

# City of Hollister

---

## HOLLISTER 2040 GENERAL PLAN, CLIMATE ACTION PLAN, AND AGRICULTURAL LAND PRESERVATION PROGRAM PROJECT

---

March 2026 | EIR Addendum





March 2026 | EIR Addendum

**HOLLISTER 2040 GENERAL PLAN,  
CLIMATE ACTION PLAN, AND  
AGRICULTURAL LAND PRESERVATION PROGRAM PROJECT**

**for City of Hollister**

*Prepared for:*

**City of Hollister**

Contact: Eva Kelly, Planning Manager  
339 Fifth Street  
Hollister, California 95023  
831.636.4360

*Prepared by:*

**PlaceWorks**

2040 Bancroft Way #400  
Berkeley, California 94704  
510.848.3815

[www.placeworks.com](http://www.placeworks.com)



# TABLE OF CONTENTS

|           |   |            |
|-----------|---|------------|
| <b>1.</b> | <b>Introduction .....</b>                   | <b>1-1</b> |
| 1.1       | Background, Purpose, and Scope .....        | 1-1        |
| 1.2       | Environmental Procedures.....               | 1-1        |
| 1.3       | Prior Environmental Documentation .....     | 1-3        |
| <b>2.</b> | <b>Project Description .....</b>            | <b>2-1</b> |
| 2.1       | Location and Setting .....                  | 2-1        |
| 2.2       | Addendum Study Area .....                   | 2-1        |
| 2.3       | Modified Project .....                      | 2-1        |
| <b>3.</b> | <b>Environmental Analysis .....</b>         | <b>3-1</b> |
| 3.1       | Aesthetics.....                             | 3-1        |
| 3.2       | Agriculture and Forestry Resources .....    | 3-2        |
| 3.3       | Air Quality .....                           | 3-5        |
| 3.4       | Biological Resources.....                   | 3-7        |
| 3.5       | Cultural and Tribal Cultural Resources..... | 3-11       |
| 3.6       | Energy .....                                | 3-13       |
| 3.7       | Geology and Soils.....                      | 3-15       |
| 3.8       | Greenhouse Gas Emissions .....              | 3-18       |
| 3.9       | Hazards and Hazardous Materials.....        | 3-19       |
| 3.10      | Hydrology and Water Quality .....           | 3-21       |
| 3.11      | Land Use and Planning.....                  | 3-24       |
| 3.12      | Mineral Resources.....                      | 3-25       |
| 3.13      | Noise .....                                 | 3-26       |
| 3.14      | Population and Housing.....                 | 3-28       |
| 3.15      | Public Services and Recreation .....        | 3-29       |
| 3.16      | Transportation.....                         | 3-30       |
| 3.17      | Utilities and Service Systems .....         | 3-33       |
| 3.18      | Wildfire .....                              | 3-34       |
| <b>4.</b> | <b>Findings.....</b>                        | <b>4-1</b> |
| <b>5.</b> | <b>List of Preparers .....</b>              | <b>5-1</b> |

## SOURCES

All documents cited in this report and used in its preparation are hereby incorporated by reference into this Addendum. Copies of documents referenced herein are available for review online at [www.hollister2040.org](http://www.hollister2040.org).

**TABLE OF CONTENTS**

**List of Figures**

Figure 1 Addendum Study Area.....2-2  
Figure 2 Proposed Sphere of Influence Reduction.....2-4

**List of Tables**

Table 1 Proposed 2040 Buildout Projections in the Addendum Study Area.....2-3  
Table 2 Vehicle Miles Traveled.....3-32

# 1. INTRODUCTION

---

## 1.1 BACKGROUND, PURPOSE, AND SCOPE

The California Environmental Quality Act (CEQA) (Public Resources Code [PRC] Sections 21000 et seq.) and the State CEQA Guidelines (California Code of Regulations Sections 15000 et. seq.) recognize that between the date an environmental document is completed and the date the project is fully implemented, one or more of the following changes may occur: 1) the project may change; 2) the environmental setting in which the project is located may change; 3) laws, regulations, or policies may change in ways that impact the environment; and/or 4) previously unknown information can arise. Before proceeding with a project, CEQA requires the lead agency to evaluate these changes to determine whether or not they affect the conclusions in the environmental document.

The City of Hollister (City) certified the Hollister 2040 General Plan, Climate Action Plan, and Agricultural Lands Preservation Program Environmental Impact Report (EIR), State Clearinghouse No. 2021040277 and approved the Hollister 2040 General Plan, Climate Action Plan (CAP), and Agricultural Lands Preservation Program (ALPP) Project in December 2024. For the purposes of this Addendum, the EIR is considered the “Certified EIR,” and the Project is considered the “2024 Project.” This document is the first Addendum to the Certified EIR.

The subjects of this Addendum are the modifications to the 2024 Project that was analyzed in the Certified EIR, herein referred to as the proposed “Modified Project.” The Modified Project does not increase the development potential or extend the boundaries beyond what was analyzed in the Certified EIR. Pursuant to the provisions of CEQA and the State CEQA Guidelines, the City of Hollister is the lead agency charged with the responsibility of deciding whether or not to approve the proposed action.

## 1.2 ENVIRONMENTAL PROCEDURES

Pursuant to CEQA and the State CEQA Guidelines, this Addendum focuses on whether implementation of the Modified Project would require major revisions to the Certified EIR due to the potential for new significant environmental effects or a substantial increase in the severity of previously identified significant effects, pursuant to State CEQA Guidelines Section 15162.

