

**ADDEDNDUM TO THE WEST FAIRVIEW SPECIFIC PLAN  
ENVIRONMENTAL IMPACT REPORT FOR BRIGHT FUTURE  
RECOVERY SOBER LIVING FACILITY**

**March 2025**

Lead Agency: City of Hollister  
339 Fifth Street  
Hollister, CA 95023

## Contents

Introduction.....	3
Project Location and Site Information.....	5
Proposed Project.....	7
Initial Study.....	9
Evaluation of Environmental Impacts.....	12
Discussion of Checklist.....	13
I. Aesthetics.....	13
II. Agriculture and Forestry Resources.....	14
III. Air Quality.....	16
IV. Biological Resources.....	18
V. Cultural Resources.....	20
VI. Energy.....	21
VI. Geology and Soils.....	23
VIII. Greenhouse Gas Emissions.....	25
IX. Hazards and Hazardous Materials.....	27
X. Hydrology and Water Quality.....	29
XI. Land Use and Planning.....	32
XII. Mineral Resources.....	34
XIII. Noise.....	35
XIV. Population and Housing.....	37
XV. Public Services.....	38
XVI. Recreation.....	40
XVII. Transportation/Traffic.....	41
XVII. Tribal Cultural Resources.....	45
XIX. Utilities and Service Systems.....	47
XX. Wildfire.....	49
XVIII. Mandatory Findings of Significance.....	50

## Appendices

### A: Traffic Circulation Study

CEQA Addendum  
Bright Future Recovery  
1000 Fairview Road  
S&A 2022-13, CUP 2022-5 and SPA 2023-01

## Introduction

On February 7, 1998, the Hollister City Council adopted Resolution No. 94-19, certifying an Environmental Impact Report (EIR) for the West Fairview Specific Plan (SCH #1990031027). The certified EIR consisted of a Draft EIR and Responses to Comments. For identified impacts that could not be mitigated to a less than significant level, the City Council adopted a Statement of Overriding Considerations.

A Supplemental EIR (hereafter 2007 SEIR) for an amendment to the West Fairview Specific Plan and a Tentative Map was certified by the Hollister City Council on April 16, 2007 (SCH # 2005111094). The Specific Plan Amendment increased the acreage of medium density and high-density residential development area from 6 to 9.1 acres, a request to divide one 125.9 acre parcel (referred to as the West Fairview Subdivision) into 517 individual lots, sixty (60) garden lot homes (or cluster lots), and 100 apartments on a single lot.

All applicable mitigation measures in the 1994 WFEIR and the 2007 SEIR previously apply to this project.

Both the 1994 WFEIR and the 2007 SEIR are incorporated herein by reference.

The applicant, Bright Future Recovery, has applied for a Specific Plan Amendment, Site and Architectural Review, and a Conditional Use Permit to allow the construction and operation of a sober living facility located at 1000 Fairview Road. The subject property was included within the Specific Plan Area to ensure that future development of the site was consistent with the goals and policies of the Specific Plan.

## CEQA

The State CEQA Guidelines provide guidance on the appropriate document for revisions to a previously certified EIR. Section 15162 requires the preparation of a subsequent EIR if the lead agency determines, on the basis of substantial evidence in light of the whole record, one or more of the following:

- (1) Substantial changes are proposed to the project involving new or more severe significant impacts? There are no substantial changes to the Project analyzed in the 1994 WFEIR or the 2007 SEIR as a result of this project. The West Fairview Specific Plan included this property within the Specific Plan Area to ensure future development of this property would conform to the design and policies of the specific plan. The property is currently developed with a single-family residence, and it was assumed, when including this parcel in the specific plan, that future development with additional single-family residences could occur. A sober living facility is allowed with a Conditional Use Permit in the City's residential zoning districts.
- (2) Substantial changes in the conditions which the Project is undertaken involving new or more significant impacts? There are no substantial changes in the conditions of the build out of the West Fairview Specific Plan. A Tentative Map for the entire project area has been approved. Subsequent approvals include Final

Maps, Building and Grading Permits and Site and Architectural Reviews (cluster lots and affordable apartment project). Improvements surrounding this site are currently underway and include frontage improvements, internal roadways, grading, and sound walls. A Focused Traffic Analysis was prepared to ensure that this site would be able to be safely accessed as required by the 1994 WFEIR and 2007 SEIR. Furthermore, the project does not propose a density which is beyond what is allowed under the Specific Plan and General Plan.

- (3) New information of substantial importance, which was not known at the time of adoption of the EIR and Supplemental EIR which results in the Project:
- a. *Having one or more significant impacts not discussed in the EIR and Supplemental EIR?* There is no evidence that this project would result in any impacts that were not identified within the 1994 WFEIR and the 2007 SEIR.
  - b. *Significant impacts previously examined will be substantial more as a result of this project?* No. This project will not increase impacts above what was identified within the 1994 WFEIR or 2007 SEIR. Future development of this infill parcel was anticipated to occur at some point in the future with development potential identified under the permitted density range for this parcel in the Zoning Ordinance and the Specific Plan.
  - c. *Mitigation measures or alternatives previously found to be infeasible would now be feasible?* This project includes the development of a 1.15 acre parcel within the Specific Plan Area that was identified for future development. The West Fairview project is under construction and several homes within the area are occupied.
  - d. *Are there mitigation measures or alternatives, not previously identified, that could reduce impacts on the environment?* No. The West Fairview Specific Plan project is a phased project with grading and street improvements largely completed. Residential dwellings are currently under construction or occupied within the subdivision and near this site. There are not additional mitigation measures or a project alternative for this project, which encompasses a small portion of the overall Specific Plan Area, that would reduce the overall project's impact on the environment.

As discussed above, none of the conditions described in the CEQA Guidelines Section 15162 has occurred. Under such circumstances, Section 15164 permits the lead agency to prepare an addendum to a previously certified EIR if all of the following are met:

- (a) The lead agency shall prepare an addendum to a previously certified EIR if some changes or additions are necessary but none of the conditions described in Section 15162 call for the preparation of a subsequent EIR have occurred.
- (b) An addendum to an adopted negative declaration may be prepared if only minor technical changes or additions are necessary or none of the conditions described in Section 15132 calling for the preparation of a subsequent EIR or negative declaration have occurred.
- (c) An addendum need not be circulated for public review but can be included in or attached to the final EIR for adopted negative declaration.

- (d) The decision making body shall consider the addendum with the final EIR or adopted negative declaration prior to making a decision on the project.
- (e) A brief explanation of the decision not to prepare a subsequent EIR pursuant to Section 15162 should be included in an addendum to an EIR, the lead agency's findings on the project, or elsewhere in the record. The explanation must be supported by substantial evidence.

The City of Hollister has determined that an Addendum is the appropriate CEQA review for the proposed Project. Prior to making this determination, the City reviewed the 1994 WFEIR, 2007 SEIR, and Specific Plan to determine if any further environmental review was required for the proposed Specific Plan Amendment, Site and Architectural Review, and Conditional Use Permit. The City determined that an Addendum to the EIR for West Fairview was the appropriate method of review to analyze the minor modifications to the Specific Plan as a result of this project.

This Addendum is adopted pursuant to CEQA Guidelines Section 15164 based on the following environmental checklist. The Addendum reviews the proposed Project which includes an amendment to the adopted Specific Plan. Through adoption of this Addendum, the City has determined that the proposed changes do not require a subsequent EIR or Negative Declaration under Section 15162 of the CEQA Guidelines. The City further determines that the West Fairview Specific Plan EIR and Supplemental EIR adequately address the potential environmental impacts of the proposed project.

Pursuant to Section 15164 of the CEQA Guidelines, this Addendum does not need to be circulated for public review. Although not required, the City has included the intent to adopt an Addendum in the public notice and a copy of this Addendum is available for public review on the City's website and included in the Agenda Packet for both the Planning Commission and City Council. The environmental document will be considered with the prior environmental documents before making a decision on this project.

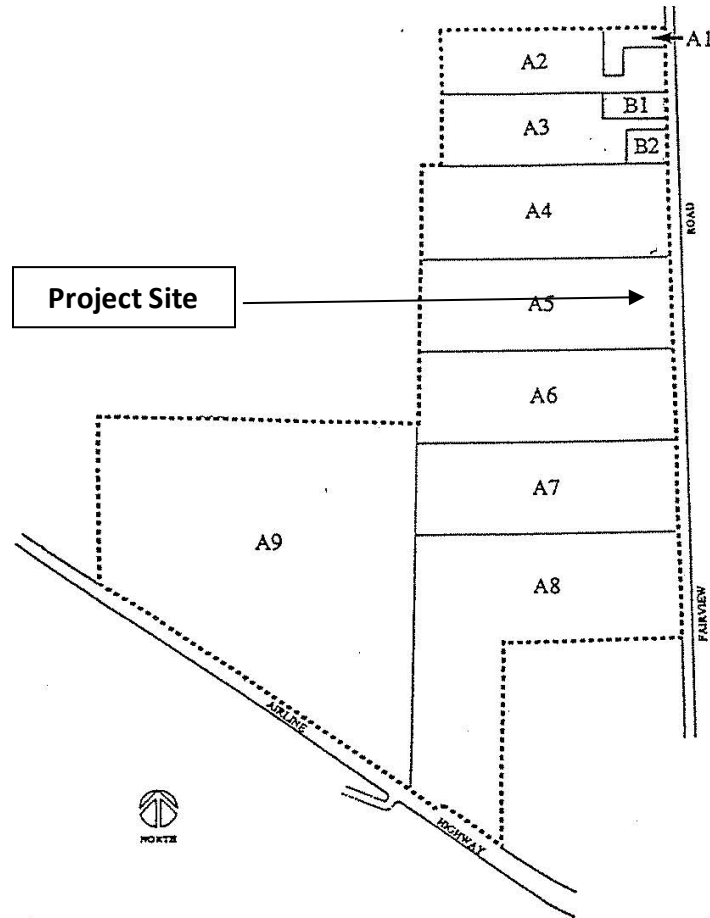
The attached Initial Study, referenced 1994 WFEIR, 2007 SEIR, the West Fairview Specific Plan, and project files are all available for review at the Planning Division located at 339 Fifth Street, Hollister, CA 95023 and at City Hall as well as on the Planning Division's webpage.

## **Project Location and Site Information**

The project site is located at 1000 Fairview Road. The location of the Project site is shown on the map below.



Figure 2 – Specific Plan Area



The project site is 1.15 acres in size. The existing site is currently developed with a single-family residence and related improvements. The site is accessed via a driveway from Fairview Road onto the property. The site is currently in use as a sober living facility, with 12 beds in use (or serving 12 persons).

Frontage improvements are currently underway along Fairview Road and includes road improvements, sidewalks, and landscaping. Improvements within the West Fairview Subdivision are also currently underway. A new internal road system to the north, south, and west of the site has been building (Fuchsia Drive and Marigold Street). Additionally, the area around the project site has been rough graded in anticipation of the construction of single-family residences. A sidewalk and soundwall has also been constructed around the portion of the project site adjacent to the new residential development.

## Proposed Project

The Applicant has submitted applications for an expansion of the existing 12 bed sober living facility located within the existing home on the property.

The Applicant has applied for a Site & Architectural Review to construct two new buildings and site improvements to support the expanded facility. The existing 5,489 square foot house will remain, and no

changes are proposed. A new 2,980 square foot administration building will be constructed which will include administrative offices, conference space, and therapy rooms. A new 1,691 square foot building with living space will also be constructed which will provide four additional rooms.

Other improvements include new entrance gate, landscaping, parking, hardscape, pool, and basketball court.

The Applicant has also applied for a Conditional Use Permit to allow the facility to serve up to 22 people. A sober living facility is in current operation on site. With the proposed expansion in the number of rooms available, the total number of people served by this site would increase to 22. In the Residential, West Fairview Road Zoning District, a Residential Care Home (or sober living facility without medical care) which serves over 7 people requires a Conditional Use Permit to operate. There will also be a maximum of 12 employees to serve the use.

The Project also includes a request for an amendment to the West Fairview Specific Plan. The amendment is to allow the entrance to the property to remain on Fairview Road (existing and proposed location). The Specific Plan currently requires all entrances/exits to the subdivision to be located away from Fairview Road, except the main entrance identified in the Specific Plan.

Additionally, an amendment is required to allow three buildings on the site. The design guidelines within the Specific Plan do not allow for or anticipate a property with more than one building on it as is proposed for this project. While the Specific Plan anticipated a future build-out of residential development on this site, it anticipates that the area would be subdivided and constructed with residential dwellings.

## Initial Study

This Initial Study has been prepared in accordance with the provisions of the California Environmental Quality Act (CEQA) and the CEQA Guidelines. The Initial Study assesses the potential environmental impacts of implementing the proposed project described below. The Initial Study consists of a completed environmental checklist, and a brief explanation of the environmental topics addressed in the checklist.

