

**PLANNING COMMISSION RESOLUTION 2024-XX**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HOLLISTER RECOMMENDING THE CITY COUNCIL CERTIFY THE FINAL ENVIRONMENTAL IMPACT REPORT FOR THE 2040 GENERAL PLAN, CLIMATE ACTION PLAN, AND AGRICULTURAL LANDS PRESERVATION PROGRAM; MAKE FINDINGS OF OVERRIDING CONSIDERATIONS RELATING TO THE MITIGATION MEASURES AND PROJECT ALTERNATIVES; ADOPT A MITIGATION MONITORING AND REPORTING PROGRAM; ADOPT THE 2040 GENERAL PLAN; ADOPT A CLIMATE ACTION PLAN; AND ADOPT CHAPTER 17.28 AGRICULTURAL LANDS PRESERVATION PROGRAM**

**WHEREAS**, in 2020 the City Council of the City of Hollister initiated preparation of a comprehensive update of the City's General Plan pursuant to California Government Code Section 65300 et. seq.; and

**WHEREAS**, through the course of project development the City has also prepared a Climate Action Plan and an Agricultural Lands Preservation Program; and

**WHEREAS**, the City of Hollister, in accordance with the requirements of the California Environmental Quality Act (CEQA) and the State CEQA guidelines, has caused to be prepared an Environmental Impact Report (EIR) which analyzes the impacts of the proposed project (SCH #2021040277); and

**WHEREAS**, full public involvement in the preparation of the 2040 General Plan, Climate Action Plan, Agricultural Lands Preservation Program, and EIR (collectively, "the Project" or the "General Plan Update") has been ensure through public workshops, General Plan Advisory Committee meetings, online activities, Planning Commission study sessions, and City Council study sessions throughout the drafting process; and

**WHEREAS**, the City has maintained a website, [Hollister2040.org](http://Hollister2040.org), dedicated to the General Plan Update process, throughout the course of the Project, where information on any upcoming activities or meetings, as well as all information from past public meetings and workshops related to the Project could be reviewed; and

**WHEREAS**, the 2040 General Plan, Climate Action Plan, Agricultural Lands Preservation Program, and Environmental Impact Report have been published for public review and referred to other public agencies for review and comment as required by State law; and

**WHEREAS**, on October 24, 2024, the City of Hollister Planning Commission held a duly noticed public hearing to consider the General Plan, Climate Action Plan, Agricultural Lands Preservation Program, and Final EIR; and

**WHEREAS**, following the public hearing, the Planning Commission deliberated and determined to make a recommendation of approval on the Project to the City Council.

**NOW THEREFORE BE IT RESOLVED**, that the Planning Commission recommends that the City Council make the following findings for the approval of the Project, which includes a general plan amendment, in accordance with Section 17.24.290 of the Hollister Municipal Code:

1. **Finding:** The amendment is internally consistent with all other provisions of the General Plan because:
  - a. The proposed project is a comprehensive General Plan Update and will replace the City's current 2005-2023 General Plan. The 2040 General Plan, Climate Action Plan, and Chapter 17.28 Agricultural Lands Preservation Program are internally consistent with each other and will be in conformance with the 2040 General Plan, as adopted.
  
2. **Finding:** The proposed amendment would not be detrimental to the public interest, health, safety, convenience, or welfare because:
  - a. The City held many public outreach events, online activities, and meetings of the General Plan Advisory Committee, Planning Commission, and City Council throughout the project drafting process to ensure that the proposed policies and actions reflect the interests of the community. The City has collected written public comments on the draft documents and EIR and has incorporated the feedback into the documents as appropriate.
  - b. The adoption of the 2040 General Plan, Climate Action Plan, and Agricultural Lands Preservation Program will implement policies bringing the City into compliance with State regulations related to health, safety, convenience, and welfare; such as reducing greenhouse gas emissions; preparing for climate change; improving the City's circulation network generally and creating greater access to multimodal transportation opportunities; preserving important agricultural lands within and surrounding the city; and supporting well-planned and thoughtful residential and non-residential development.
  - c. The City has prepared an Environmental Impact Report which analyzed any potentially significant environmental impacts that could result from the implementation of the 2040 General Plan, Climate Action Plan, and Agricultural Lands Preservation Program, and has incorporated mitigation measures and mitigating policies and actions as appropriate to reduce or eliminate all potential impacts to the extent possible. The City has identified and has prepared a Statement of Overriding

Considerations related to potential significant and unavoidable impacts that might result from the project, and has found that implementation of the Project will provide specific economic, legal, social, technological, or other benefits which outweigh the unavoidable adverse environmental impacts.

**BE IT FURTHER RESOLVED**, that the Planning Commission of the City of Hollister does hereby recommend that the City Council take the following actions:

1. Hold a public hearing to consider the 2040 General Plan, Climate Action Plan, Chapter 17.28 Agricultural Lands Preservation Program, and Final Environmental Impact Report;
2. Adopt a resolution certifying the Final Environmental Impact Report, making Findings of Overriding Considerations relating to the Mitigation Measures and Project Alternatives, and adopting a Mitigation Monitoring and Reporting Program;
3. Adopt a resolution adopting the 2040 General Plan;
4. Adopt a resolution adopting a Climate Action Plan; and
5. Adopt an Ordinance approving a Zoning Ordinance Amendment to adopt Chapter 17.28, Agricultural Lands Preservation Program.

**PASSED AND ADOPTED**, at a regular meeting of the City of Hollister Planning Commission held on this 24<sup>th</sup> day of October 2024, by the following vote:

**AYES:**

**NOES:**

**ABSTAIN:**

**ABSENT:**

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Chairperson of the Planning Commission  
of the City of Hollister

**ATTEST:**

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Eva Kelly, Secretary