Pursuant to Public Resources Code Section 21166 and Section 15162 of the State CEQA Guidelines, when an EIR has been certified or a negative declaration adopted for a project, no subsequent or supplemental EIR or negative declaration shall be prepared for the project unless the lead agency determines that one or more of the following conditions are met:

- (1) Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;

## 1. INTRODUCTION

- (2) Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or
- (3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the negative declaration was adopted, shows any of the following:
  - (A) The project will have one or more significant effects not discussed in the previous EIR or negative declaration;
  - (B) Significant effects previously examined will be substantially more severe than shown in the previous EIR;
  - (C) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or
  - (D) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

A supplement to an EIR (supplemental EIR), which is narrower in scope than a subsequent EIR, may be prepared if any of the above criteria apply, but “only minor changes or additions would be necessary to make the previous EIR adequately apply to the project in the changed situation” (CEQA Guidelines Section 15163(a)). In the absence of the need to prepare either a subsequent or supplemental EIR, an addendum to a previously certified EIR may be prepared. Section 15164 states:

- (a) The lead agency or a responsible 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 calling for 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 15162 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 or 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. (CEQA Guidelines Section 15164)

## 1. INTRODUCTION

This Addendum to the Certified EIR has been prepared because evaluation of the Modified Project determined that none of the circumstances requiring a subsequent or supplemental EIR are applicable. As demonstrated in Chapter 3, *Environmental Analysis*, of this Addendum, the Modified Project would not result in impacts that differ from the 2024 Project, and it would not trigger the need for preparation of a subsequent or supplemental EIR under the criteria in CEQA Guidelines Sections 15162(a) and 15163(a). The Modified Project would not change the assumptions made under the Certified EIR.

The Modified Project is consistent with the buildout projections analyzed in the Certified EIR. This Addendum demonstrates that no substantial changes are proposed to the 2024 Project or have occurred in the development area covered by the Certified EIR that would require major revisions to the Certified EIR or substantially increase the severity of previously identified significant effects (see CEQA Guidelines Section 15162[a][1]). Therefore, the impacts of the Modified Project are within the levels and types of environmental impacts disclosed in the Certified EIR.

As substantiated in Chapter 3, *Environmental Analysis*, of this Addendum, the Modified Project would not result in new significant impacts or substantially increase the severity of the impacts of the 2024 Project due to substantial changes in circumstances since the certification of the EIR (see CEQA Guidelines Section 15162[a][2]).

In addition, no information that was not known and could not have been known at the time the Certified EIR was certified has been revealed that shows new or substantially more severe significant impacts would result (see CEQA Guidelines Section 15162[a][3]). There are no new or considerably different mitigation measures that would substantially reduce one or more significant impacts of the 2024 Project but that are not adopted.

Because this Addendum does not identify new or substantially more severe significant impacts, circulation for public review and comment is not necessary (CEQA Guidelines Section 15164[c]). However, the City of Hollister has considered this Addendum together with the previously certified EIR prior to adoption of the Modified Project, pursuant to CEQA Guidelines Section 15164(d).

### 1.3 PRIOR ENVIRONMENTAL DOCUMENTATION

The CEQA environmental review process for the 2024 Project started on April 9, 2021, with issuance of a Notice of Preparation (NOP) of an EIR. A 30-day public comment period for the NOP ended on May 10, 2021. A virtual public scoping meeting was held on April 22, 2021, to accept public input on environmental topics to be analyzed in the EIR and approaches to the impact analyses. Written comments received on the NOP are included in Appendix A of the Revised Draft EIR. A copy of the NOP is also included in Appendix A of the Revised Draft EIR.

The 2023 Draft EIR for the 2023 draft of the Hollister 2040 General Plan, CAP, and ALPP (2023 Proposed Project) was published on May 17, 2023, and was made available for a 45-day public review and comment period that ended on June 30, 2023. A Draft EIR Public Hearing was held virtually on June 22, 2023, to receive input from agencies and the public. Copies of the 2023 Draft EIR were posted online on the City's 2040 General Plan website (<https://hollister2040.org/>).

## 1. INTRODUCTION

After preparation of the 2023 Draft EIR, but prior to its certification, the City made modifications to the 2023 Proposed Project and evaluated those modifications and any subsequent residual impacts in response to written and verbal comment made during the 45-day public review period for the 2023 Draft EIR. The 2023 Draft EIR was revised to include the new analysis for the 2024 Project.

The Revised Draft EIR for the 2024 Project was recirculated on July 3, 2024, and was made available for a 45-day public review and comment period that ended on August 16, 2024. A Revised Draft EIR Public Hearing was held virtually on July 22, 2023, to receive input from agencies and the public. Copies of the Revised Draft EIR were posted online on the City's 2040 General Plan website (<https://hollister2040.org/>).

Comment letters received on the 2023 Draft EIR and the Revised Draft EIR and comments read at the public hearing are provided in their entirety in Appendix G of the Final EIR. The City received a total of 16 comment letters, of which ten were from governmental agencies, four were from private organizations, and two were from members of the public.

The Final EIR was completed and published on October 23, 2024. The EIR consists of two documents: the Revised Draft EIR issued in July 2024 and the Final EIR issued in October 2024. Chapter 4 of the Final EIR consists of comments received during the public review period for the 2023 Draft EIR and the Revised Draft EIR and provides responses to those comments. Chapter 5 of the Final EIR contains revisions to the Revised Draft EIR to clarify, amplify, or correct information in the Revised Draft EIR, and associated appendices.

The Hollister City Council certified the EIR and approved the project on December 3, 2024. A Notice of Determination was filed with the San Benito County Clerk and State Clearinghouse on December 4, 2024.

The Certified EIR concluded that the 2024 Project would result in less-than-significant impacts for the topics of aesthetics, energy, greenhouse gas (GHG) emissions, hazards and hazardous materials, hydrology and water quality, land use and planning, mineral resources, population and housing, public services and recreation, utilities and service systems, and wildfire. Impacts to biological resources, cultural and tribal resources, and geology and soils would be less than significant with implementation of the mitigating 2040 General Plan policies and actions. The 2024 Project would result in significant and unavoidable impacts to agricultural resources, air quality, noise, and transportation at the program level. With respect to agricultural resources, the CEQA standard of significance is the loss of any qualified Farmlands (Prime Farmland, Unique Farmland, or Farmland of Statewide Importance) and any conversion of qualified Farmlands to nonagricultural uses would constitute a significant impact under CEQA. Therefore, this significant and unavoidable would remain with future projects that result in the conversion of qualified agricultural lands to non-agricultural uses. With respect to air quality, noise, and transportation, the finding of significant and unavoidable at the program level would not preclude the finding of less than significant at the project level for future development in Hollister.