- 1. Project title:** Bright Future Recovery
- 2. Lead agency name and address:** City of Hollister  
339 Fifth Street  
Hollister, CA 95023
- 3. Contact person and phone number:** Erica Fraser, Senior Planner  
City of Hollister Development Services  
(831) 636-4360
- 4. Project location:** 10000 Fairview Road, Hollister, CA 95023
- 5. Assessors Parcel Number(s):** 057-710-004-000
- 6. Project sponsor's name and address:** Cheree Ashley  
1000 Fairview Road  
Hollister, CA 95023
- 7. General Plan Designations:** Low Density Residential
- 8. Zoning:** Residential, West Fairview Road (RWF)
- 9. Specific Plan Designation:** Single-family Residential
- 10. Description of project:**

The Project includes a request for approval of a Specific Plan Amendment, Site and Architectural Review, and a Conditional Use Permit. Additional information regarding the project can be found on pages 7-8 of this Addendum.

**11. Surrounding land uses and setting:**

The subject property is located at 1000 Fairview Road (Accessors Parcel Number 051-710-004) within an established, developed portion of the City. The proposed project is surrounded by residential uses (both under construction and occupied) and is an infill development. Additional information regarding the site and surrounding area can be found on pages 5-7 of this Addendum.

**12. Other public agencies whose approval is required:** (e.g., permits, financing approval, or participation agreement.)

- Specific Plan Amendment (City of Hollister)
- Site and Architectural Review (City of Hollister)
- Conditional Use Permit (City of Hollister)
- Grading and Building Permits (City of Hollister)
- Sewer and Water Connections (Sunnyslope Water District and City of Hollister)

**13. Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code section 21080.3.1? If so, is there a plan for consultation that includes, for example, the determination of significance of impacts to tribal cultural resources, procedures regarding confidentiality, etc.?**

No.

**ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:**

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

<input type="checkbox"/>	Aesthetics	<input type="checkbox"/>	Agriculture/Forestry Resources	<input type="checkbox"/>	Air Quality
<input type="checkbox"/>	Biological Resources	<input type="checkbox"/>	Cultural Resources	<input type="checkbox"/>	Energy
<input type="checkbox"/>	Geology/Soils	<input type="checkbox"/>	Greenhouse Gas Emissions	<input type="checkbox"/>	Hazards and Hazardous Materials
<input type="checkbox"/>	Hydrology/Water Quality	<input type="checkbox"/>	Land Use/Planning	<input type="checkbox"/>	Mineral Resources
<input type="checkbox"/>	Noise	<input type="checkbox"/>	Population/Housing	<input type="checkbox"/>	Public Services
<input type="checkbox"/>	Recreation	<input type="checkbox"/>	Transportation	<input type="checkbox"/>	Tribal Cultural Resources
<input type="checkbox"/>	Utilities/Service Systems	<input type="checkbox"/>	Wildfire	<input type="checkbox"/>	Mandatory Findings of Significance

**DETERMINATION:**

On the basis of this initial evaluation:

\_\_\_\_\_ I find that the proposed project **COULD NOT** have a significant effect on the environment, and a **NEGATIVE DECLARATION** will be prepared.

\_\_\_\_\_ I find that although the proposed project **COULD NOT** have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made or agreed to by the project proponent. **A MITIGATED NEGATIVE DECLARATION** will be prepared.

\_\_\_\_\_ I find that the proposed project **MAY** have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required.

\_\_\_\_\_ I find that the proposed project **MAY** have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An **ENVIRONMENTAL IMPACT REPORT** is required, but it must analyze only the effects that remain to be addressed.

  X   I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier **EIR** or **NEGATIVE DECLARATION** pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier **EIR** or **NEGATIVE DECLARATION**, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Printed name

\_\_\_\_\_  
Title

## Evaluation of Environmental Impacts

The source of determination is listed in parenthesis. See listing of sources used to determine each potential impact at the end of the checklist. A full discussion of each item is found following the checklist.

### Sources used to determine potential environmental impacts:

1. Location of project
2. Staff review
3. Field review
4. Hollister 2005-2025 General Plan
5. West Fairview Specific Plan
6. West Fairview Specific Plan Environmental Impact Report (SCH #1990031027)
7. West Fairview Specific Plan Supplemental Environmental Impact Report (SCH # 2005111094)
8. Hollister Municipal Code
9. Hollister Zoning Ordinance
10. Google Images
11. Project Files (S&A 2022-13 and CUP 2023-5)
12. Farmland Mapping and Monitoring Program (California Resources Agency)
13. Seismic Hazards Zone map (California Geologic Society)
14. California Department of Toxic Substances Control Hazardous Waste and Substances Site List (Cortese List)
15. County of San Benito GIS Maps and Information
16. Kimley-Horn Focused Circulation Analysis (July 12, 2023)
17. Keith Higgens, Bright Future Recovery Center Traffic Discussion (April 20, 2023)

## Discussion of Checklist

The following information is provided for the environmental checklist.

### I. Aesthetics

The Project site is located within the West Fairview Specific Plan Area and construction of single-family dwellings in the Specific Plan Area and in the area immediately surrounding the project site is currently underway. There is no consistent or required architectural design within the Specific Plan Area. The existing site is developed with a single-family residence and related improvements. The existing house is not historical and does not have a unique design or other features.

The 1994 WFEIR identified one impact related to aesthetics and included Mitigation Measure (MM) 43 which required deed restrictions for lots adjacent to the (then) existing orchard. This lot is not located near the former orchard and therefore the MM is not applicable. No impacts related to Aesthetics were identified in the SEIR.

### Environmental Checklist and Discussion of Impacts

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	Information Source(s)
Would the project:					
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1,3,4,5,6
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1,3,4,5,6
c) Would the project conflict with applicable zoning and other regulations governing scenic quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1,3,4,5,6
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1,3,4,5,6,9

## Discussion

a-c) *Have a substantial adverse impact on a scenic vista, scenic resources or state scene highway? Conflict with applicable zoning or other regulations governing scenic quality?*

**No Impact.** The proposed project is not located within a scenic vista or a state scene highway. The site is developed with an existing single-family residence. No scenic resources exist on the site.

d) *Create light or glare?*

**Less Than Significant.** The existing site is currently developed with a single-family residence and the residence is currently being used as a sober living facility. Construction of the project will increase lighting on the site from new structures and improvements including potential lighting associated with the basketball and pool areas, which are located adjacent to future single-family residences. Design and location of all light fixtures is required to conform to the requirements of Hollister Municipal Code (HMC) Section 17.16.090, Lighting (Outdoors) and the West Fairview Road Specific Plan which require light fixtures to be aimed away from adjacent properties to reduce glare on adjacent properties.

## Conclusion

No impacts or mitigation measures related lighting were identified in the 1994 WFEIR or the SEIR. Only one mitigation measure was included related to aesthetics in the 1994 WFEIR which is not relevant to this project. The project is required to conform to the requirements of the Specific Plan and the Municipal Code and therefore impacts related to aesthetics are less than significant.

## **II. Agriculture and Forestry Resources**

The existing site is developed with an existing house, landscaping, and driveway. No agricultural uses have been conducted on the site in the recent past.

## Environmental Checklist and Discussion of Impacts

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	Information Source(s)
Would the project:					
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1,3,5,6
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1,3,5,6
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1,3,5,6
d) Result in a loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1,3,5,6
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1,3,5,6

## Project Impacts

a-e) *Convert Prime Farmland, conflict with agricultural zoning or involve other changes which could result in conversion of farmland to a non-agricultural use? Convert land designated as timberland or forest land or result in the conversion of forest land to a non-forest use?*

**No Impact.** The area has not been used for agricultural purposes for many years, and no Williamson Act Land Conservation Agreement exists on the project site. The site has never been used for timberland or forest land. Additionally, the site is not located on Prime Farmland, Unique Farmland or Farmland of Statewide Importance as identified by the Farmland Mapping and Monitoring Program of the California Resources Agency. The site is zoned Residential, West Fairview Road and forest land and timberland uses are not included as an allowable use in this zoning classification.

## Conclusion

The site is currently developed and development of the site with additional residential dwellings was anticipated in the Specific Plan. No impacts or mitigation measures related to aesthetics or lighting were identified in the 1994 WFEIR or the SEIR. The project is required to conform to the requirements of the Specific Plan and the Municipal Code and therefore impacts related to aesthetics are less than significant.

## **III. Air Quality**

The City of Hollister is located in the North Central Coast Air Basin.

The 1994 WFEIR included Mitigation Measure (MM) 21 requires a dust suppression plan to reduce particulate emissions during grading and construction. MM 22 required a plan for areawide reduction in trips to offset air quality impacts associated with transportation. MM 23 prohibits wood burning devices. The impacts studied in the 1994 WFEIR were superseded by the SIER.

The SEIR includes MM 6-1 which requires the applicant to implement the specified dust control measures within the MM. MM 6-2 includes requirements for excavation equipment which exceeds 100 brake horsepower. Implementation of these mitigation measures reduced cumulative impacts for the West Fairview Subdivision to a less than significant level.

## Environmental Checklist and Discussion of Impacts

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	Information Source(s)
Would the project:					
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1,4,5
b) Result in a cumulatively considerable net increase of any criteria pollutant for which the region is in non-attainment under an applicable federal or state ambient air quality standard?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1,4,6,7
c) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1,4,6,7
e) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1,4,6,7

### Project Impacts

a-e) *Would the project conflict or obstruct implementation of an air quality plan, violate any air quality standards, result in cumulative air pollutants, expose sensitive receptors or result in emissions?*

**Less Than Significant.** Impacts related to air quality were studied in the 1994 WFEIR and the 2007 SEIR. As noted in the SEIR, mitigation measures identified in the 1994 WFEIR were superseded by the mitigation measures in the SEIR. Construction of the proposed project will result in air quality impacts related to grading and construction as identified in the 2007 SEIR. The proposed project will be required to comply with Mitigation Measures 6-1 and 6-2 in the SEIR which will reduce impacts related to air quality to less than significant.

### Conclusion:

Adherence to Mitigation Measures 6-1 and 6-2 in the 2007 SEIR will reduce impacts related to grading and construction to less than significant.

#### IV. Biological Resources

The project site is developed with a house and related improvements. Biological resources were reviewed in the 1994 WFEIR and again as part of the 2007 SEIR. The findings and mitigation measures included in the SEIR supersede those in the 1994 WFEIR. Because the site is currently developed, most of the mitigation measures included in the 1994 WFEIR are not applicable to this project, however a few are.

Because the site will be graded and disturbed to construct the buildings, there is the potential that burrowing owls could be impacted by the project. Compliance with Mitigation Measure 8-8 which requires surveys for any project that will occur during nesting season is required and applies to this project to reduce these impacts to a less than significant level.

Mitigation Measure 8-10 requires a survey of the site prior to construction activities which occur during the migratory bird season (February 1 through August 15) to ensure impacts related to migratory birds are reduced to a less than significant level.

Mitigation Measure 8-13 prohibits the Applicant from planting invasive species. Compliance with this mitigation measure was reviewed during the development plan review process (preliminary landscape plans were submitted with the Site and Architectural Review) and will be checked again during Final Landscape Review as part of the City’s Water Efficient Landscape Ordinance application.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	Information Source(s)
Would the project:					
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1,3,6,7

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	Information Source(s)
Would the project:					
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1,2,3,6,7
c) Have a substantial adverse effect on federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1,2,3,6,7
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1,3,6,7
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1,3,6,7,8
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1,3,5,6,7

Project Impacts

a-d) *Would the Project have a substantial adverse impact on a candidate, sensitive or special status species? Riparian habitat or federally protected wetlands? Interfere with movement of native fish or wildlife species? Conflict with any adopted Habitat Conservation Plans or Natural Community Conservation Plans?*

**Less than Significant.** As discussed above, the existing site is developed and is currently used as a sober living facility on a continual basis. No waterways or wetlands are located on the site. Surveys of the entire specific plan area were conducted in 1993, 2005 and 2006 as part of the 1994 WFEIR and 2007 SEIR and prior to construction of the specific plan area. Compliance with Mitigation Measures 8-8, 8-10, and 8-13 in the 2007 SEIR will ensure that the proposed project will result in less than significant impacts to biological resources.

Conclusion

Compliance with Mitigation Measures 8-8, 8-10, and 8-13 will ensure that impacts related to biological resources will be reduced to a less than significant impact.

**V. Cultural Resources**

The project site is located within the West Fairview Specific Plan Area. The project site is currently developed with a single-family residence and related improvements and the surrounding area. The Specific Plan Area was surveyed for cultural resources as part of the 1994 WFEIR. It was noted in the 1994 WFEIR that there could be possible prehistoric resources in the plan area.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	Information Source(s)
Would the project:					
a) Cause a substantial adverse change in the significance of an historical resource as defined in §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1,2,3,6,7
b) Cause a substantial adverse change in the significance of an archaeological resource as defined in §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1,2,3,6,7
c) Directly or indirectly destroy a unique paleontological resource or site, or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1,2,3,6,7

d) Disturb any human remains, including those interred outside of dedicated cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1,2,3,6,7
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Project Impacts

a-d) *Would the Project cause substantial adverse changes to significant historic, archeological or paleontological resources or human remains?*

**Less Than Significant with Mitigation.** Site disturbance occurred during construction of the house and during site improvements associated with Fairview Road improvements and the new internal roads. Surveys of the surrounding area were conducted as part of the 1994 WFEIR and the EIR noted that only one prehistoric artifact was discovered. Because there is the potential that archeological, paleontological or human remains could be found during grading, the Specific Plan included measures to protect any resources.

