



**STAFF REPORT  
HOLLISTER PLANNING COMMISSION  
MEETING DATE: March 26, 2026  
REPORT # Community Development-2026-26**

**AGENDA ITEM: 2040 GENERAL PLAN AND REVISED CLIMATE ACTION PLAN  
ADOPTION HEARING**

**DEPARTMENT HEAD:** Rod Powell, Assistant City Manager

**STAFF CONTACT:** Eva Kelly, Planning Manager

**RECOMMENDED ACTION:** Adopt a resolution recommending approval of the 2040 General Plan and Climate Action Plan to the City Council.

**CEQA:** An Addendum to the Certified Environmental Impact Report for the 2040 General Plan, Climate Action Plan, and Agricultural Lands Preservation Program (SCH #2021040277) has been prepared as part of this project.

**PROJECT DESCRIPTION:** On December 4, 2024 the City Council of the City of Hollister adopted Resolution 2024-201 adopting the 2040 General Plan. Following the adoption of the 2040 General Plan a referendum petition was filed and in response to the referendum, the City Council adopted Resolution 2025-26, repealing the adoption of the 2040 General Plan on March 3, 2025.

Upon repeal of the 2040 General Plan, the City Council held a public hearing on April 21, 2025 to discuss the next steps for moving forward with the update to the 2005-2023 General Plan and the 6<sup>th</sup> Cycle Housing Element Update. At this hearing, the City Council directed that staff should revise the 2040 General Plan to its 2023 Draft version. This work has been underway. On January 16, 2026, the City published a revised draft 2040 General Plan which incorporated the City Council's April 2025 direction. As part of the General Plan Update, the City has also prepared a revised Climate Action Plan which prepared a technical update to the adopted Climate Action Plan to ensure internal consistency between the two documents.

The Draft General Plan and Climate Action Plan can be found on the project website, <https://hollister2040.org/> or at the direct links below:

**2040 General Plan (Attachment 7):** [https://hollister2040.org/wp-content/uploads/2026/03/Hollister-General-Plan\\_Draft\\_March2026.pdf](https://hollister2040.org/wp-content/uploads/2026/03/Hollister-General-Plan_Draft_March2026.pdf)

**Climate Action Plan (Attachment 8):** [https://hollister2040.org/wp-content/uploads/2026/01/Hollister-CAP-Technical-Update-2025-public-draft\\_clean\\_FINAL\\_Jan.-2026.pdf](https://hollister2040.org/wp-content/uploads/2026/01/Hollister-CAP-Technical-Update-2025-public-draft_clean_FINAL_Jan.-2026.pdf)

**ANALYSIS:** The City's General Plan consultant, Placeworks, have prepared a summary memorandum, included as **Attachment 1** to this staff report, which includes an update on the General Plan process; a summary of the revisions to the 2040 General Plan including the Sphere of Influence and Land Use amendments; a summary of the revisions made to the Climate Action Plan; and an overview of the community engagement process and comments received since the publication of the January 2026 draft plan (**Attachment**

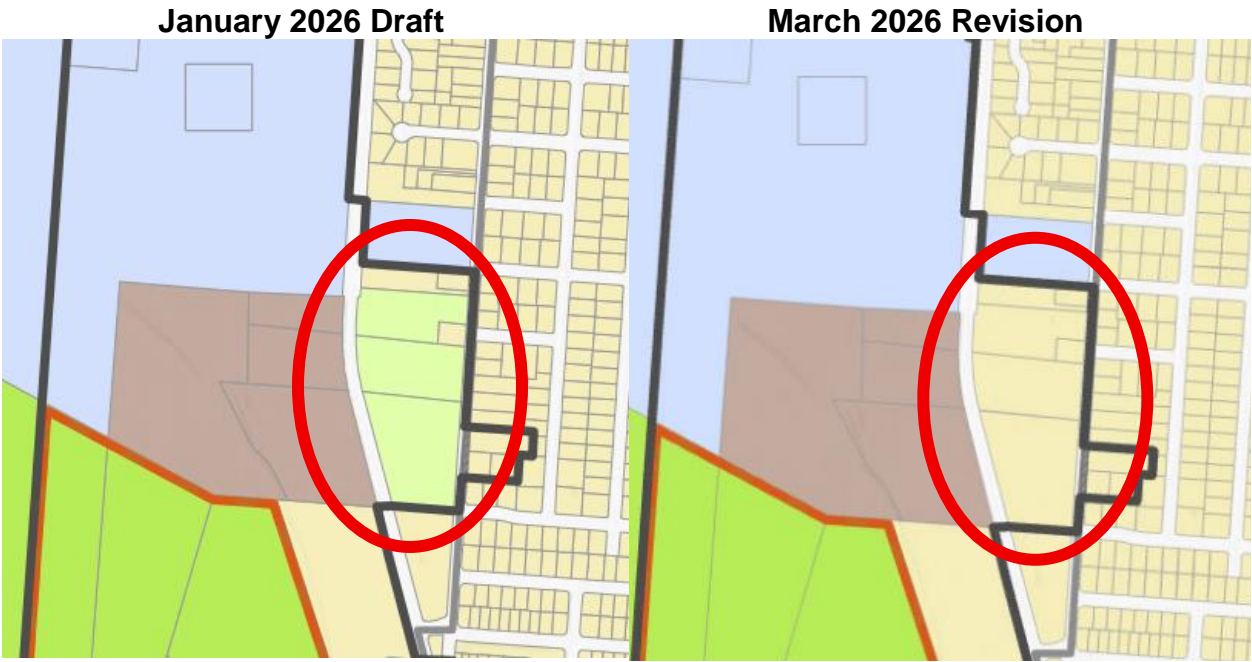
2).

