » GPAC Meetings (8)
- » Planning Commission Meetings (4)*
- » City Council Meetings (6)*









*Includes tonight's and November's planned adoption hearings.

www.Hollister2040.org



HOME BACKGROUND PUBLIC ENGAGEMENT CALENDAR DOCUMENTS CONTACT US

-  Background
-  Public Engagement
-  Calendar
-  Documents
-  Contact Us
-  Sign up for the Mailing List

Email

PARTICIPATE IN OUR ONLINE ACTIVITIES!

The City of Hollister is embarking upon a major planning process to update the City's General Plan, the document that guides development and conservation in the city over the next 20 years. To develop planning documents that reflect the community's values and priorities, the General Plan Update will be a highly participatory process. For more information, visit the [Background](#) section of this website.



HOW CAN I GET INVOLVED?

UPCOMING EVENTS

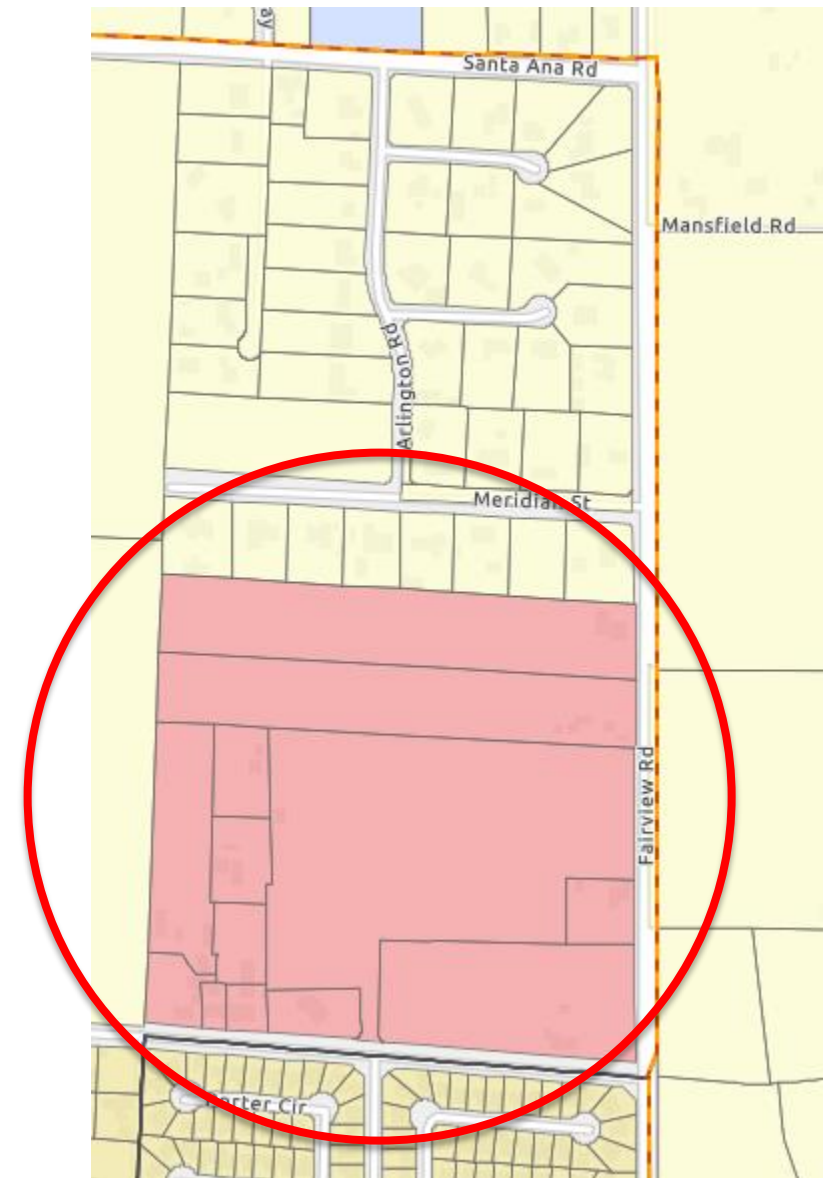
GPAC Meeting #1: General Plan Kick-off

Date/Time: 6:00 pm – 8:00 pm
June 4, 2020

Location: Virtual/Online

Public Comments Since July Publication

- » **General comment letter – did not request specific changes**
- » **Change designation at the northwest corner of Hillcrest and Fairview Roads to mixed-use instead of Commercial.**
 - Staff response: *The Planning Commission and City Council felt it was important to provide commercial services to this side of the city as the east side of town grows.*