Conclusion

As required by the Specific Plan and in Section 17.16.030 of the Zoning Ordinance, if any archeological, paleontological or human remains are found during construction, work shall be halted, the Planning Division shall be notified, and a qualified archeologist shall be consulted. Compliance with these requirements will reduce impacts related to cultural resources to a less than significant level.

**VI. ENERGY**

Energy use will increase related to the new buildings and increase in occupants of the site.

The 2016 Building Energy Efficiency Standards for Residential and Nonresidential Buildings (California Code of Regulations, Title 24, Part 6 requires the design of building shells and building components to conserve energy. The Standards are frequently updated to incorporate new efficiency methods. These standards require better windows, insulation. Lighting, ventilation systems and other features that reduce energy consumption in homes and businesses.

The 1994 WFEIR and the 2007 SEIR did not identify any impacts related to energy.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	Information Source(s)
Would the project:					
a) Result in potentially significant environmental impacts due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2,8
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2,4,5,6

a-b) *Would the project result in wasteful consumption of energy or conflict with a state or local plan for energy efficiency?*

**No Impact.** The project site is currently developed with a single-family residence and is in use as sober living facility. The proposed project would increase the usage of the site by allowing an increase in people using the facility as well as allowing two more buildings on site. The increase, however, is consistent with what would be allowed on-site if residential dwellings were constructed as permitted by the Specific Plan density. Construction of any buildings on the site will be required to conform to all requirements of the Uniform Building Code, California Code of Regulations, Title 24, Hollister General Plan and the Hollister Municipal Code which requires measures to be incorporated to reduce energy demands.

Conclusion

Overall, no impacts related to energy use are anticipated because the infill project is located on a larger parcel that could have accommodated up to six (6) residential dwellings and the proposed three (3) buildings to serve 22 residents is less than what could have been developed on the site under the Specific Plan and General Plan.

## VI. Geology and Soils

The Project area is part of a seismically active region. The nearest active fault is the Calaveras Fault which is located approximately 2.5 miles to the west. The 1994 WFEIR identified impacts related to soils and geology and included Mitigation Measure GS-2 to reduce these impacts to a less than significant level.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	Information Source(s)
Would the project:					
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:					
i) Rupture of a known earthquake fault, as described on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? (Refer to Division of Mines and Geology Special Publication 42.)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1,3,5,6,7
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1,3,5,6,7
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1,3,5,6,7
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1,3,5,6,7
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1,3,5,6,7
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading,	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1,3,5,6,7

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	Information Source(s)
Would the project:					
subsidence, liquefaction or collapse?					
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1,5,6,7
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1,6,7,11
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1,2,6,7

Project Impacts

a) *Would the Project expose people or structures to substantial adverse effects including fault rupture, strong seismic ground shaking, liquefaction or landslides?*

**Less Than Significant.** As discussed above, the Project site is located within a seismically active region. Therefore, the potential exists that there could be some impacts associated with earthquakes. Based on information contained in the 1994 WFEIR, no active faults are located on or adjacent to the site. Compliance with Mitigation Measure 2, which includes requirements for a soil analysis prior to construction.

b) *Would the Project result in substantial soil erosion or the loss of topsoil?*

**No Impact.** The Project site is flat and currently developed with a single-family residence and related improvements. Additionally, the City of Hollister requires review and approval of an erosion control plan to reduce potential impacts related to grading and construction of any building(s). Construction of the project will be required to comply with all submittal requirements of the City prior to issuance of Building or Grading Permits.

c) *Would the Project be located on soil that is unstable or would become unstable as a result of the Project?*

**Less Than Significant.** Please refer to the discussion under section a above.

d) *Is the Project located on expansive soil?*

**No Impact.** Soil samples were taken and a geotechnical evaluation was performed as part of the 1994 WFEIR. No expansive soils were found and no mitigation measures were included.

e) *Does the Project site have soils incapable of supporting on-site septic tanks?*

**No Impact.** The proposed buildings on site will be required to connect to the City's sanitary sewer system.

f) *Destroy a unique paleontological resource or unique feature?*

**No Impact.** The project site is relatively flat and there are no unique resources located on or around the site.

#### Conclusion

Overall, no impacts related to geology and soils are expected to occur as a result of this Project with the incorporation of Mitigation Measure 1 from the 1994 WFEIR.

### **VIII. Greenhouse Gas Emissions**

Unlike emissions of criteria and toxic air pollutants, which have local or regional impacts, emissions of greenhouse gases (GHGs) have a broader, global impact. Global warming is a process whereby GHGs accumulating in the atmosphere contribute to an increase in the temperature of the earth's atmosphere. The principal GHGs contributing to global warming are carbon dioxide (CO<sub>2</sub>), methane (CH<sub>4</sub>), nitrous oxide (N<sub>2</sub>O), and fluorinated compounds. Emissions of GHGs contributing to global climate change are attributable in large part to human activities associated with the transportation, industrial/manufacturing, utility, residential, commercial, and agricultural sectors.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	Information Source(s)
Would the project:					
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	4,5
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	4,5

a) *Would the Project generate greenhouse gas emissions that may have a significant impact on the environment?*

**Less Than Significant.** The proposed project allows for the intensification of a site which will be surrounded by single-family dwellings at build out of the specific plan. This site represents a small portion of the entire specific plan area. Additionally, the allowed density of the site could have resulted in the potential construction of six (6) single-family dwellings and the proposed project is less dense than what is allowed for this 1.05-acre site in the West Fairview Specific Plan, General Plan, and Zoning Ordinance

b) *Would the Project conflict with an applicable plan or policy adopted for the purpose of reducing the emission of greenhouse gases?*

**No Impact.** The proposed Project will not conflict with any plans or policies related to Greenhouses Gases. Construction of the site will be required to comply with any applicable GHG laws, plans, policies, or regulations adopted by the California legislature, the CARB, or MBARD in effect at that time.

Conclusion

Overall, the project represents an infill project in that the site is developed and is surrounded by the West Fairview subdivision. No impacts related to greenhouse gases are anticipated as a result of this project.

## IX. Hazards and Hazardous Materials

The project site is currently developed with a residential dwelling. Pursuant to Government Code Section 65962.5, the site is not located on a hazardous waste and substance site. The 1994 WFEIR identified several mitigation measures to reduce potential impacts related to hazards and hazardous materials to a less than significant level. Only Mitigation Measures 3 and 4 apply to this project. These measures are related to construction of the project and compliance with these requirements will reduce impacts to a less than significant level.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	Information Source(s)
Would the project:					
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1,11
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1,11
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1,11
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1,14,15

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	Information Source(s)
Would the project:					
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1,4,11
f) Impair implementation of, or physically interfere with, an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1,4,11
g) Expose people or structures to a significant risk of loss, injury or death involving wildland fires?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1,4,11

Project Impacts

a-c) *Would the Project create a significant hazard to the public through the transport, use, disposal or emission of hazardous materials?*

**No Impact.** The proposed project includes the construction of two additional structures and related site improvements to increase the number of people that can be served by the facility. The proposed Specific Plan Amendment and Conditional Use Permit only allows for the site to be used for a community care facility (sober living facility) and therefore no hazardous materials will be used or transported.

d) *Would the Project be located on a site which is included on a list of hazardous materials sites?*

**No Impact.** The Project is not located on or near any sites which are listed on the California Department of Toxic Control's Hazardous Waste and Substances Site List (Cortese List) or by the San Francisco Regional Water Quality Control District.

e) *If the site is located within an airport land use plan or within the vicinity of a private airstrip, would the Project result in a safety hazard for people working or residing in the area?*

**No Impact.** The project site is not located within the Airport Influence Area of the Hollister Municipal Airport.

f) *Would the proposed Project impair the implantation of the adopted emergency response plan or emergency evacuation plan?*

**No Impact.** The proposed project would not impair an emergency response plan.

g) *Would the proposed project expose people or structures to a significant risk of loss, injury or death involving wildland fires?*

**No Impact.** The Project site is located in an urban area which is currently served by existing fire stations.

### Conclusion

Compliance with Mitigation Measure 3 which requires the developer to remove any buried metal, PVC, or concrete pipes and 4 which requires contractors to be alert for any odors during construction and to report those odors to the City Engineer will reduce project impacts to a less than significant level.

## **X. Hydrology and Water Quality**

The project site is flat and is surrounded by an area developed with streets, sidewalks, curbs and gutters. During storm events, stormwater from the site will be directed to existing storm drains in the street.

### *Federal Emergency Management Agency*

According to the Flood Insurance Rate Map (FIRM) prepared by the Federal Emergency Management Agency (FEMA) for the project area, the site is located within Zone X (or outside of a special flood hazard area), which is defined by FEMA as “Areas of 0.2 percent annual chance flood; areas of one percent annual chance flood with average depths of less than one-foot or with drainage areas less than one square mile; and areas protected by levees from one percent annual chance flood.”

### *Water Quality*

A potential impact to water quality is from non-point sources of water pollution. Non-point source (NPS) pollution, unlike pollution from industrial and sewage treatment plants, comes from many diffuse sources. NPS pollution is caused by rainfall moving over and through the ground. As the runoff moves, it picks up and carries away natural and human-made pollutants, finally depositing them into lakes, creeks, wetlands, coastal waters, and underground sources of drinking water. These pollutants include, but are not limited to fertilizers, herbicides, insecticides, oil, sediment from construction sites, eroding creek banks and pet waste.

Water quality in California is regulated by the United States Environmental Protection Agency's (EPA) National Pollution Discharge Elimination System (NPDES) which controls the discharge of pollutants to water bodies from point and non-point surfaces. In Hollister, this program is administered by the San Central Coast Basin Regional Water Quality Control Board (RWQCB). The Water Quality Control Plan enforces waste discharge requirements and the NPDES permits. Future development of the site will be required to comply with the provisions of the NPDES permit by ensuring that applicable projects reduce water quality impacts to storm water runoff both during construction and the operation period of the project.

The 2007 SEIR identified impacts related to the use of water softeners and included Mitigation Measure 4-3 which requires water softeners to be regenerated off-site. The project will comply with this measure.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	Information Source(s)
Would the project:					
a) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	3,4,6,7,11
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	3,4,6,7,11
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	3,4,6,7,11
i) Result in a substantial erosion or situation on-or off-site;	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	3,4,6,7,11
ii) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite;	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	3,4,6,7,11

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	Information Source(s)
Would the project:					
iii) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	3,4,6,7,11
iv) Impede or redirect floor flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	3,4,6,7,11
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	3,4,6,7,11
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	3,4,6,7,11

### Project Impacts

a-b) *Would the Project violate any water quality standards or waste discharge requirements? Decrease groundwater supplies?*

**Less Than Significant.** The proposed project involves the intensification of a site. The site is currently served by the Sunnyslope County Water District. The 2007 SEIR identified potential impacts related to disposal of treated wastewater with regards to water softeners. Implementation of Mitigation Measure 4-3 in the SEIR, which only allows water softeners to be installed that can be regenerated offsite, will reduce those impacts to a less than significant level.

c-e) *Would the Project substantially alter drainage patterns or result in flooding on or off the project site or conflict with a water quality control plan or management plan?*

**No Impact.** Future development of the site will be located on a parcel that was previously graded and developed with a single-family residence. The areas surrounding the site are under construction and new

roadways and other improvements have been made in the surrounding area. Therefore, no changes in the existing drainage patterns are anticipated to occur with development in the future.

e) *Would the Project create stormwater runoff that would exceed the capacity of drainage systems or add substantial amounts of polluted runoff?*

**No Impact.** Future development of the site will be required to comply with all City of Hollister regulations and the City reviews all development plans to ensure that any development will not create impacts related to stormwater.

### Conclusion

Overall, no additional impacts related to water quality are expected to occur as a result of this Project.

## **XI. Land Use and Planning**

The site is included in the West Fairview Specific Plan. The West Fairview Specific Plan allows for single-family residences, cluster homes, and apartments. The project site was included in the Specific Plan and noted that construction of additional dwellings could occur on the site. It was assumed that development of the site would be incorporated with the Award Homes West Fairview Subdivision, however, at the time the subdivision was proposed, the property was under separate ownership.

Future development, however was anticipated and the General Plan land use designation of Residential, West Fairview allows a maximum density of 5.4 dwelling units per acre. Based on the allowed density, this infill site could have up to six (6) residential dwellings.

The 1994 WFEIR identified potential impacts related to land use compatibility and the adjacent nut farm (no longer operational) to parcels identified as A2 and A3. The project site is not located on either of those parcels and therefore the impact and mitigation measure is not applicable to the project.

The 2007 SEIR identifies impacts related to compliance with the provisions of the Specific Plan. Mitigation Measure 9-2 is applicable to this project and requires a Site and Architectural Review to ensure compliance with design requirements of the Specific Plan, which the Applicant has applied for.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	Information Source(s)
Would the project:					
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1,3,4,6,7
b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1,3,11,16,17

Project Impacts

a) *Would the proposed Project physically divide an established community?*

**No Impact.** The project site is located within the West Fairview Specific Plan Area which anticipates the eventual development of the Plan Area with residential dwellings. The existing site is currently developed and the proposed project would intensify the use of the parcel. The site is currently blocked off from the internal roadways/subdivision by sidewalks and a soundwall. Development of this site does not propose to modify the layout of or connection to the West Fairview Subdivision.

b) *Would the Project conflict with any applicable land use plan, policy or regulation adopted for the purpose of avoiding or mitigating an environmental effect?*

**Less Than Significant.** The proposed project includes a Specific Plan Amendment to allow the existing driveway to remain on Fairview Road and to allow the construction of two (2) additional buildings.