## 2. PROJECT DESCRIPTION

---

### 2.1 LOCATION AND SETTING

Hollister lies in north central California at the northern end of the San Benito Valley, approximately 40 miles east of Monterey, 100 miles southeast of San Francisco, and 300 miles north of Los Angeles. State Routes (SR) 25 and 156, which diagonally transect the city in the northwest to southeast and southwest to northeast directions, define the principal transportation corridors connecting the city to the subregion. United States (US) Highway 101 to the west serves as a major transportation corridor for the state, providing connections to the San Francisco Bay Area to the north, and the Salinas Valley and Central Coast regions to the south. SR 156 connects to the Monterey Peninsula area to the west and the Central Valley region to the east, while SR 25 connects south to Pinnacles National Park.

### 2.2 ADDENDUM STUDY AREA

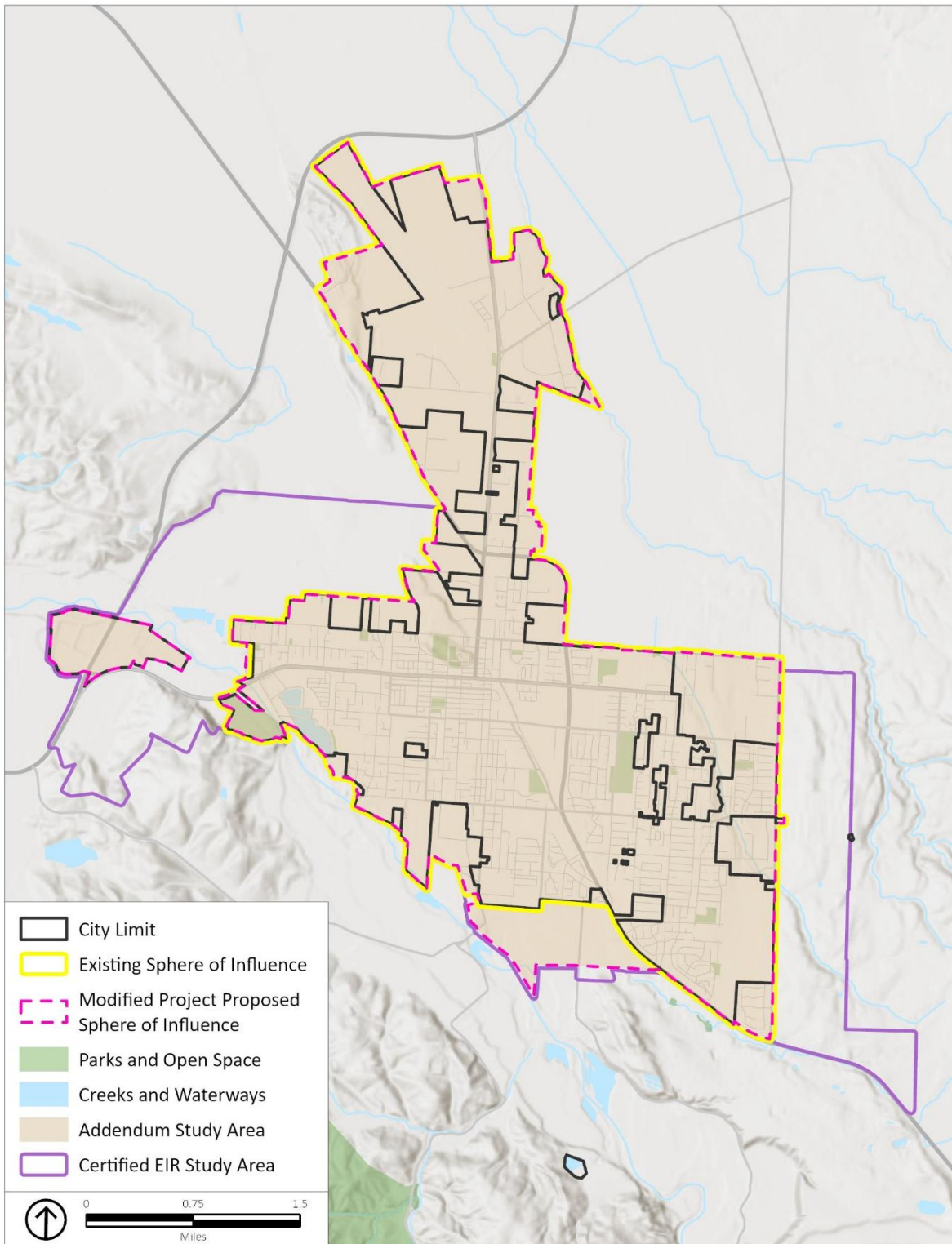
As shown on Figure 1, *Addendum Study Area*, the Addendum Study Area for the Modified Project encompasses the Hollister City Limits and newly proposed Sphere of Influence (SOI). The Hollister City Limits boundary surrounds the incorporated territory where the City currently has jurisdictional authority. Parts of the City Limits follow along the San Benito River and Santa Ana Creek, while the remaining City Limits are more arbitrary. The total land area of the City Limits is approximately 5,220 acres (about 8.2 square miles). The current Hollister SOI is approximately 1,817 acres (about 2.8 square miles). Under the Modified Project, the proposed SOI would add approximately 289 acres (about 0.5 square miles) to increase to approximately 2,106 acres (about 3.2 square miles). The proposed SOI would extend further south of the existing SOI, but would remain contiguous with the existing SOI border to the east and west. The proposed SOI would expand to Union Road between San Benito Street and Southside Road and to Enterprise Road between Southside Road and SR 25. As described in the Union Road Special Planning Area, development in this expansion area would be subject to specific guidelines for development, including the creation of a Specific Plan for projects within the Union Road Special Planning Area.