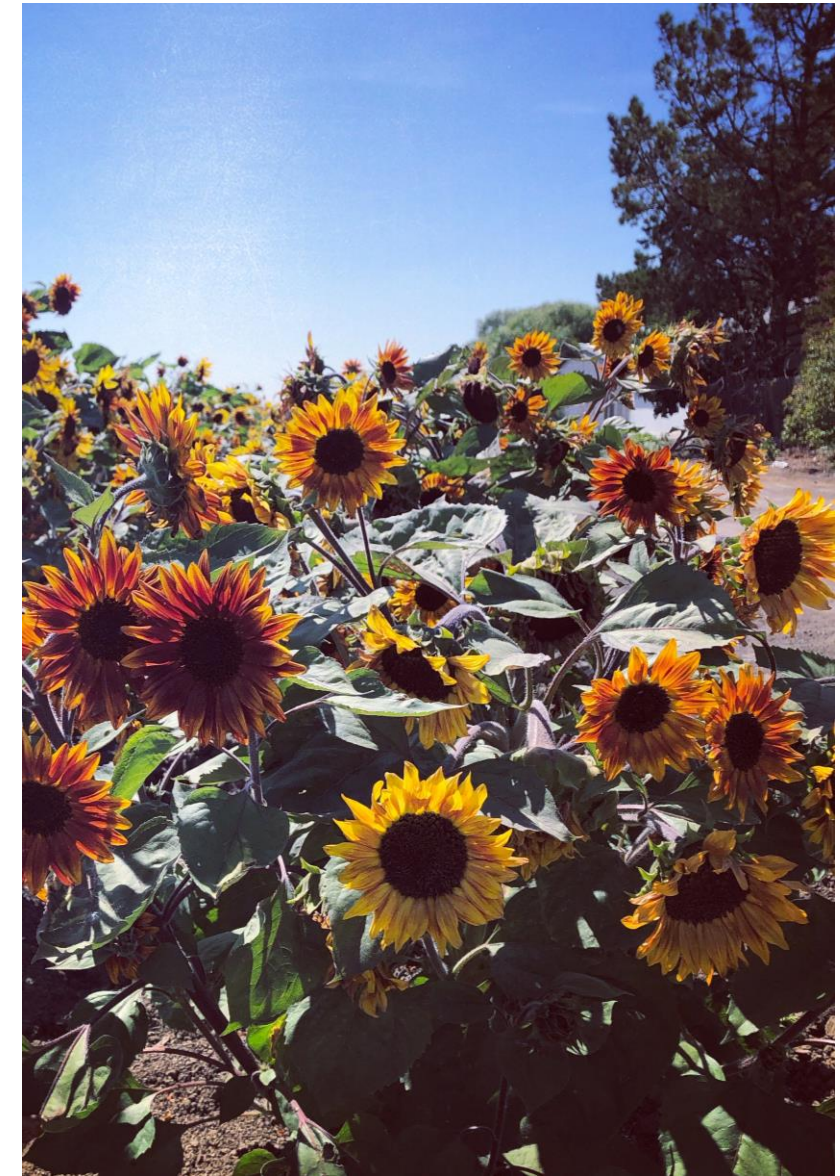
Public Comments Since July Publication

» **Concern that a Specific Plan designation delays the ability of the property owner to develop their parcel(s) and increases the development costs.**

- Staff response: *The Planning Commission and City Council previously concluded that Specific Plans should be required so as to ensure well-coordinated, high-quality development in new growth areas.*

» **Expand the Agricultural Land Preservation Program area from the Hollister Planning Area to the San Benito County boundary.**

- Staff response: *The City Council has previously considered this request and elected to maintain the boundary at the edge of the Hollister Planning Area.*



Public Comments Since July Publication

- » **Policy LU-1.5 is against State law. Gov. Code Section 66454 permits any applicant to file a tentative map for property that is adjacent to the City.**
 - Staff response: *Recommend revising this policy as follows: Policy LU-1.5 The City shall not ~~accept~~ approve an application for any projects (subdivision, grading, development, etc.) for any land that has not been annexed into the City Limits.*