The Specific Plan prohibits access from any of the parcels onto Fairview Road. Figure 4.4 in the Specific Plan limits access from Fairview Road to specific locations. The Specific Plan aimed to limit the number of entrances/exits on Fairview Road for safety. At the time the Specific Plan was prepared, development of this site was anticipated to be included within the Award Homes West Fairview Subdivision. However, due to the fact that the property was owned by a different property owner and was already developed with a single-family residence, this property was not included and remained as is (site currently exits onto Fairview Road).

As part of the application submittals for this project, the Applicant submitted a Specific Plan Amendment to amend the Specific Plan to allow the entrance/exit to the site to remain on Fairview Road. Because the 1994 WFEIR studied the proposed Specific Plan which limited access onto Fairview Road, Staff determined that further study of the request, including allowing the driveway to remain in its current location and intensity the existing use of the site, was warranted.

A Focused Traffic Analysis was prepared by Kimley-Horn, dated July 12, 2023 and included as Appendix A, to study the proposed layout and design of the site and driveway with respect to traffic impacts and safety. This Traffic Analysis determined that the driveway could remain in the existing location with specific design measures. The project plans and the driveway have been designed to meet the recommendations of the Traffic Circulation Study and the Engineering Division has determined that the design of the project meets all recommendations.

Approval of the Specific Plan Amendment will ensure that the project is consistent with the adopted plan.

Conclusion

Overall, no impacts to land use and planning are expected to occur as a result of this Project.

**XII. Mineral Resources**

The Project site contains no known mineral resources. Both the 1994 WFEIR and the 2007 SEIR note that there are no known mineral resources in the Specific Plan Area and therefore no impacts or mitigation were identified.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	Information Source(s)
Would the project:					
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1,4,5
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1,4,5

Project Impacts

a, b) *Would the project result in the loss of availability of significant mineral resources?*

**No Impact.** The Project site is not located in an area of aggregate resources. No mineral resources were found on the site during preparation of the 1994 WFEIR and related Specific Plan.

Conclusion

Overall, no impacts to mineral resources are expected to occur as a result of this Project.

**XIII. Noise**

Impacts related to noise were studied in the 1994 WFEIR and no impacts or mitigation measures were identified. The 2007 SEIR included a new noise assessment to review the impacts related to the increase in overall density of the 2007 Specific Plan Amendment and to update the then outdated noise study included in the 1994 WFEIR.

The 2007 SEIR identified potential noise impacts related to construction of the project and included Mitigation Measure 10-1 which requires noise control measures during construction. Noise impacts to residential dwellings from traffic on Fairview Road was also identified. Mitigation Measure 10-2 and 10-4 was included to mitigate those impacts and requires sound attenuation for the second floor of residential dwellings which is not applicable to this project because the existing and proposed buildings are only one-story.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	Information Source(s)
Would the project result in:					
a) Generation of a substantial temporary permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1,4,5,11
b) Generation of, excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1,4,5,11

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	Information Source(s)
Would the project result in:					
c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1,4,5,11

Project Impacts

a) *Would the result in a temporary or permanent increase in noise levels in excess of standards established by the General Plan or other applicable standard?*

**Less Than Significant.** Future construction of the project will be required to comply with the Goals and Policies of the General Plan related to noise and Mitigation Measure 10-1 in the 2007 SEIR.

b) *Would the project result in excessive groundborne vibration or groundborne noise levels?*

**No Impact.** No impacts are anticipated for groundborne vibration or noise, since no source of vibration currently exists or will exist within or adjacent to the Project, such as railroads.

c) *Would the project expose persons residing or working in the area to excessive noise resulting from an airport or private airstrip?*

**No Impact.** The Project site is located approximately 4 miles from the Hollister Airport and noise is limited to occasional overhead flights. Therefore, no impacts related to noise from an airport are expected to occur.

Conclusion

No impacts related to noise are expected to occur with implementation of Mitigation Measure 10-1 which requires noise control measures during construction.

#### XIV. Population and Housing

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	Information Source(s)
Would the project result in:					
a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through the extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1,4,11
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1,4,11

#### Project Impacts

a) *Would the Project induce substantial population growth in an area, either directly or indirectly?*

**No Impact.** Future intensification of this site was anticipated in the West Fairview Specific Plan and allowed under the General Plan. Although six (6) dwellings could be constructed under the density allowed within the General Plan and Specific Plan, the applicant is proposing to construct two (2) additional buildings to support the existing sober living facility to serve up to 22 people.

b) *Would the project displace substantial numbers of existing housing units or people?*

**No Impact.** The existing single-family dwelling will remain on-site and will continue to be used for a sober living facility.

#### Conclusion

Overall, no impacts with respect to population and housing are expected to occur as a result of this project.

## **XV. Public Services.**

### *Fire Protection*

The Hollister Fire Department provides fire protection services including fire suppression, fire prevention, education, inspection services and hazardous material control within the City Limits. The 1994 WFEIR identified impacts related to the provision of fire protection services to the project area. Mitigation Measure 24 was included which requires each property in the Specific Plan Area to participate in the Mello Roos District developed to off-set costs. The proposed project will be required to comply with this mitigation and will need to annex into Community Facilities Districts (CFD) 4 and 5 prior to Occupancy. Additionally, Mitigation Measures 25-27 were included in the 1994 WFEIR regarding project design. The Fire Marshall has reviewed the project plans to ensure compliance with these measures and compliance will again be reviewed during building permits. The project applicant for the West Fairview project, Award Homes, also entered into a Development Agreement with the City which required the payment of additional monies to offset costs related to fire protection for the Area.

### *Police Protection*

The Hollister Police Department provides 24-hour security patrols throughout the community in addition to crime prevention, crime suppression and traffic safety. The 1994 WFEIR identified impacts related to the provision of police services to the project area. Mitigation Measure 24 was included which requires each property in the Specific Plan Area to participate in the Mello Roos District developed to off-set costs. The proposed project will be required to comply with this mitigation and will need to annex into Community Facilities Districts (CFD) 4 and 5 prior to Occupancy. Mitigation Measure 7-1 in the 2007 SEIR further requires annexation into the CFD to offset costs related to serving the Specific Plan Area.

### *Schools*

The Hollister School District provides educational services for elementary and middle school aged children in the City. The San Benito High School District provides education services for high school aged children in the City. While the proposed project is not anticipated to increase the demand for school services, the applicant will be required to pay all applicable school impact fees in accordance with the City's standard project conditions of approval and Mitigation Measure 30 in the 1994 WFEIR.

### *Maintenance*

Maintenance of public streets, roads and other governmental facilities are the responsibility of the Hollister Public Works Department.

### *Solid Waste Services*

The City's service provider, Recology, is responsible for the hauling and disposal of solid waste in the City.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	Information Source(s)
Would the project result in:					
a) Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for any of the public services:					
Fire Protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1,4,5,6,7
Police Protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1,4,5,6,7
Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1,4,5,6,7
Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1,4,5,6,7
Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1,4,5,6,7

Project Impacts

*Increase the demand for fire or police protection?*

**Less Than Significant.** Future development of the site may result in an increase in the need for police or fire protection above what currently exists on the site. The site layout and design has been reviewed by the Fire Prevention Bureau to ensure adequate access to the site for fire protection services. Additionally, the new buildings will need to have fire sprinklers for additional protection. As discussed above, the project will need to be annexed into Community Facilities Districts 4 and 5 to offset costs related to fire and police services.

*Result in impacts to schools, parks or other services?*

**Less Than Significant.** The Project will be required to pay School Impact Fees. Demand generated for schools, parks and other services by the adult sober living facility is expected to be minimal. It is noted, however, that both the 1994 WFEIR and the 2007 SEIR identified impacts to schools as a significant and unavoidable impact and the City Council adopted a Statement of Overriding Considerations related to this impact.

The allowed density within the Specific Plan could have allowed for the construction of up to six (6) residential dwellings. The proposed project is for an adult sober living facility and will not include school age children.

Conclusion

Overall, no additional impacts with respect to public services are expected to occur as a result of this Project.

**XVI. Recreation**

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	Information Source(s)
Would the project result in:					
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that the substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1,5
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1,5

## Project Impacts

a, b) *Would the project increase the use of existing neighborhood or regional parks or require the construction of new recreational facilities?*

**No Impact.** Development on this site will be infill development within an approved Specific Plan Area which planned for parks as part of the Specific Plan. As a result, there will be no impact on neighborhood or area parks.

## Conclusion

Overall, no additional impacts to recreation are expected to occur as a result of this Project.

## **XVII. Transportation/Traffic**

The project site was included within the West Fairview Specific Plan and assumed that development of the site would occur at some point. The inclusion of the property within the Specific Plan was intended to ensure any development of the site be consistent with the policies and goals of the Specific Plan.

Although development of this site was anticipated in the Specific Plan and the site could have qualified for an exemption under Class 32, Infill Development, of CEQA, this Addendum was required to review the change in design of the access for the site from an internal roadway system to Fairview Road (where it currently exists) as was planned for in the Specific Plan and discussed in the 1994 WFEIR.

Figure 4.4 of the Specific Plan as well as text within the document notes that all existing access points (or driveways) on Fairview Road were to be relocated to internal roads. This site was anticipated to be included within the Award Homes West Fairview Subdivision in the Specific Plan, however the property was not included in the subdivision and remained under separate ownership.

Improvement Plans were approved for the area surrounding the project site which allowed the access to 1000 Fairview Road to remain in its existing location. Construction of frontage improvements on Fairview Road and a new soundwall and internal roads were constructed surrounding the site limiting access onto the internal specific plan roadway system. As part of the project design and application for this project, the applicant included a request for a Specific Plan Amendment to allow the access to remain in its existing location.

The traffic study performed with the 1994 WFEIR was updated in the 2007 SEIR. The SEIR evaluated the project which included a Specific Plan Amendment to increase overall development potential of the Specific Plan Area. Additionally, since the preparation of the 1994 WFEIR, the City undertook a major General Plan Update in 2005 which increased development potential city-wide.

Several mitigation measures are included in the SEIR which are aimed at reducing impacts related to the build-out of the Specific Plan Area and General Plan Build-Out. A Statement of Overriding Considerations which included impacts related to traffic were adopted by the City Council as part of the 1994 WFEIR, 2007 SEIR and the 2005 General Plan.

Mitigation Measure 5-34 in the 2007 SEIR required frontage improvements on Fairview Road. Frontage improvements have been reviewed by the City and are currently underway/almost complete. The driveway at Fairview Road was allowed to remain in its original location with these improvements.

As mentioned above, the project applicant would like to leave the site driveway in its current location. Although the Specific Plan and 1994WF EIR evaluated access onto Fairview Road and determined that access should be moved away from Fairview, concern was mostly related to the interior of the site where most of the homes were located. Exact plans for the development of the property at 1000 Fairview Road were unknown at that time and conditions have changed in the City since the 1994 WFEIR was prepared. In order to fully evaluate this request, a Traffic Circulation Analysis was prepared to review the design of the site and proposed use. This Analysis is included as Appendix A to this Addendum.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	Information Source(s)
Would the project result in:					
a) Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1,5,6,7,11,16
b) Conflict or be inconsistent with CEQA Guidelines Section 15064.3, subdivision (b)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1,5,6,7,11,16
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1,5,6,7,11,16
d) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1,5,6,7,11,16

Project Impacts

a) *Would the Project conflict with an applicable plan or ordinance addressing the circulation system?*

**Less Than Significant.** The West Fairview Specific Plan (Figure 4.4) shows the proposed layout for internal streets and connections to Fairview Road within the Specific Plan Area. Discussion within the Specific Plan further notes that no access (or driveways) should be located on Fairview Road.

The West Fairview Specific Plan included the subject property in the Specific Plan to ensure future compliance with relevant goals and policies in the event that the property was intensified in the future. Actual development and the layout of the site was not known at that time.

The driveway was allowed to remain in its current location on Fairview Road as part of the Fairview Road improvements (anticipated to be completed at the time of the printing of this Addendum). Improvements in the surrounding area to the north, south and west including sidewalk, roadways and a sound wall have been completed. The project applicant was unaware of the requirements within the Specific Plan and EIR and prepared project plans which show the driveway in its present location and improvements around the site.

Although Figure 4.4 within the Specific Plan does not allow for access onto Fairview Road at this property, Staff determined that further study of the request to allow the driveway to remain in its current location was warranted because the Specific Plan assumed the project the site would be included within the subdivision for the plan area. Additionally, the Specific Plan and 1994 WFEIR wanted to prevent a large number of cars from within Specific Plan Area from using Fairview to enter and exit and this project only comprises a very small portion of the larger 677 dwelling unit West Fairview Subdivision.