### 2.3 MODIFIED PROJECT

The proposed Modified Project consists of modifications to the 2024 Project's proposed SOI, 2040 General Plan and associated land use map, CAP, and ALPP. In summary, the Modified Project would reduce the extent of the 2024 Project's proposed SOI and accordingly revise the 2040 General Plan land use map. The modifications to the 2040 General Plan and CAP would ensure consistency with State regulations and guidance. The modified ALPP would require dedication of eligible agricultural conservation easements at a rate of at least two acres of agricultural land for each one acre of agricultural land to be converted (2:1 ratio) for projects that would convert agricultural land to non-agricultural uses.

2. PROJECT DESCRIPTION

Figure 1 Addendum Study Area



Source: United States Geological Survey, 2019; Esri, 2020; San Benito County, 2020.

**3. PROJECT DESCRIPTION**

**2.3.1 Modified Sphere of Influence**

The Modified Project would reduce the SOI boundaries analyzed in the Certified EIR. Figure 2, *Proposed Sphere of Influence Reduction*, shows the comparison between the SOI boundaries of the 2024 Project and the proposed SOI boundaries of the Modified Project. The Modified Project would result in the reduction of the proposed SOI by approximately 2,134 acres (about 3.3 square miles).

**2.3.2 Modified General Plan 2040**

As a result of the proposed SOI reduction, the 2040 General Plan land use map would be revised. The revisions to the land use map would not change the buildout projections analyzed in the Certified EIR and presented again in Table 1, *Proposed 2040 Buildout Projections in the Addendum Study Area*.

**Table 1 Proposed 2040 Buildout Projections in the Addendum Study Area**

| <b>Category</b> | <b>Existing Conditions<br/>2019</b> | <b>Projected Growth<br/>2019-2040 (Proposed<br/>Project)</b> | <b>Buildout Estimates<br/>2040</b> |
|-----------------|-------------------------------------|--|------------------------------------|
| Population      | 40,370                              | 31,575   | 71,945                             |
| Housing Units   | 11,675                              | 10,530   | 22,205                             |
| Households      | 11,250                              | 10,160   | 21,410                             |
| Jobs            | 14,460                              | 11,170   | 25,630                             |

Notes: Numbers are rounded from original sources and therefore represent approximate estimates.  
 Sources: City of Hollister, 2022; Kimley Horn and Associates, 2024; PlaceWorks, 2024.

In addition to the revisions to the land use map, the Safety Element of the 2040 General Plan would reflect the new Very High Fire Hazard Severity Zone. The Natural Resources Element would reflect Senate Bill (SB) 1425 and Assembly Bill (AB) 1889, which require jurisdictions to plan equitable access to open space, speak to the co-benefits of open space in relation to climate change, rewilding opportunities, and wildlife connectivity.

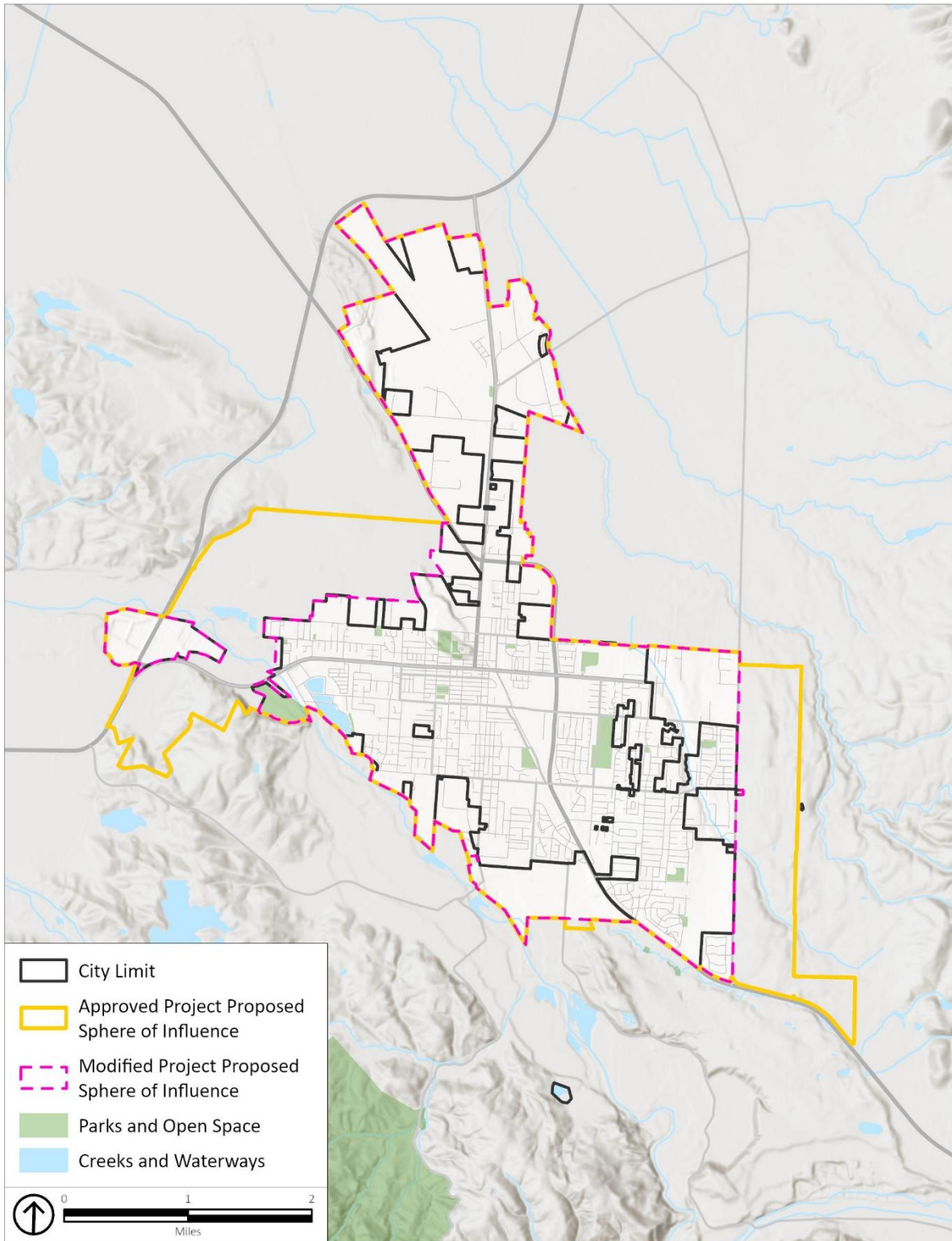
The Modified Project reflects the results of the evacuation assessment conducted in compliance with AB 747 (California Government Code Section 65302.15) to identify evacuation routes and their capacity, safety, and viability and evacuation locations under a range of emergency scenarios.