- » **Policy LU-1.6 Policy LU-1.7 may be against State law. By requiring applicants for annexation of properties adjacent to the City to do so only when other properties are included is against the intent of Gov. Code Section 66454, which does not include such a condition.**
 - Policy LU-1.6: Coordinated Annexation Requests. Encourage coordinated annexation of contiguous properties.
 - Policy LU-1.7 Ensure the orderly development of large areas of land proposed for annexation through Specific Plans. Require a Specific Plan for annexation requests that are over 20 acres in size or include nonresidential uses regardless of size....
 - Staff response: *Although Section 66454 does not specifically require coordinated annexation of contiguous properties, nothing in State law prohibits the City from encouraging such coordination or from requiring Specific Plan preparation as a condition for annexation.*

Public Comments Since July Publication

- » **Part of Policy LU-1.9 is too vague and very dependent on how “irregular” is to be interpreted.**
 - Policy LU-1.9 Prohibit any annexations of land that are not contiguous to City Limits. Annexation of land that would result in formation of a County “island” or irregular city boundary shall not be permitted.
 - Staff response: *Many General Plan policies include language that will require interpretation by City staff and officials as they are implemented.*



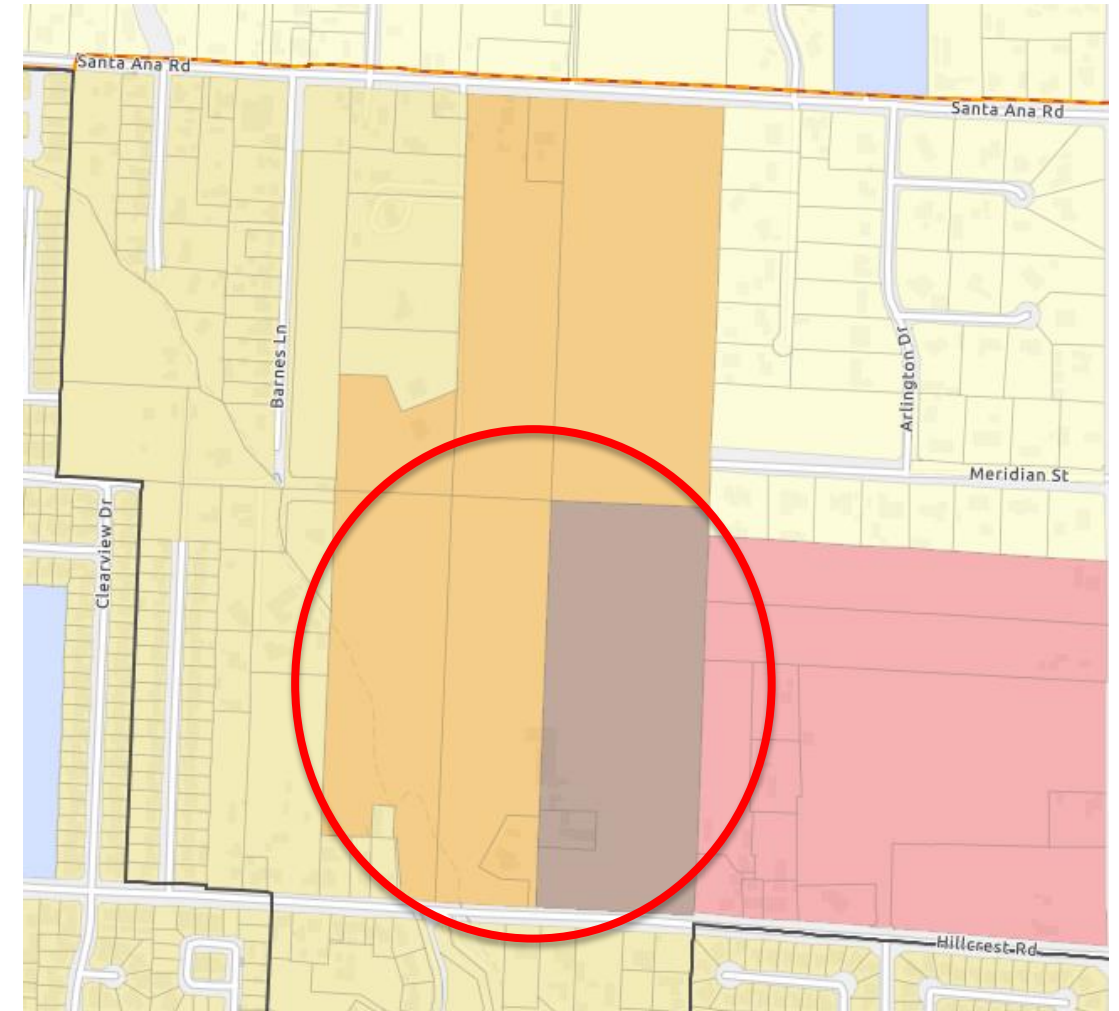
Public Comments Since July Publication

- » **Action LU-1.1 is not necessary until the parcels currently within the SOI are annexed.**
- Action LU-1.1 Work with the San Benito County Local Agency Formation Commission to amend the Sphere of Influence as proposed in this General Plan.
 - Staff response: *The City's SOI must be expanded before the City can make annexation requests, so this action is necessary to allow for General Plan implementation.*



Public Comments Since July Publication

- » **Infeasible to designate densities up to 60 units per acre in the Hillcrest area; should remain at 8 to 10 units/acre.**
- » **Staff response:** *The Planning Commission and City Council have previously reviewed this site, and found that a high-density designation is appropriate due to the location of this site next to a proposed shopping center and in order to meet the City's housing needs.*



Environmental Impact Report (EIR)



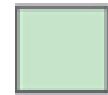
CEQA Overview

- » **The California Environmental Quality Act (CEQA) is the State's primary environmental protection law.**
- » **An informational document:**
 - Discloses the potential environmental impacts of projects that have a physical effect on the environment;
 - Identifies mitigation measures;
 - Describes feasible alternatives to the proposed project.
- » **CEQA does not dictate project approval or denial.**