Furthermore, since the Specific Plan and 1994 WFEIR were adopted, a Tentative Map for the Award Homes portion of West Fairview was approved by the Planning Commission and the Final Map (Tract 303) was recorded. The Final Map shows the 1000 Fairview Road property separated from the rest of the West Fairview Subdivision. A new soundwall located around the portions of the property which are adjacent to the KB development has also been constructed. Due to the changes in conditions and more importantly because the change would not allow anyone from within the larger West Fairview Subdivision to enter and exit using the driveway at 1000 Fairview Road, Staff determined that further study was warranted to determine if the conditions studied in the 1994 WFEIR had changed and if the existing driveway could continue to be used with no impacts.

A Traffic Circulation Study (Appendix A) was prepared by Kimley-Horn and the study evaluated trip generation, distribution, and assignment of the proposed facility; site plan review (driveway access, gate queuing analysis, internal circulation, and project frontage); and provided recommendations. The Study determined that the driveway could remain in its current location with specific project design recommendations (please refer to page 10 for a summary of these recommendations). The Applicant modified the layout/design of the site to incorporate these recommendations and the plan has been reviewed by the Planning and Engineering Divisions to ensure compliance with these recommendations. Additionally, a Condition of Approval has been added to the Site and Architectural Review approval to ensure that the final plans conform to these recommendations and the approved site plan and that all future improvements will be consistent with the recommendations in the Study.

b) *Conflict or be inconsistent with CEQA Guidelines Section 15064.3(b)?*

**Less Than Significant.** The project is located on a 1.15 acre parcel and once completed, will be surrounded on three sides by a planned residential subdivision. Had the site not requested an amendment to the Specific Plan, the project would have qualified for an infill exemption.

Trips associated with the sober living facility are less than what would occur if the site was to be developed with six (6) single-family residential dwellings. Trips associated with the 22 bed sober living facility would be 47 total daily trips, while if the site was built-out according to the allowed density in the West Fairview Specific Plan and General Plan, a total of 57 daily trips.

The Traffic Circulation Study (Appendix A) reviewed the proposed circulation plan for the site including the location of the site access on Fairview, frontage design, and gate queuing (there is a gate blocking access onto the site). The Study determined that the access could remain on Fairview Road with incorporation of specific recommendations. The project has been designed to incorporate all the recommendations included in the Study and therefore, no impacts related to circulation are anticipated.

Additionally, a Trip Analysis (included in Appendix A) was prepared which reviewed existing plus proposed trip generation and compared it to the development potential of the site (the General Plan allows up to six (6) dwelling units on this parcel).

**Table 1 - Trip Generation**

	AM Peak Hour Trips	PM Peak Hour Trips	Daily Trips
Existing Site	2	2	15
General Plan Maximum Density (6 dwelling units)	5	6	57
Proposed 22 bed sober living facility	4	5	57

The proposed Trip Analysis used the Institute of Transportation Engineer's (ITE) trip generation rate for Assisted Living Facilities. A driveway count of the existing facility was made to determine if the Assisted Living trip generation was compatible with the trips generated by the existing sober living facility. This observation determined that the actual trips generated by the facility was the same as the trips anticipated by ITE for Assisted Living Facilities. While the proposed number of trips will increase as a result of this project, the Analysis determined that the sober living facility would result in the same daily trips as a project which is constructed under the maximum allowed under the Specific Plan and General Plan. Furthermore, the proposed number of trips were reviewed in the Circulation Analysis and no impacts were noted.

c) *Substantial increase hazards due to a geometric design feature?*

**No Impact.** The project design and layout has been reviewed by the City's Development Review Committee and no concerns with the layout were noted. The design of the driveway and gate location are consistent with the recommendations in the Circulation Study to ensure continued safety of people entering and exiting the site.

d) *Would the Project result in inadequate emergency access?*

**Less Than Significant.** Site access including location, driveway width, and the proposed turnaround were reviewed by the Fire Prevention Bureau to ensure the project layout complies with all relevant Fire Codes and allows for safe access for fire trucks.

### Conclusion

Site layout including driveway access, the location of the entrance gate, and frontage improvements was designed to incorporate the recommendations in the Traffic Circulation Study which aimed to ensure safety of drivers to and from the site. Total trips associated with the project are less than what could have occurred if the site was developed with the six (6) dwelling units allowed by the General Plan. Overall, no impacts related to transportation or traffic are expected to occur as a result of this project.

## **XVII. Tribal Cultural Resources**

Assembly Bill 52 requires the lead agency to consult with any California Native American tribes that have requested notification of proposed project. No tribes have requested AB 52 notifications in the City of Hollister.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	Information Source(s)
Would the project result in:					
a) Cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code Section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1,3,4,5,7
i) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code Section 5020.1(k), or	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1,3,4,5,7

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	Information Source(s)
Would the project result in:					
ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resource Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1,3,4,5,7

a) *Would the project cause a substantial change to a tribal cultural resource?*

**Less Than Significant.** The existing site was graded and disturbed when the existing house and related improvements were constructed. No resources are anticipated to occur. The property is not identified as a significant resource for any California Native American tribes.

Conclusion

Overall, no impacts to tribal cultural resources are expected to occur as a result of this Project.

**XIX. Utilities and Service Systems**

Water and wastewater services are provided by the City of Hollister and the Sunnyslope County Water District.

Recology provides garbage and recycling collection services to the City.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	Information Source(s)
Would the project result in:					
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1,4,5
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1,4,5
c) Result in a determination by the waste water treatment provider, which serves or may serve the project, that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1,4,5
d) Generate solid waste in excess of state or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1,4,5,11
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1,4,5,11

Project Impacts

a-c) *Require the expansion of the water, wastewater treatment or drainage facilities?*

**No Impact.** The proposed project represents a small portion of the West Fairview Specific Plan Area. The 1994 WFEIR included specific mitigation measures related to design of water and wastewater lines as well as service. The identified improvements were undertaken as part of the construction of the West Fairview Subdivision. The proposed infill project is not anticipated to significantly increase the demand for services beyond what was anticipated in the General Plan and Specific Plan.

d-e) *Impair the attainment of solid waste reduction goals?*

**No Impact.** Trash and recycling services are provided by Recology. Recology has reviewed the site layout to ensure that trucks are able to service the site. The proposed layout also includes a trash enclosure to allow for a three-stream waste pick-up as required.

Impacts related to construction debris were identified in the 2007 SEIR. As a standard condition of approval and under Mitigation Measure 7-6, a minimum of 50 percent of all construction debris and demolition materials will be required to be diverted from the landfill.

Conclusion

Overall, no additional impacts to utilities and service systems are expected to occur as a result of this Project.

**XX. Wildfire**

The Project site is located within an urbanized area away from any open land or areas of wildfire concern.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	Information Source(s)
If located in or near state responsibility areas or lands classified as very high hazard severity zones, would the project:					
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1,4,5

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	Information Source(s)
If located in or near state responsibility areas or lands classified as very high hazard severity zones, would the project:					
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1,4,5
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1,4,5
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1,4,5

a-d) *Would the project impair an emergency response plan or expose people to significant risks from wildfire?*

**Less Than Significant.** The proposed project is located within an urbanized area which is not classified as a high fire hazard zone. Emergency access to the site has been reviewed by the Fire Department and meets the requirements of the Fire Code for site access. The site is not located within an identified fire hazard area and service by the Hollister Fire Department will continue to be provided.

## **XVIII. Mandatory Findings of Significance**

a) *Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number of or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?*

**Less Than Significant.** The preceding analysis indicates that the proposed project will not have a significant adverse impact on overall environmental quality, including biological resources or cultural resources with the implementation of mitigation measures.

b) *Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects and the effects of probable future projects).*

**Less Than Significant.** Although incremental increases in certain areas can be expected as a result of constructing this project, the project site lies within an area with an approved specific plan and the impacts of the project were anticipated and mitigated.

c) *Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?*

**Less Than Significant.** No such impacts have been discovered in the course of preparing this Initial Study.

## TECHNICAL MEMORANDUM

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**To:** Erica Fraser, City of Hollister  
**From:** Derek Wu P.E., Bryant Ma, Kimley-Horn and Associates, Inc.  
**Date:** February 17, 2025  
**Re:** **1000 Fairview Road – Traffic Circulation Study**

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### **1. Introduction**

Kimley-Horn and Associates, Inc. (Kimley-Horn) is working with the City of Hollister (City) to evaluate the proposed sober living facility (the “Project”) located at 1000 Fairview Road. The existing site currently includes one single family home with full driveway access along Fairview Road.

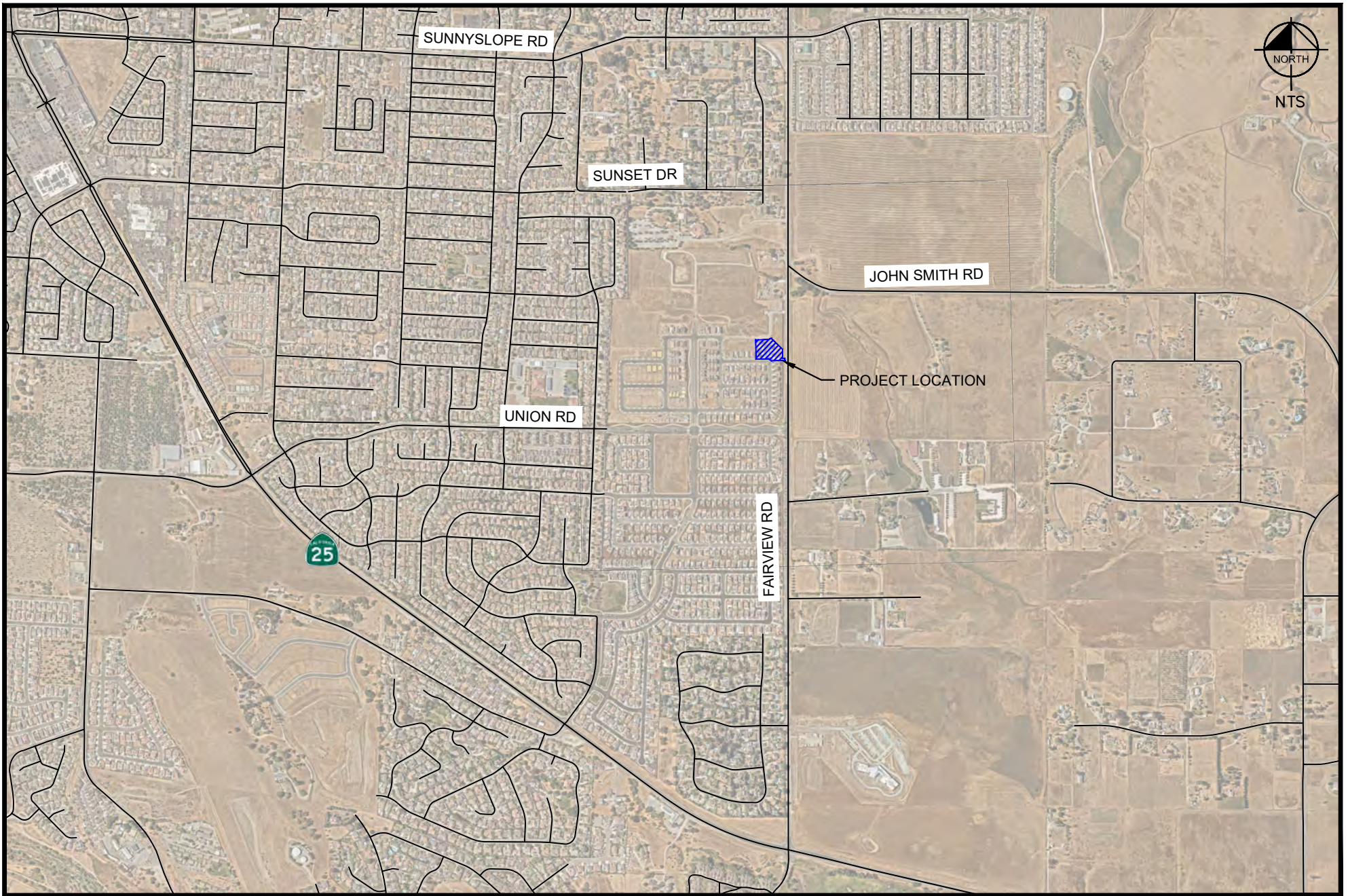
The proposed facility will include the following:

- Maintaining the existing 5,489 SF house
- Constructing a new 3,001 SF main house
- Constructing a new 1,691 SF guest house

The new facility will include the following residents and employees:

- 22 residents that are not allowed to leave the site
- 12 employees at a time

**Figure 1** illustrates the Project location and **Figure 2** provides the site plan.



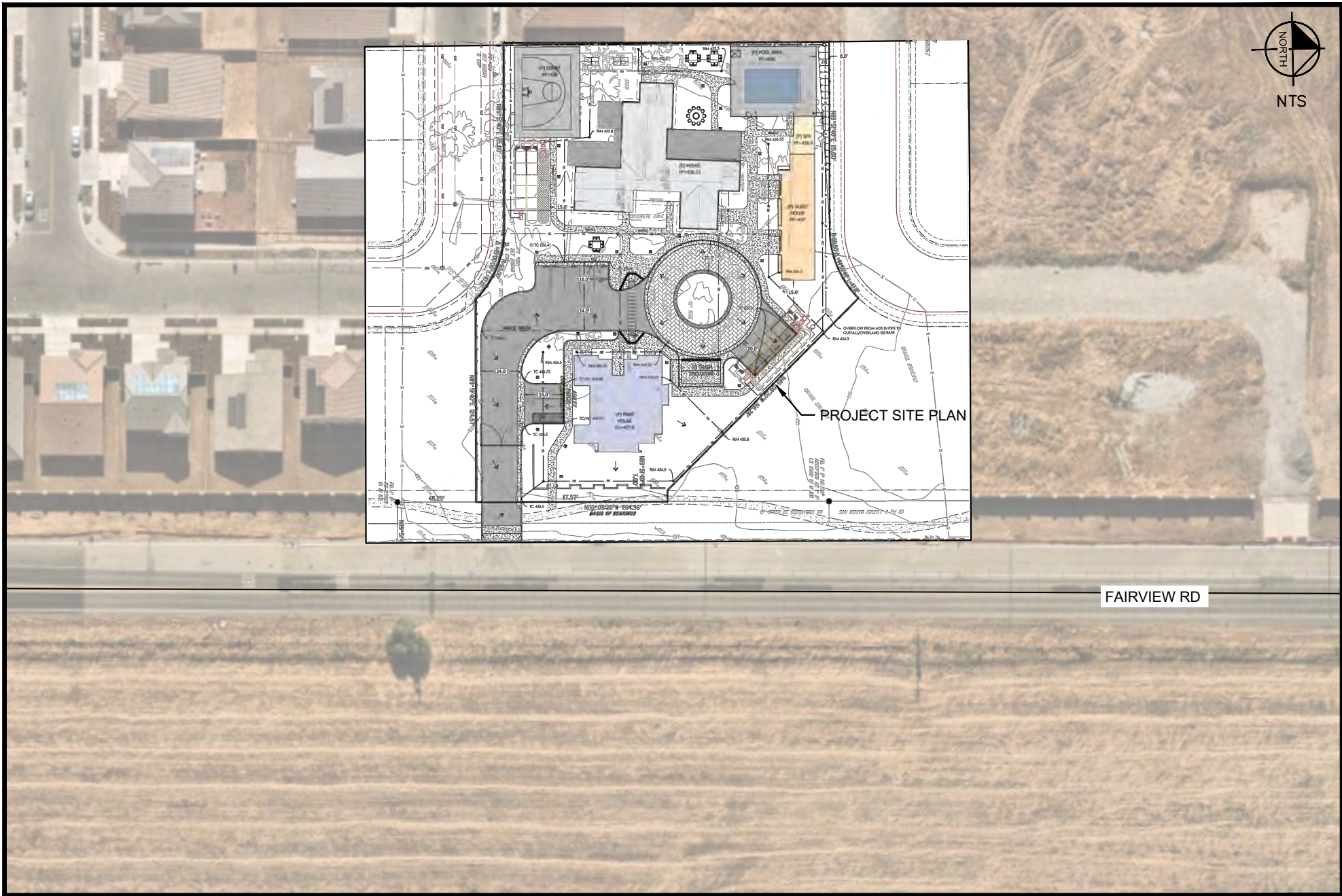


Figure 2

Project Site Plan

## **2. Trip Generation, Distribution, and Assignment**

This section reviews the trips that the Project generates on the existing roadway network based on the following:

- Trip Generation
- Trip Distribution
- Trip Assignment

### *Trip Generation*

The site currently has one single family home on the site. Trip generation for the existing land use was calculated using the Single Family Detached Housing (LUC 210) equations provided by the Institute of Transportation Engineer's (ITE) *Trip Generation Manual*, 11<sup>th</sup> Edition.

Trip generation for the proposed Project was calculated using the Assisted Living (LUC 254) average trip generation rates provided by the Institute of Transportation Engineer's (ITE) *Trip Generation Manual*, 11<sup>th</sup> Edition.

ITE estimates vehicle trips per bed at the facility; therefore, it was assumed that one resident would get one bed for a total of 22 beds.

The existing site generates a trip credit of 15 Daily trips, 2 AM Peak Hour (1 IN / 1 OUT), and 2 PM Peak Hour (1 IN / 1 OUT)

The Project is anticipated to generate 57 Daily trips, 4 AM Peak Hour trips (2 IN / 2 OUT), and 5 PM Peak Hour trips (2 IN / 2 OUT).

The Project will generate a net of 42 Daily trips, 2 AM Peak Hour trips (1 IN / 1 OUT), and 3 PM Peak Hour trips (1 IN / 2 OUT).

**Table 1** provides the estimated trip generation for the proposed Project.

**Table 1 – Peak Hour of Adjacent Street Traffic Project Trip Generation**

Land Uses <sup>1</sup>	ITE Land Use Code	Project Size	Daily Trips	AM Peak Hour			PM Peak Hour				
				Total Peak Hour	IN / OUT	Total Peak Hour	IN / OUT				
<b>Trip Generation Rates</b>											
Single-Family Detached Housing <sup>2</sup>	210	- DU	-	-	26%	/	74%	-	63%	/	37%
Assisted Living <sup>3</sup>	254	- beds	2.6	0.18	60%	/	40%	0.24	39%	/	61%
<b>Existing Land Use (Trip Credits)</b>											
Single-Family Detached Housing	210	1 DU	(15)	(2)	(1)	/	(1)	(2)	(1)	/	(1)
<b>Proposed Project</b>											
Assisted Living	254	22 beds	57	4	2	/	2	5	2	/	3
<b>Net Trips</b>			<b>42</b>	<b>2</b>	<b>1</b>	<b>/</b>	<b>1</b>	<b>3</b>	<b>1</b>	<b>/</b>	<b>2</b>

Notes

1. Trip generation rates published by Institute of Transportation Engineers (ITE), "Trip Generation Manual," 11th Edition, 2023.
2. ITE Code 210 (Single-Family Detached Housing); Based on the following ITE Equations:  
 Daily:  $LN(T) = 0.92LN(X) + 2.68$   
 AM:  $LN(T) = 0.91LN(X) + 0.12$   
 PM:  $LN(T) = 0.94LN(X) + 0.27$
3. ITE Code 254 (Assisted Living); Based on ITE average rates. No equations available.

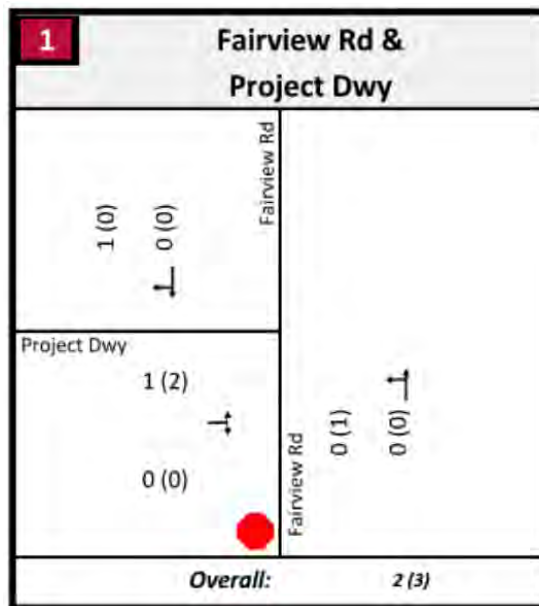
*Trip Distribution & Assignment*

The following trip distribution was assumed for the Project:

- 50% to/from the North from Sunnyslope Road or Fairview Road
- 50% to/from the South from Union Road or Fairview Road

Figure 3 provides the estimated Project trip assignment.

**Figure 3 – Net Project Trip Assignment**



### **3. Site Plan Engineering Review**

This section reviews the proposed site plan provided by the Applicant, based on the following:

- Driveway Access Review
- Gate Queuing Analysis
- Internal Circulation Review
- Project Frontage Review

#### *Driveway Access Review*

The Project proposes one (1) driveway along Fairview Road to access the project site. The proposed driveway is 24 feet wide and 60 feet long between the face of curb and the gate.

The nearest intersections/driveways to the Project driveway are:

- Union Road: approximately 689 feet south
- Private Driveway: approximately 602 feet north

**Figure 4** illustrates the driveway analysis presented in this section.

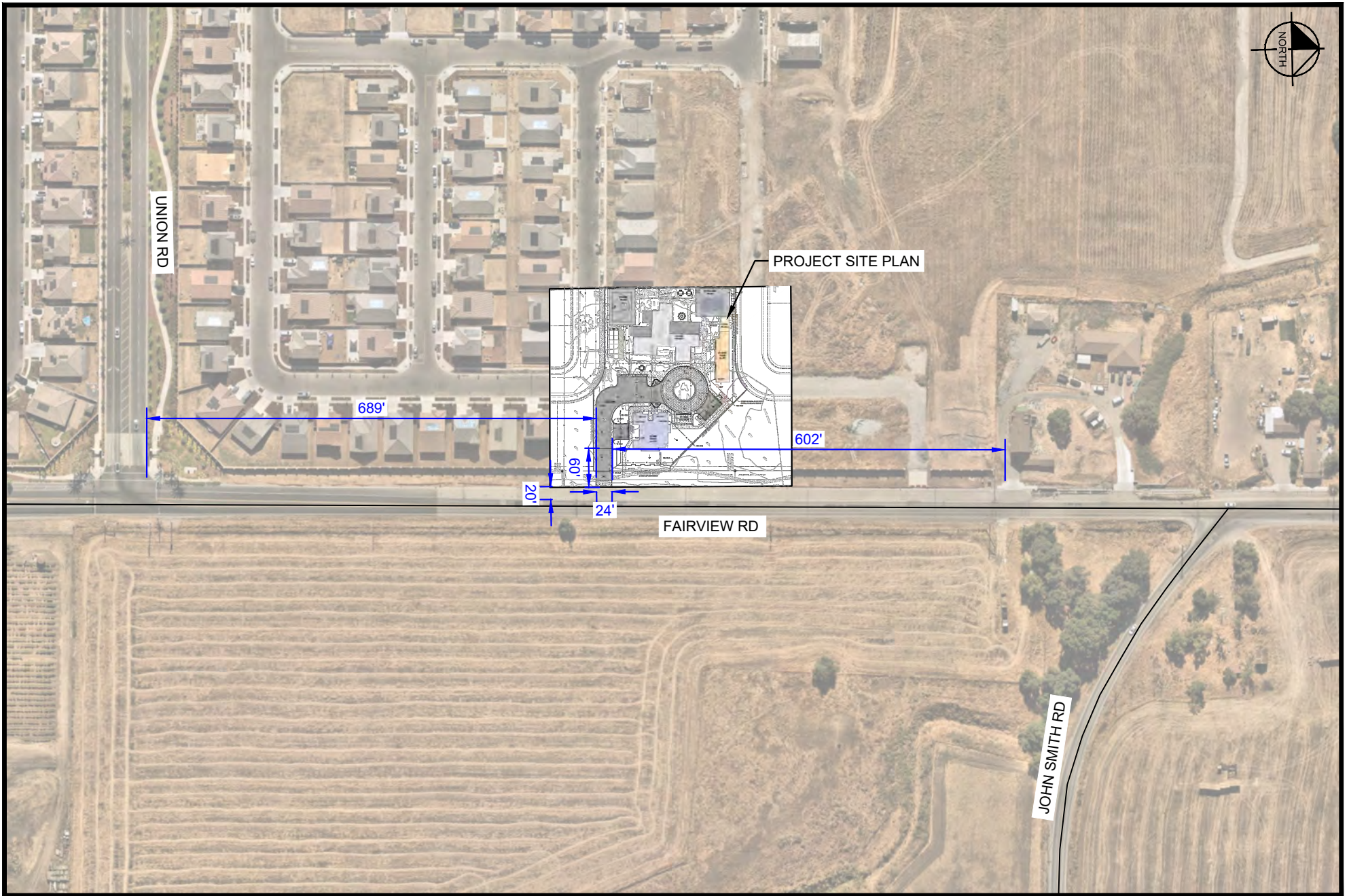
#### *Gate Queuing Analysis*

The Project proposes to install a vehicle gate for access to/from the Project site. Queuing for the gate was reviewed to determine if enough storage is provided so vehicles do not queue onto Fairview Road. It was assumed that the gate would take approximately 30 seconds to process one vehicle or 120 vehicles in one hour.

Peak trip generation for the proposed Project was calculated using the Assisted Living (LUC 254) average peak hour of generator rates provided by ITE. **Table 2** provides the trip generation estimates for the peak hour of the generator.

The project is anticipated to generate a peak of 5 AM Peak Hour trips (3 IN / 2 OUT), and 7 PM Peak Hour trips (3 IN / 4 OUT). An inbound peak of 3 vehicles was utilized for the gate queuing analysis which is equivalent to 60 feet (20 feet per vehicle).

It was determined that the gate will be able to accommodate Project peak traffic based on ITE's peak hour of the generator. If all estimated inbound vehicles arrive at the same time, the estimated inbound queue will not back up onto Fairview Road.