**2.3.3 Modified Climate Action Plan**

The Modified Project includes an update to the CAP to reflect the changes to the 2040 General Plan and ensure consistency with State regulations and guidance. The updated CAP would include a community-wide GHG inventory for 2024 in addition to the 2005 and 2019 inventories. The GHG Emissions forecast and GHG reduction strategies of the updated CAP would reflect the changes to the modified General Plan land use map.

**2. PROJECT DESCRIPTION**

**Figure 2 Proposed Sphere of Influence Reduction**



Source: United States Geological Survey, 2019; Esri, 2020; San Benito County, 2020.

### **2.3.4 Modified Agricultural Land Preservation Program**

The Modified Project includes an update to the ALPP which requires the dedication of eligible agricultural conservation easements at a rate of at least one acre of agricultural land for each one acre of agricultural land to be converted (1:1 ratio) for projects that would convert agricultural land to non-agricultural uses. Under the Modified Project, the ALPP would increase the rate to at least two acres of agricultural land for each one acre of agricultural land to be converted (2:1 ratio).

**2. PROJECT DESCRIPTION**

*This page is intentionally left blank.*

### 3. ENVIRONMENTAL ANALYSIS

---

The Modified Project does not make any changes to the mitigating policies and actions identified in the 2024 Project and the Certified EIR as means to mitigate environmental impacts under CEQA. These policies and actions are fully enforceable at the discretion of the decision-maker through permit conditions, agreements, or other legally binding instruments. These mitigating policies and actions use the imperative “shall,” include performance criteria, and are marked with an asterisk (\*). This following analysis summarizes the conclusions of the Certified EIR, including the mitigating policies and actions, and then discusses how the Modified Project would meet the conditions described in CEQA Guidelines Section 15164 for preparation of an Addendum.

#### 3.1 AESTHETICS

##### 3.1.1 Impacts Associated with the Modified Project

| Except as provided in Public Resources Code Section 21099, would the project:  | Level of Impact in Certified EIR | Meets the Conditions for an Addendum |
|--|----------------------------------|--------------------------------------|
| a) Have a substantial adverse effect on a scenic vista?  | LTS                              | Yes                                  |
| b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?   | NI                               | Yes                                  |
| c) In nonurbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). | LTS                              | Yes                                  |
| d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?  | LTS                              | Yes                                  |

Key: NI = no impact; LTS = less than significant

**a), c), and d)** The Certified EIR found that the 2024 Project would not have a substantial adverse effect on a scenic vistas, degrade the existing visual character or quality of public views of the site and its surroundings, or create a new source of substantial light or glare that would adversely affect day or nighttime views in the area. The Modified Project would result in a reduction of the 2024 Project’s proposed SOI, as well as associated land use changes to accommodate the 2024 Project’s development projections. As such, the Addendum Study Area would be smaller than the extent of the Certified EIR Study Area. Under the Modified Project, potential future development within the City Limits is still largely expected to occur in existing urban areas, primarily in the form of infill/intensification on sites either already developed and/or underutilized or in close proximity to existing development. All

### **3. ENVIRONMENTAL ANALYSIS**

potential future development subject to discretionary approval would be required to undergo site and architectural review and design review prior to project approval pursuant to Hollister Municipal Code (HMC) Section 17.24.190 and Section 17.24.240(E), as necessary. Potential future development would also be subject to the general best management practices (BMPs) that require lighting that is context sensitive in style and intensity required under the California Green Building Standards Code (CALGreen), as well as the lighting regulations outlined in Title 17 of the HMC. Future developments making major parking lot improvements or proposing new lighting would still be required to prepare a lighting plan for review by the city as required by the Zoning Ordinance to minimize light trespass and greater overall light levels in the city. Additionally, all potential future development under the Modified Project would still be required to comply with the General Plan goals, policies, and actions to reduce aesthetic impacts. Furthermore, for development in the downtown area, the Downtown Design Guidelines would address site planning, building form, roofs, building façades, projecting façade elements, landscaping, fences and walls, lighting, service areas and mechanical equipment, and business signage. Therefore, compared to the 2024 Project analyzed in the Certified EIR, the Modified Project would not result in a new impact or a substantial increase in the magnitude of impacts to scenic vistas, visual character and public views, and light and glare.

b) The Certified EIR screened out this standard from evaluation because the California Department of Transportation (Caltrans) has not designated any highway within Hollister or the Certified EIR Study Area as a State Scenic Highway. This condition has not changed. Therefore, compared to the 2024 Project analyzed in the Certified EIR, the Modified Project would not result in a new impact or a substantial increase in the magnitude of impacts to state scenic highways.

#### **3.1.2 Mitigating General Plan Policies and Actions**

Impacts were found to be less than significant and no mitigating General Plan policies or actions were required.

### **3.2 AGRICULTURE AND FORESTRY RESOURCES**

#### **3.2.1 Impacts Associated with the Modified Project**

In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board.