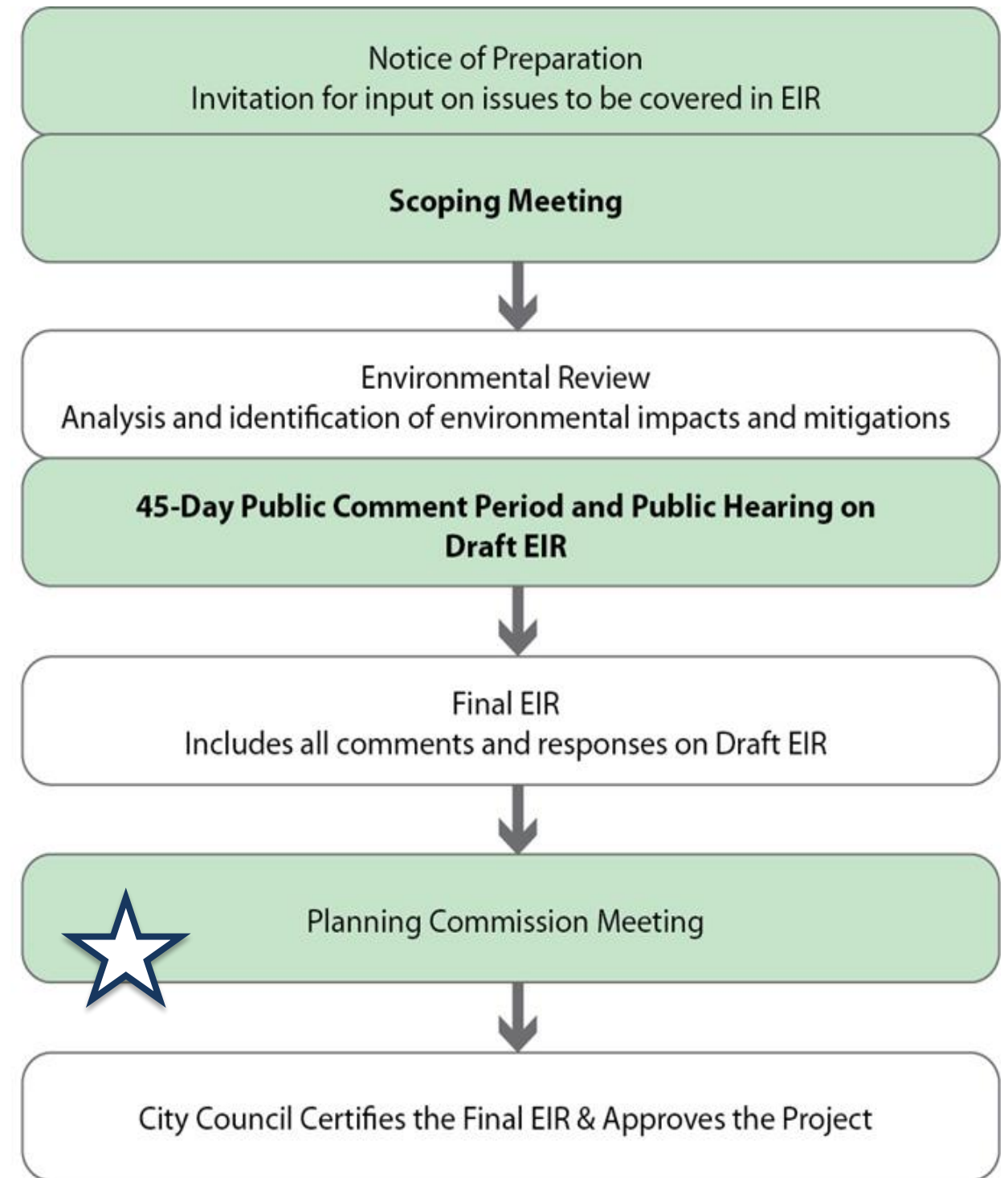
EIR Process



= Current phase



= Opportunities for Public Input



Environmental Topics Evaluated in the EIR

- » Aesthetics
- » Agricultural Resources
- » Air Quality
- » 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
- » Noise
- » Population and Housing
- » Public Services and Recreation
- » Transportation
- » Utilities and Service Systems
- » Wildfire

Addressing Environmental Impacts

- » **Where significant environmental impacts are identified, CEQA requires the impact be:**
 - avoided
 - minimized
 - rectified
 - reduced or eliminated
 - compensated
- » **CEQA permits the General Plan to incorporate mitigation measures as goals, policies, and actions that are designed to protect, preserve and enhance environmental resources**

Less-Than-Significant Impacts

- » Aesthetics
- » Energy
- » 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
- » Wildfire

Less-Than-Significant Impacts with Mitigation

- » Biological Resources
- » Cultural and Tribal Cultural Resources
- » Geology and Soils

Significant-and-Unavoidable Impacts

» Agricultural Resources

- Conversion of agricultural land to non-agricultural uses
- Loss of Williamson Act protected lands

» Air Quality

- Exceed Monterey Bay Air Resource District threshold for volatile organic compounds, nitrogen oxides, and carbon monoxide
- Net increase of a criteria pollutant for which the project region is in nonattainment
- Expose sensitive receptors to toxic air pollutants

» Noise

- Construction noise
- Operational vehicle traffic noise

» Transportation