**Table 2 – Peak Hour of Generator Project Trip Generation**

Land Uses <sup>1</sup>	ITE Land Use Code	Project Size	Daily Trips	AM Peak Hour			PM Peak Hour				
				Total Peak Hour	IN /	OUT	Total Peak Hour	IN /	OUT		
<b>Trip Generation Rates</b>											
Assisted Living <sup>2</sup>	254	- beds	-	0.22	66%	/	34%	0.33	45%	/	55%
<b>Proposed Project</b>											
Assisted Living	254	22 beds	-	5	3	/	2	7	3	/	4

Notes

1. Trip generation rates published by Institute of Transportation Engineers (ITE), "Trip Generation Manual," 11th Edition, 2023.
2. ITE Code 254 (Assisted Living); Based on ITE average rates. No equations available.

*Internal Circulation Review*

The site proposed a driveway width that is adequate for two-way traffic. To accommodate two-way traffic and fire truck access to/from the site, the following improvements are recommended:

- Provide a stop sign and pavement markings for driveway along Fairview Road.

**Figure 5** illustrates the comments provided in this section of the report.

*Project Frontage Review*

Per the Hollister 2040 General Plan, Fairview Road is anticipated to be widened from a 2-lane facility to a 4-lane facility with a raised median from SR 25 to McCloskey Road. Fairview Road is also classified as a Major Throughfare with speeds between 30 and 45 mph.

The Project proposes no frontage improvements and assumes that all frontage improvements will occur once Fairview Road is widened to a 4-lane facility.

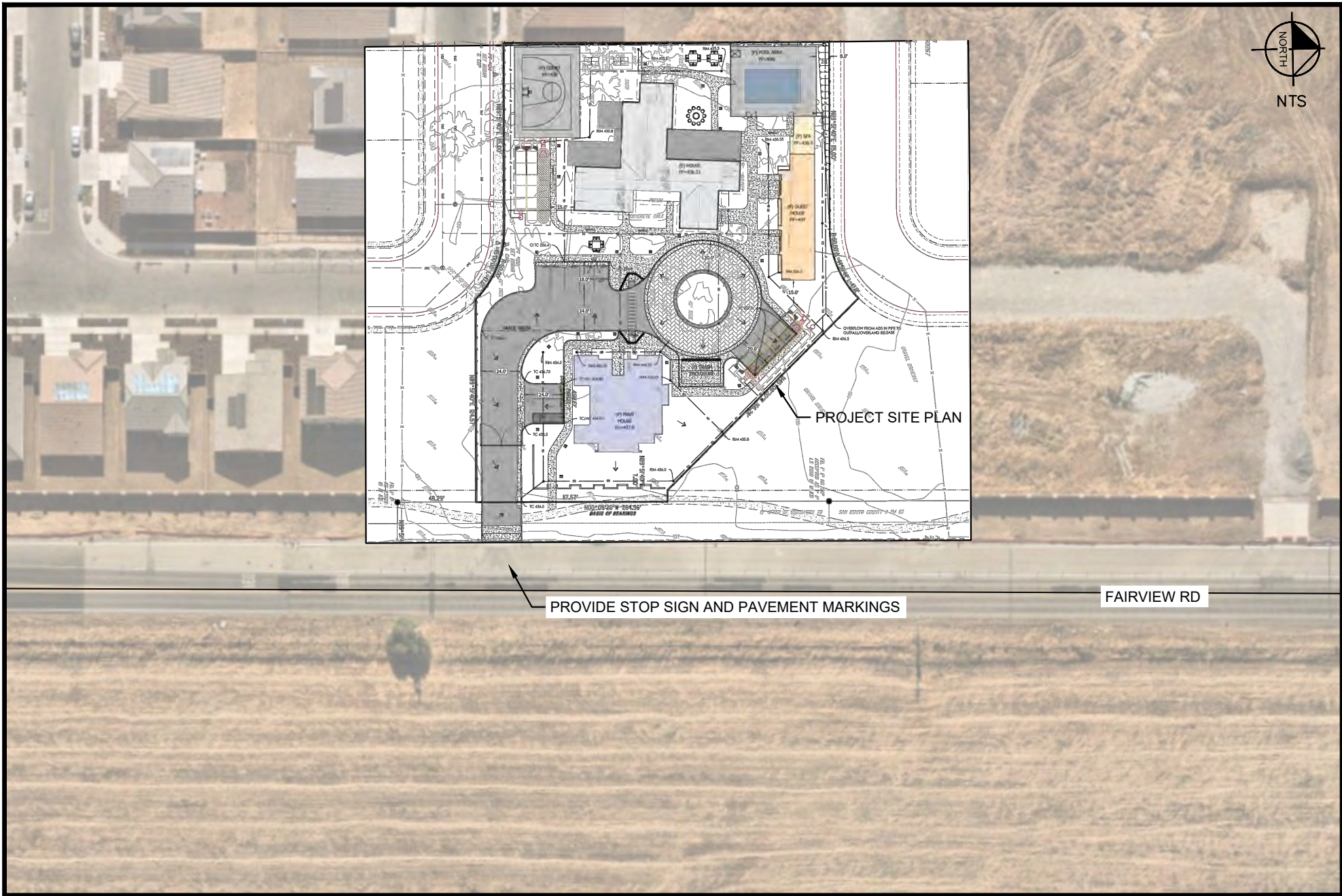
While Fairview Road is a 2-lane facility, it is anticipated that the driveway will provide full access to/from Fairview Road. This is acceptable since fewer than 50 daily trips are anticipated to occur at the Project site.

Since Fairview Road is anticipated to be widened to a 4-lane facility with a raised median, the following options are available for the Project site.

- Restrict driveway access to right-in/right-out (RIRO) access
- Restrict the driveway to RIRO and northbound left turn access. Provide a northbound left turn for vehicles to store and perform a northbound right turn.
- Allow full access to the Project site and provide a two-way left turn lane along the Project frontage.

The Project provides a connection to the future sidewalk along Fairview Road by a pedestrian gate located just north of the vehicle entrance. The following pedestrian improvement is recommended:

- Construct sidewalk along Project frontage.



#### **4. Conclusion / Recommendations**

It was determined that the Project will generate a net of 42 Daily trips, 2 AM Peak Hour trips (1 IN / 1 OUT), and 3 PM Peak Hour trips (1 IN / 2 OUT).

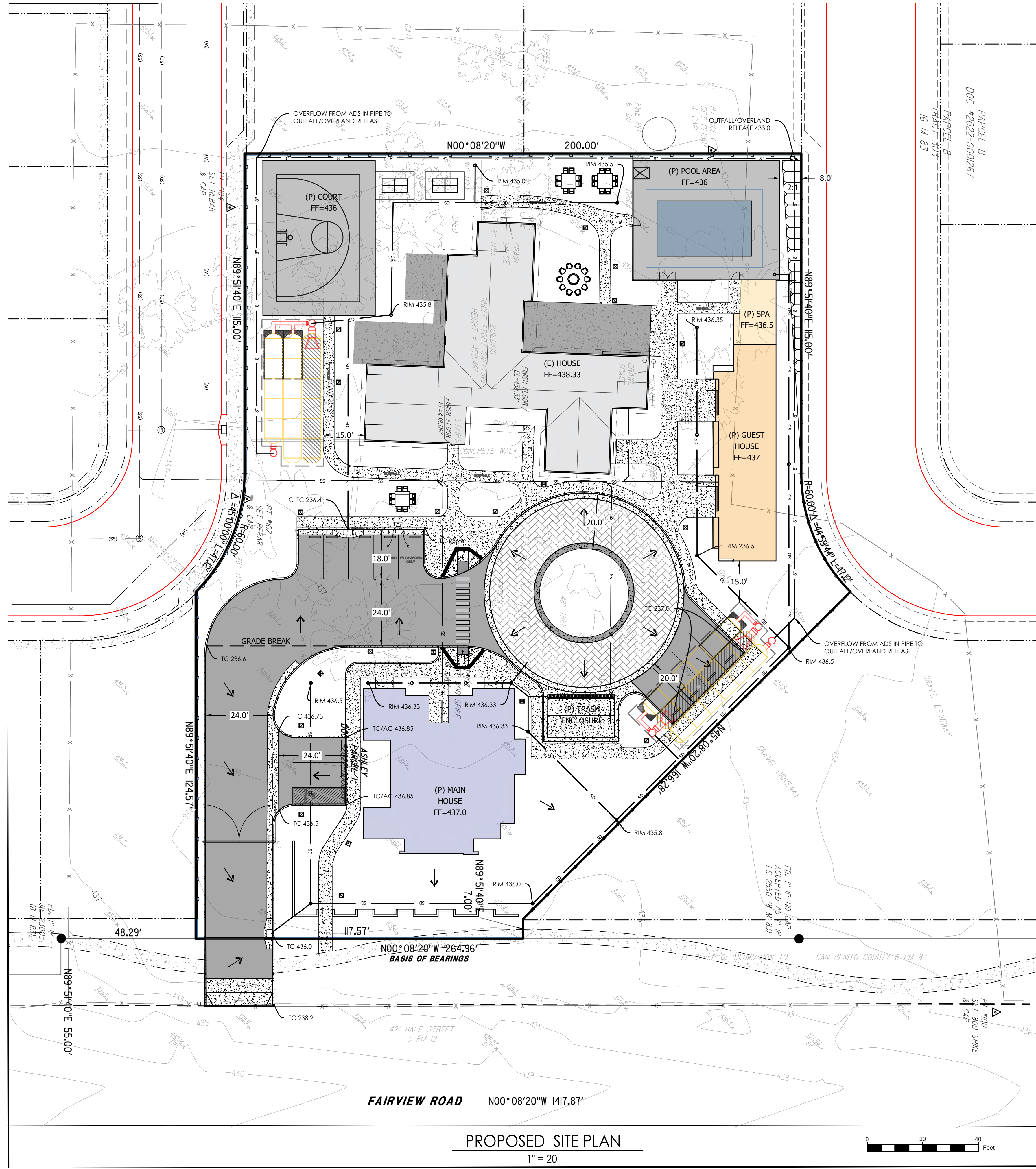
The following improvements are recommended for the Project:

- *Internal Circulation Review*
  - Provide a stop sign and pavement markings for driveway along Fairview Road
- *Project Frontage Review*
  - Implement one of the following improvements when Fairview Road is widened to a 4-lane facility with a median:
    - Restrict driveway access to right-in/right-out (RIRO) access
    - Restrict the driveway to RIRO and northbound left turn access. Provide a northbound left turn for vehicles to store and perform a northbound right turn.
    - Allow full access to the Project site and provide a two-way left turn lane along the Project frontage.
  - It is also recommended for the Project to construct the sidewalk along the Project frontage.

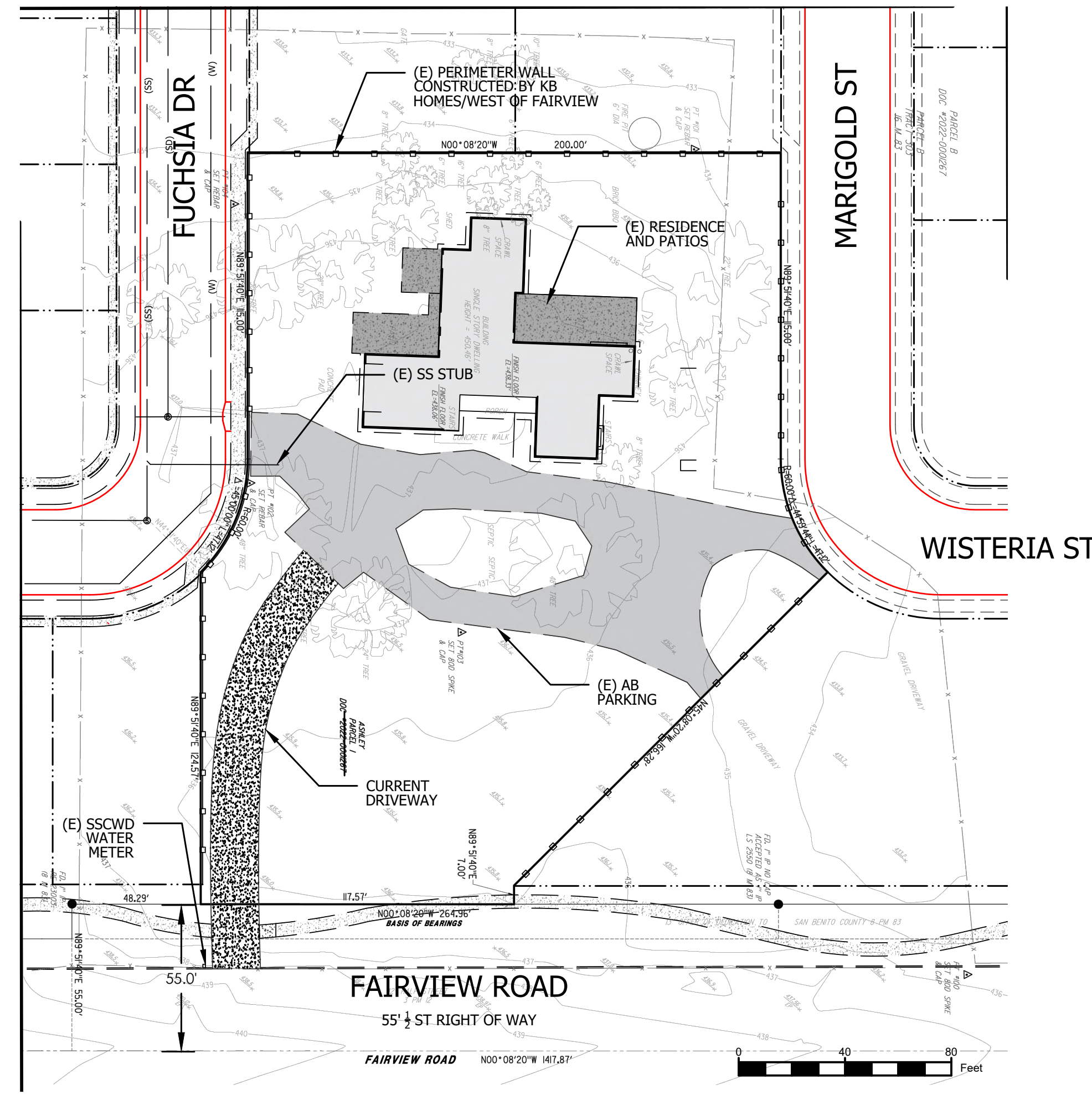
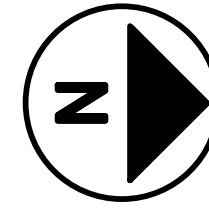
#### **5. Appendix**