**3. ENVIRONMENTAL ANALYSIS**

| <b>Would the project:</b>  | <b>Level of Impact in Certified EIR</b> | <b>Meets the Conditions for an Addendum</b> |
|--|---|---|
| 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?   | SU                                      | Yes   |
| b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?   | SU                                      | Yes   |
| 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))? | NI                                      | Yes   |
| d) Result in the loss of forest land or conversion of forest land to non-forest use?   | NI                                      | Yes   |
| 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?   | SU                                      | Yes   |

Key: NI = no impact; SU = significant and unavoidable

**a) and b)** The Certified EIR found that the 2024 Project would convert qualified Farmlands (Prime Farmland, Unique Farmland, or Farmland of Statewide Importance) to nonagricultural use and conflict with existing zoning for agricultural use or with a Williamson Act contract. Even with implementation of the mitigating General Plan policies identified under Section 3.2.2, *Mitigating General Plan Policies and Actions*, impacts would remain significant and unavoidable at the program level.

Most of the land within City Limits is classified as Urban and Built-Up Land and no farmland under active Williamson Act contracts are within City Limits. The Modified Project would result in a reduction of the 2024 Project’s proposed SOI, as well as associated land use changes to accommodate the 2024 Project’s development projections. As such, the Addendum Study Area would be smaller than the extent of the Certified EIR Study Area. With a smaller SOI under the Modified Project, less qualified Farmlands and farmlands under active Williamson Act contracts would be converted to nonagricultural uses. All potential future development under the Modified Project would still be required to comply with the General Plan goals, policies, and actions to reduce impacts to agricultural resources, including the mitigating General Plan policy and action listed under Section 3.2.2, *Mitigating General Plan Policies and Actions*. Furthermore, under the Modified Project, the ALPP would be amended to require dedication of eligible agricultural conservation easements at an increased rate of at least two acres of agricultural land for each one acre of agricultural land to be converted (2:1 ratio) for projects that would convert agricultural land to non-agricultural uses. Therefore, compared to the 2024 Project analyzed in the Certified EIR, the

### 3. ENVIRONMENTAL ANALYSIS

Modified Project would not result in a new impact or a substantial increase in the magnitude of impacts related to the conversion qualifying Farmlands or conflict with Williamson Act contracts.

**c) and d)** The Certified EIR screened out this standard from evaluation because the HMC does not contain a zoning district for forest land or timberland production, and there are no state or national forest lands in the Certified EIR Study Area. This condition has not changed. Therefore, compared to the 2024 Project analyzed in the Certified EIR, the Modified Project would not result in a new impact or a substantial increase in the magnitude of impacts to forest land and timberland.

**e)** The Certified EIR found that the 2024 Project would not involve other changes in the existing environment, which, due to their location or nature, could result in conversion of farmland to nonagricultural use or conversion of forest land to non-forest use. The Modified Project would result in a reduction of the 2024 Project's proposed SOI, as well as associated land use changes to accommodate the 2024 Project's development projections. Like the 2024 Project, while the Modified Project would allow development that could result in potentially incompatible urban uses next to farms or ranches, creating circumstances that impair the productivity and profitability of agricultural operation, and could eventually lead farmers to take their land out of production, all potential future development would still be required to comply with the General Plan goals, policies, and actions to reduce impacts of adjacent land uses on farmland. Therefore, compared to the 2024 Project analyzed in the Certified EIR, the Modified Project would not result in a new impact or a substantial increase in the magnitude of impacts related to the conversion of farmland.

## 3.2.2 Mitigating General Plan Policies and Actions

Revisions to the mitigating General Plan policies and actions identified in the Certified EIR, made as part of the Modified Project, are shown in ~~strikethrough~~ for deleted text and double underline for new, inserted text.

### Open Space and Agriculture (OS) Element

- **\*Policy OS-2.1: Offsets for Loss of Agricultural Land.** Require that all new developments that convert agricultural land to urban uses provide for preservation of the same amount of agricultural land in perpetuity.
- **\*Action OS-2.1: Offsets for Agricultural Land Conversion.** ~~Require the creation and adoption of~~ Create and adopt an agricultural preservation program to address the conversion of land classified as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance in the City Limits and Sphere of Influence to nonagricultural uses.

**3. ENVIRONMENTAL ANALYSIS**

## **3.3 AIR QUALITY**

### **3.3.1 Impacts Associated with the Modified Project**

Where available, the significance criteria established by the applicable air quality management district or air pollution control district may be relied upon to make the following determinations.

| <b>Would the project:</b>   | <b>Level of Impact in Certified EIR</b> | <b>Meets the Conditions for an Addendum</b> |
|---|---|---|
| a) Conflict with or obstruct implementation of the applicable air quality plan?   | SU                                      | <b>Yes</b>                                  |
| b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard? | SU                                      | <b>Yes</b>                                  |
| c) Expose sensitive receptors to substantial pollutant concentrations?  | SU                                      | <b>Yes</b>                                  |
| d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?   | LTS                                     | <b>Yes</b>                                  |

Key: LTS = less than significant; SU = significant and unavoidable

**a) and b)** The Certified EIR found that the 2024 Project would result in the generation of substantial operational (long-term) criteria air pollutant emissions that would exceed Monterey Bay Air Resources District’s (MBARD’s) regional significance threshold for Volatile Organic Compounds (VOC), nitrogen oxides (NOX), and carbon monoxide (CO). Construction activities under the 2024 Project would generate substantial short-term criteria air pollutant emissions that would exceed MBARD’s regional significance thresholds and cumulatively contribute to the nonattainment designations of the North Central Coast Air Basin (NCCAB). The 2024 Project would also result in the exposure of toxic air contaminants (TACs) and diesel particulate matter (DPM) to sensitive receptors from industrial land uses and construction activities. Accordingly, the 2024 Project would conflict with MBARD’s AQMP; result in a cumulatively considerable net increase of a criteria pollutant for which the project region is in nonattainment under applicable federal or State ambient air quality standard; and expose air quality sensitive receptors to substantial TAC and DPM concentrations from operation and construction activities. Even with implementation of the mitigating General Plan policies identified under Section 3.3.2, *Mitigating General Plan Policies and Actions*, impacts would remain significant and unavoidable at the program level.