- Exceed San Benito County regional average for VMT per Capita (Residential), VMT per Employee (Office), VMT per Employee (Other), and Retail VMT over 50,000 square feet

Final EIR

- » **Final EIR published October 18, 2024**
- » **Final EIR includes:**
 - Comments received during the public review period for the 2023 Draft EIR
 - Comments received during the public review period for the Revised Draft EIR
 - Responses to comments
 - Changes and corrections to text of Revised Draft EIR
- » **Final EIR consists of the Revised Draft EIR issued in July 2024 and the Final EIR issued in October 2024**

Comments Received on Both Draft EIRs

» Comments received from:

- California Highway Patrol (x2)
- California Department of Fish and Wildlife (x2)
- California Department of Transportation
- Association of Monterey Bay Area Governments (x2)
- Monterey Bay Air Resources District
- San Benito High School District (x2)
- 11 private commenters

Comments Received on Both Draft EIRs

» Concerns:


- Proposed transportation improvements and traffic
- MBARD regulations and attainment status
- Impacts to biological resources
- Development and municipal services in the Buena Vista Specific Plan Area Mitigation for school facilities
- Requests for modifications to land use density designations and changes
- Cost of General Plan update
- Capacity of PG&E utilities in north Hollister and future groundwater supplies
- Text clarifications

Wrap Up



Next Steps

- » **City Council Hearing:** Tuesday, November 19, 2024
 - EIR Certification and General Plan, Climate Action Plan, and Agricultural Land Preservation Program Approval and Adoption
- » **Prepare Final documents:** November/December 2024



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