- Attachment A – Civil Plans

\* FILE NAME: X:\AutoCAD Projects\2024\124048\SA2.dwg \* Plotted on: Wednesday, 15 January 2025 at 4:01 pm by: ANHALL \*



PROPOSED SITE PLAN  
1" = 20'

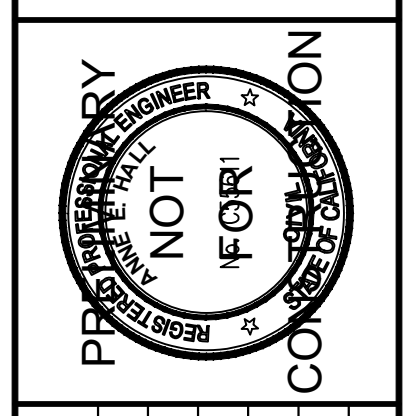


EXISTING SITE PLAN  
1" = 40'

- NOTES:  
1. TOPOGRAPHIC SURVEY DONE BY DAN S. SCOTT III IN FEB, 2022  
2.

PAVING FINISHES	
	PERMEABLE PAVERS
	CONCRETE
	ASPHALT

**SAN BENITO ENGINEERING & SURVEYING, INC.**  
502 Monterey Street Hollister, California 95023  
(831) 637-2763 email: info@sanbenitoeng.com



NO.	REVISIONS	DATE

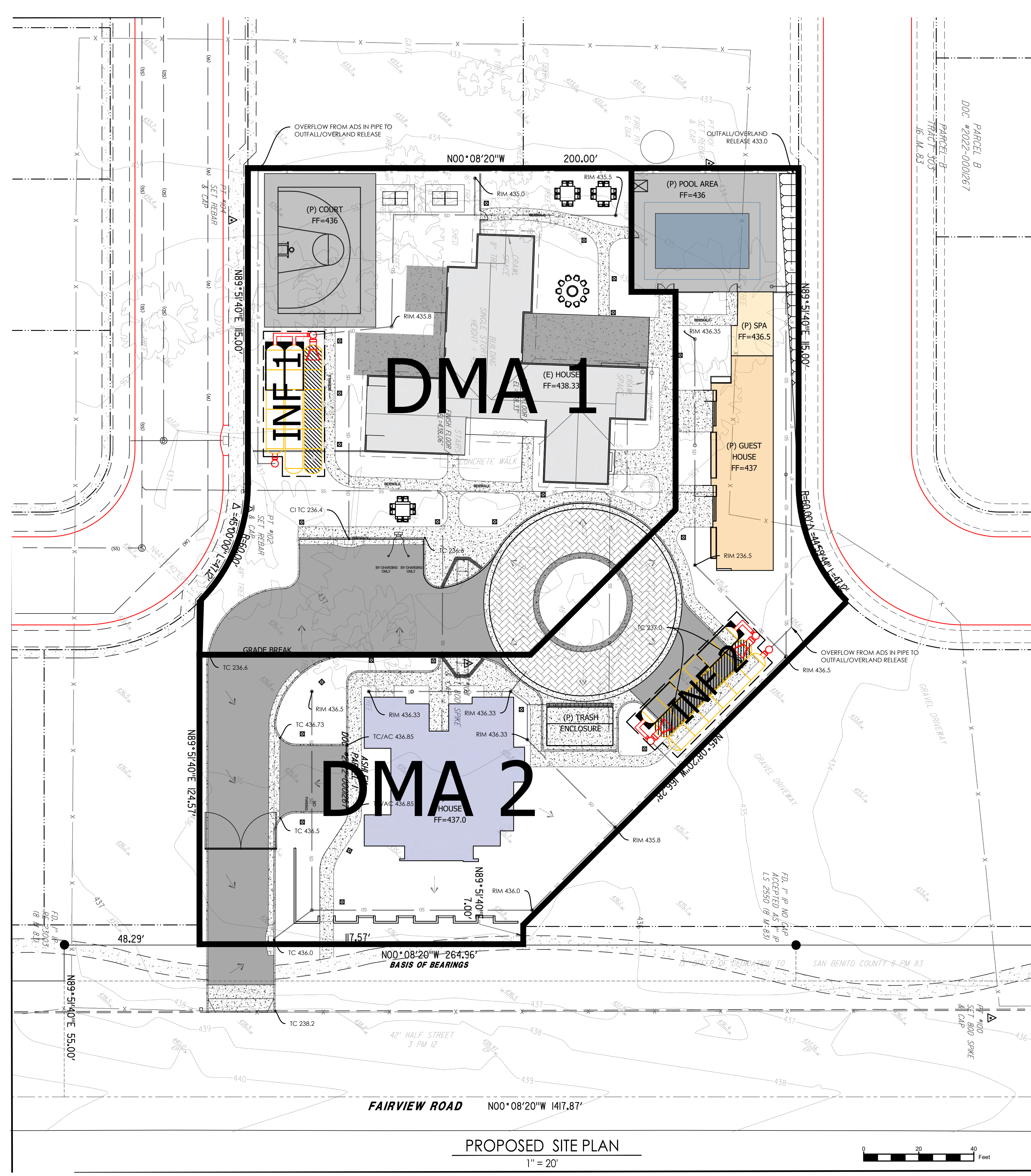
CITY OF HOLLISTER  
**1000 FAIRVIEW ROAD**  
SAN BENITO COUNTY, CALIFORNIA

SITE & ARCHITECTURAL  
**BRIGHT FUTURE RECOVERY GRADING & DRAINAGE PLAN**

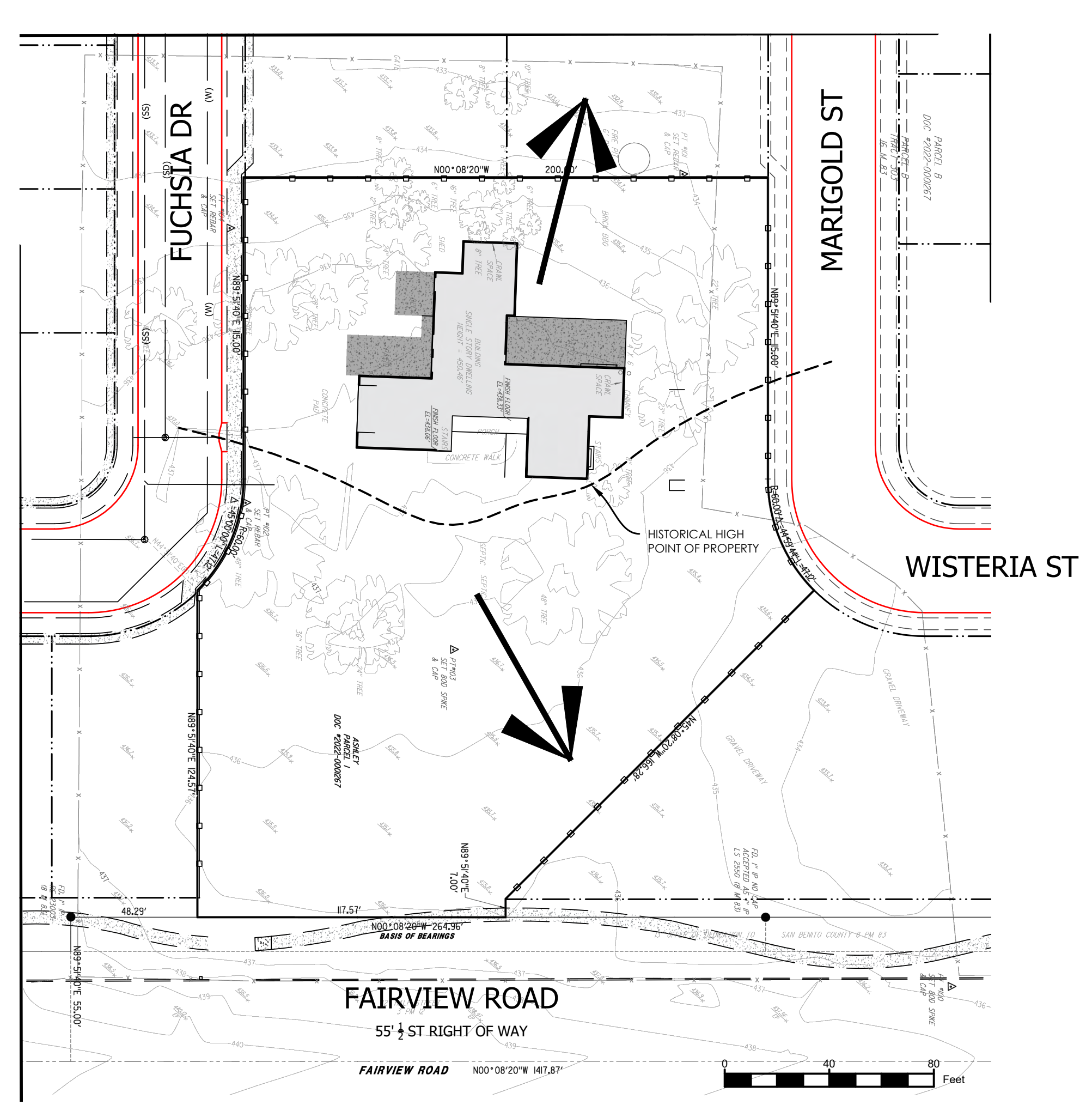
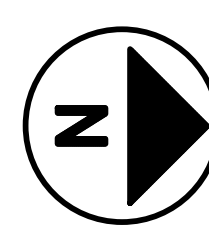
SCALE: AS MARKED  
DATE: 15 January 2025  
JOB #: 124048  
DWG: 124048 SA2.dwg

SHEET: **C1**  
OF SHEETS

\* FILE NAME: X:\AutoCAD Projects\2024\124048\SA2.dwg \* Plotted on: Wednesday, 15 January 2025 at 4:02pm by: ANHALL \*



PROPOSED SITE PLAN  
1" = 20'

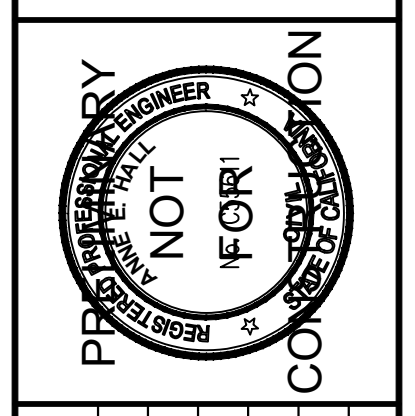


EXISTING SITE PLAN  
1" = 40'

THE TOPOGRAPHIC SURVEY WAS DONE IN 2022, AND CONSTRUCTION IN FAIRVIEW WEST HAS CHANGED SOME BOUNDARY CONDITIONS. TOPOGRAPHIC INFORMATION SHOULD BE UPDATED AS PART OF THE IMPROVEMENT PLANS

DMA	SURFACE TYPE	DMA AREA (sf)	PERVIOUS AREA	EXISTING IMPERVIOUS AREA	REPLACED IMPERVIOUS AREA	NEW IMPERVIOUS AREA	NET IMPERVIOUS AREA	SCM	DESCRIPTION
1	ROOFS, PAVING, LANDSCAPING	25,923	11,453	12,731	6,750	1,739	14,470	INF1	Roof drains and pavements surface drain to a collection system that directs stormwater to INF1 for infiltration.
2	ROOFS, PAVING, LANDSCAPING	27,577	15,861	3,679	3,679	8,037	11,716	INF2	Roof drains and pavements surface drain to a collection system that directs stormwater to INF2 for infiltration.
<b>TOTAL</b>		<b>53,500</b>	<b>27,314</b>	<b>16,410</b>	<b>10,429</b>	<b>9,776</b>	<b>26,186</b>		

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NO.	REVISIONS	DATE

CITY OF HOLLISTER  
**1000 FAIRVIEW ROAD**  
SAN BENITO COUNTY, CALIFORNIA

SITE & ARCHITECTURAL  
**BRIGHT FUTURE RECOVERY STORMWATER CONTROL PLAN**

SCALE: AS MARKED  
DATE: 15 January 2025  
JOB #: 124048  
DWG: 124048 SA2.dwg

SHEET: **C2**  
OF SHEETS