**March 2026 Draft**

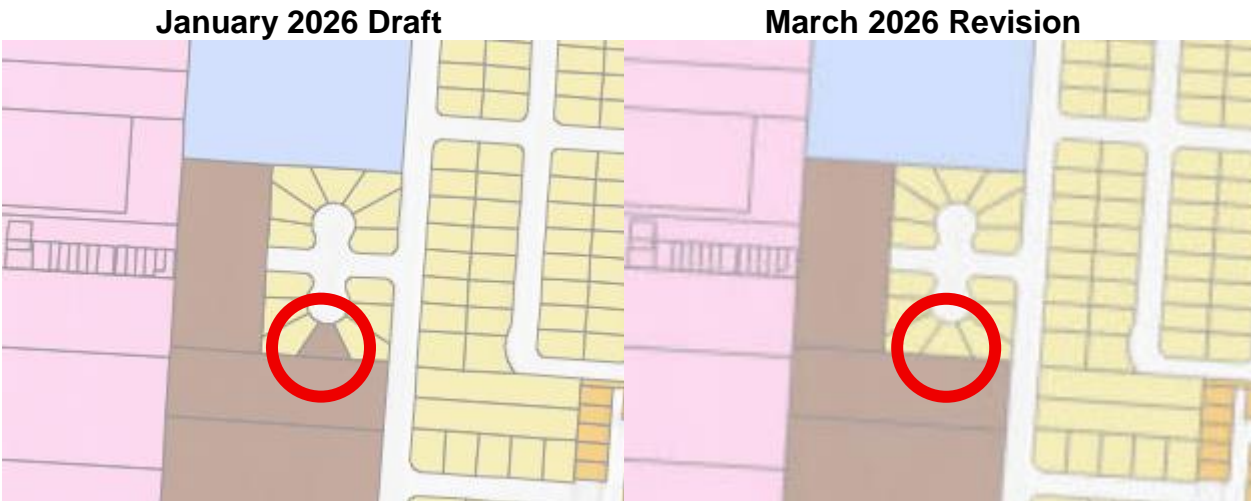
Since publication of the January 2026 Public Review Draft, staff have made the following minor revisions to the 2040 General Plan:

1. **Health and Safety Element:** As part of the 2026 update to the General Plan, the Health and Safety Element was submitted to the California State Board of Forestry for their review on January 15, 2026. In response to comments received the city amended Policy HS-4.4 to include additional language regarding ensuring the ongoing maintenance and long-term integrity of water supply and other fire suppression infrastructure. The State Board of Forestry reviewed and accepted the City's Safety Element on March 10, 2026.
2. **Land Use Map:** Staff have made the following three amendments to the land use map:
  - a. Correction of a mapping error for three parcels located east of San Benito Street, south of Hollister High School, which were inadvertently shown as Agriculture in the January 2026 draft. Their land use should have been shown as Low Density Residential, which is the same as the current land use designation in the 2005-2023 General Plan. No change to this parcel is proposed as part of the 2040 General Plan. See **Figure 1**.
  - b. Correction of a mapping error for one parcel located on Sierra Court which was shown as High Density Residential on the January 2026 land use map, but the land use should have stayed as Low Density Residential, consistent with the current land use designation in the 2005-2023 General Plan. No change to this parcel is proposed as part of the 2040 General Plan. See **Figure 2**.
  - c. In discussion with the Airport Director, the city proposes to change the land use designation for parcels adjacent to the Hollister Municipal Airport from Industrial to Airport Support, see **Figure 3**. The Airport Support land use designation allows the same types of industrial land use designations as the Industrial designation, however, it also can allow additional airport-related industrial uses in coordination with the Airport. This includes industrial uses that may take advantage of the Hollister Municipal Airport's through-the-fence access. The change from Industrial to Airport Support does not have any impact to the environmental analysis as the uses and intensity of the two designations are equivalent.
  - d. In addition to the Land Use Map, Figure C-6 of the Circulation Element has also been updated to reflect the appropriate land use designations within the Industrial Area Level of Service D Policy Area.