The Modified Project would result in a reduction of the 2024 Project’s proposed SOI, as well as associated land use changes to accommodate the 2024 Project’s development projections. Under the Modified Project, potential future development within the City Limits is still largely expected to occur in existing urban areas, primarily in the form of infill/intensification on sites either already developed and/or underutilized or in close proximity to existing development. As further detailed in Section 3.16, *Transportation*, of this Addendum, vehicle miles traveled (VMT) per Capita (Residential) and VMT per Employee slightly decreased under the Modified Project compared to the 2024 Project. Therefore, the

### 3. ENVIRONMENTAL ANALYSIS

transportation emissions forecast would not increase under the Modified Project. All potential future development would be required to comply with existing MBARD rules and regulations. Additionally, potential future development under the Modified Project would still be required to comply with the General Plan goals, policies, and actions to reduce impacts to air quality, including the mitigating General Plan policies identified under Section 3.3.2, *Mitigating General Plan Policies and Actions*. However, like the 2024 Project, because project-specific details are unknown, impacts would remain significant and unavoidable at the program level. Therefore, compared to the 2024 Project analyzed in the Certified EIR, the Modified Project would not result in a new impact or a substantial increase in the magnitude of impacts related to conflict with the AQMP, cumulatively considerable net increase of criteria pollutants, or exposure of substantial TAC and DPM concentrations to sensitive receptors.

d) The Certified EIR found that the 2024 Project would not result in emissions (such as those leading to odors) from non-industrial land uses or construction activities that would adversely affect a substantial number of people. The 2024 Project would not create objectionable odors from operation of new industrial land uses with implementation of mitigating General Plan policies identified under Section 3.3.2, *Mitigating General Plan Policies and Actions*. The Modified Project would result in a reduction of the 2024 Project's proposed SOI, as well as associated land use changes to accommodate the 2024 Project's development projections. All potential future development would be required to comply with MBARD Rule 402, which requires abatement of any nuisance generating a verified odor complaint. Additionally, potential future development under the Modified Project would still be required to comply with the General Plan goals, policies, and actions to reduce impacts to air quality, including the mitigating General Plan policies identified under Section 3.3.2, *Mitigating General Plan Policies and Actions*. Therefore, compared to the 2024 Project analyzed in the Certified EIR, the Modified Project would not result in a new impact or a substantial increase in the magnitude of odor impacts.

## 3.3.2 Mitigating General Plan Policies and Actions

### Natural Resource and Conservation (NRC) Element

- **\*Policy NRC-3.6: Technical Assessments.** Require project applicants to prepare technical assessments evaluating potential project construction and operation phase-related air quality impacts to the City of Hollister for review and approval prior to project approval. Such evaluations shall be prepared in conformance with Monterey Bay Air Resources District (MBARD) criteria and methodology in assessing air quality impacts. If air pollutants are found to have the potential to exceed the MBARD-adopted thresholds of significance, ensure mitigation measures, such as those listed in the General Plan Environmental Impact Report, are incorporated to reduce air pollutant emissions during construction or operational activities.
- **\*Policy NRC-3.14: Construction Health Risk Assessment.** Require project applicants of discretionary projects on sites greater than one acre, within 1,000 feet of sensitive land uses (e.g., residences, schools, day care facilities, and nursing homes, etc.), as measured from the property line of the project, that utilize off-road equipment of 50 horsepower or more, and that occur for more than 12 months of active construction (i.e., exclusive of interior renovations) to prepare a construction health risk assessment (HRA) in accordance with policies and procedures of the State Office of Environmental Health Hazard Assessment and Monterey Bay Air Resources District (MBARD). If the

**3. ENVIRONMENTAL ANALYSIS**

construction HRA shows that the incremental cancer risk exceeds 10 in a million, the appropriate noncancer hazard index exceeds 1.0; or the thresholds as determined by the MBARD, require the project applicant to identify and demonstrate measures, such as those listed in the General Plan Environmental Impact Report, that can reduce potential cancer and noncancer risks to an acceptable level.

- **\*Policy NRC-3.15: Operational Health Risk Assessment.** Require project applicants of discretionary projects to prepare an operational health risk assessment (HRA) for industrial or warehousing land uses and commercial land uses that would generate substantial diesel truck travel (i.e., 100 diesel trucks or 40 or more trucks with diesel-powered transport refrigeration units per day based on the California Air Resources Board recommendations for siting new sensitive land uses) prior to project approval. The operational HRA shall be prepared in accordance with policies and procedures of the State Office of Environmental Health Hazard Assessment and the Monterey Bay Air Resources District (MBARD). If the operational HRA shows that the incremental cancer risk exceeds 10 in a million, the appropriate noncancer hazard index exceeds 1.0; or the thresholds as determined by the MBARD, the City shall require the project applicant to identify and demonstrate measures, such as those listed in the General Plan Environmental Impact Report, that can reduce potential cancer and noncancer risks to an acceptable level.

**3.4 BIOLOGICAL RESOURCES**

**3.4.1 Impacts Associated with the Modified Project**

| Would the project:   | Level of Impact in Certified EIR | Meets the Conditions for an Addendum |
|--|----------------------------------|--------------------------------------|
| 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 Wildlife or U.S. Fish and Wildlife Service? | LTS/M                            | Yes                                  |
| 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 Wildlife or U.S. Fish and Wildlife Service?   | LTS/M                            | Yes                                  |
| c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?   | LTS/M                            | Yes                                  |
| 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, or impede the use of native wildlife nursery sites?   | LTS                              | Yes                                  |

**3. ENVIRONMENTAL ANALYSIS**

| <b>Would the project:</b>  | <b>Level of Impact in Certified EIR</b> | <b>Meets the Conditions for an Addendum</b> |
|--|---|---|
| e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?  | LTS                                     | Yes   |
| 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? | NI                                      | Yes   |

Key: NI = no impact; LTS = less than significant; LTS/M = less than significant with mitigation