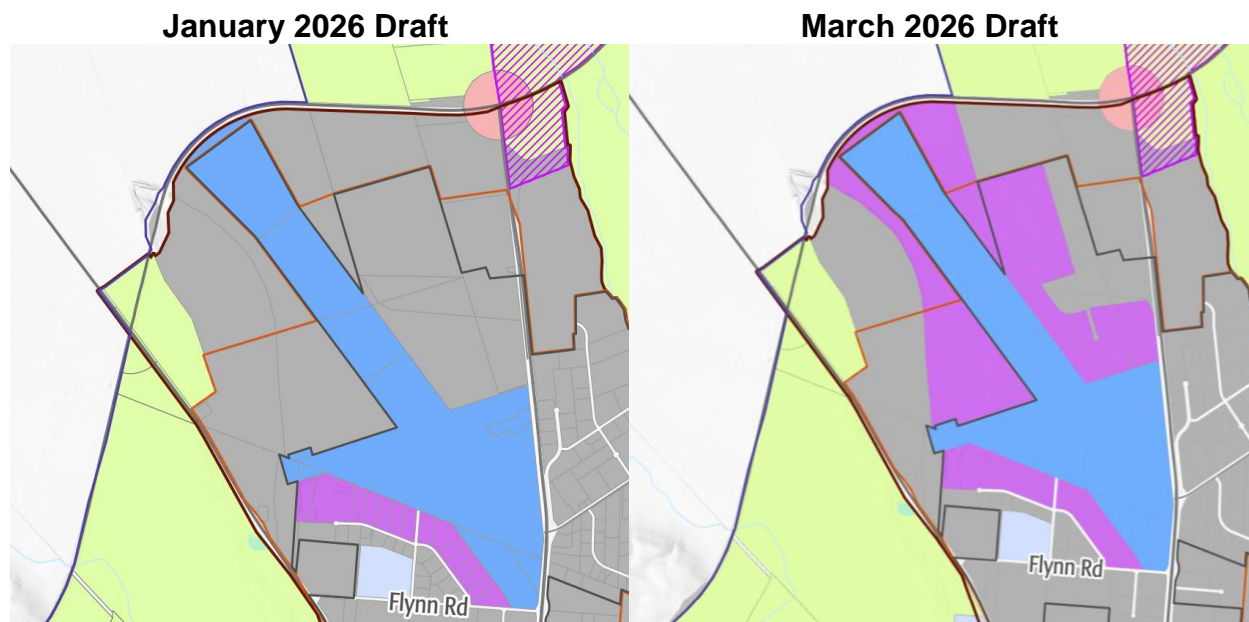
**Figure 1. San Benito Street**



**Figure 2. Sierra Ct**



**Figure 3. Airport Support**



**CEQA:** On December 3, 2024 the City Council adopted Resolution 2024-200 certifying the Final Environmental Impact Report (EIR) for the 2040 General Plan, Climate Action Plan, and Agricultural Lands Preservation Project (State Clearinghouse Number 2021040277). The City has prepared an Addendum to the Certified EIR (**Attachment 3**) because evaluation of the 2026 Draft General Plan determined that none of the circumstances requiring a subsequent or supplemental EIR are applicable. Specifically, the 2026 Draft General Plan would not result in impacts that differ from the 2024 Draft General Plan, and would not change the assumptions made under the Certified EIR.

**CONCLUSION:** In response to the repeal of the 2040 General Plan as adopted on December 3, 2024, the City has prepared an updated 2040 General Plan and Climate Action Plan that follows the land use and policy direction provided to staff by the City Council on April 21, 2025.

**PREVIOUS COUNCIL OR COMMISSION ACTION:**

October 24, 2024 – Planning Commission adopted Resolution 2024-12 recommending approval of the 2040 General Plan, Climate Action Plan, and Agricultural Lands Preservation Program to the City Council

December 4, 2024 – City Council adopted Resolutions 2024-200, 2024-201, 2024-202 certifying the EIR and adopting the 2040 General Plan and Climate Action Plan

March 3, 2025 – City Council adopted Resolution 2025-26, repealing the adoption of the 2040 General Plan

April 21, 2025 – City Council held a public hearing and provided direction on revisions for the 2040 General Plan

**PLANNING COMMISSION OPTIONS:**

The Planning Commission has the following options regarding this item:

1. Adopt a resolution recommending approval of the 2040 General Plan and Climate Action Plan to the City Council as drafted (**Attachment 4**);
2. Adopt a resolution recommending approval of the 2040 General Plan and Climate Action Plan to the City Council with amendments as may be proposed by the Planning Commission; or
3. Adopt a resolution recommending denial of the 2040 General Plan and Climate Action Plan to the City Council.

Staff are recommending Option 1 for this item.

**ATTACHMENTS:**

1. Placeworks Memorandum to the Planning Commission
2. Public Comments received
3. Hollister2040 EIR Addendum
4. Resolution Recommending Adoption
5. Presentation
6. Board of Forestry Safety Element Review
7. 2040 General Plan
8. Climate Action Plan