**a) through c)** The Certified EIR found that the 2024 Project would not have a substantial adverse effect on any species identified as a candidate, sensitive, or special-status species, riparian habitat or other sensitive natural communities, or state or federally protected wetlands with implementation of mitigating General Plan policies identified under Section 3.4.2, *Mitigating General Plan Policies and Actions*. The Modified Project would result in a reduction of the 2024 Project’s proposed SOI, as well as associated land use changes to accommodate the 2024 Project’s development projections. As such, the Addendum Study Area would be smaller than the extent of the Certified EIR Study Area. Under the Modified Project, potential future development within the City Limits is still largely expected to occur in existing urban areas, primarily in the form of infill/intensification on sites either already developed and/or underutilized or in close proximity to existing development. Additionally, with a smaller SOI under the Modified Project, there is less potential to disturb special-status species, riparian habitat or other sensitive natural communities, and wetlands. All potential future development under the Modified Project would still be required to comply with the federal and State Endangered Species Act, Migratory Bird Treaty Act, and the California Fish and Game Code. Additionally, potential future development under the Modified Project would still be required to comply with the General Plan goals, policies, and actions to reduce impacts to biological resources, including the mitigating General Plan policies listed under Section 3.4.2, *Mitigating General Plan Policies and Actions*. Therefore, compared to the 2024 Project analyzed in the Certified EIR, the Modified Project would not result in a new impact or a substantial increase in the magnitude of impacts to special-status species.

**d)** The Certified EIR found that the 2024 Project would not interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors or impede the use of native wildlife nursery sites. The Modified Project would result in a reduction of the 2024 Project’s proposed SOI, as well as associated land use changes to accommodate the 2024 Project’s development projections. As such, the Addendum Study Area would be smaller than the extent of the Certified EIR Study Area. Under the Modified Project, potential future development within the City Limits is still largely expected to occur in existing urban areas with few wildlife corridors or locations where wildlife is already acclimated to human activity, thereby reducing the potential to impact wildlife movement. All potential future development under the Modified Project would still be required to comply with the federal and State Endangered Species Act, Migratory Bird Treaty Act, and the California Fish and Game Code. Additionally, potential future development under the Modified Project would still be required to comply with the General Plan goals, policies, and actions to reduce impacts to biological resources. Therefore, compared to the 2024 Project analyzed in the Certified EIR,

### 3. ENVIRONMENTAL ANALYSIS

the Modified Project would not result in a new impact or a substantial increase in the magnitude of impacts to wildlife movement.

e) The Certified EIR found that the 2024 Project would not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance. The Modified Project would result in a reduction of the 2024 Project's proposed SOI, as well as associated land use changes to accommodate the 2024 Project's development projections. Under the Modified Project, all potential future development would still be required to comply with applicable HMC requirements as well as the General Plan goals, policies, and actions to reduce impacts to biological resources. Therefore, compared to the 2024 Project analyzed in the Certified EIR, the Modified Project would not result in a new impact or a substantial increase in the magnitude of impacts related to conflict with local policies or ordinances protecting biological resources.

f) The Certified EIR screened out this standard from evaluation because the Certified EIR Study Area is outside of the area covered by the Merced County Natural Community Conservation Plan. While the San Benito County Conservation Plan was initiated in July 2021, it has yet to become and adopted Habitat Conservation Plan. This condition has not changed. Therefore, compared to the 2024 Project analyzed in the Certified EIR, the Modified Project would not result in a new impact or a substantial increase in the magnitude of impacts related to conflict with an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan.

#### 3.4.2 Mitigating General Plan Policies and Actions

Revisions to the mitigating General Plan policies and actions identified in the Certified EIR, made as part of the Modified Project, are shown in ~~strikethrough~~ for deleted text and double underline for new, inserted text.

#### Natural Resource and Conservation (NRC) Element

- **\*Policy NRC-1.4: Specialized Surveys for Special-Status Species and Sensitive Natural Communities.** Require that sites with suitable natural habitat, including creek corridors through urbanized areas, be surveyed for special-status species and sensitive natural communities prior to development approval as part of the environmental review process. Such surveys shall be conducted by a qualified biologist and occur prior to development-related vegetation removal. All surveys shall take place during appropriate seasons to determine presence or absence, including nesting or breeding occurrences, with a determination on whether the project site contains suitable habitat for such species and sensitive natural community types. These results would inform the site assessment and environmental review process for proposed developments and other activities that could adversely affect special-status species.
- **\*Policy NRC-1.5: Biological Site Assessment.** Require a biological resource assessment for proposed development on sites with natural habitat conditions that may support special-status species, sensitive natural communities, or regulated wetlands and waters. The assessment shall be prepared prior to project approval and conducted by a qualified biologist to determine the presence or absence of any sensitive resources that could be affected by proposed development, shall provide an

### 3. ENVIRONMENTAL ANALYSIS

assessment of the potential impacts, and shall define measures for protecting the resource and surrounding buffer habitat, in compliance with City policy and state and federal laws. An assessment shall not be necessary for locations where past and existing development have eliminated natural habitat and the potential for presence of sensitive biological resources and regulated waters.

- **\*Policy NRC-1.6: Mitigation of Potential Impacts on Special-Status Species and Sensitive Habitat Areas.** Require that potential significant impacts on special-status species, occurrences of sensitive natural communities, or regulated wetlands and waters be minimized through adjustments and controls on the design, construction, and operations of a proposed project prior to project approval. Where impacts to these sensitive biological habitat areas are unavoidable, appropriate compensatory mitigation shall be required by the City. Such compensatory mitigation shall be developed and implemented in accordance with City policy and any relevant state and federal regulations. These may include on-site set asides, off-site acquisitions (conservation easements, deed restrictions, etc.), and specific restoration efforts that benefit the special-status species and sensitive habitat areas.
- **\*Policy NRC-1.7: Preconstruction Surveys for the San Joaquin Kit Fox.** Require preconstruction surveys for the San Joaquin kit fox prior to project approval, in accordance with the U.S. Fish and Wildlife Service Guidelines for Preconstruction Surveys for the endangered San Joaquin ~~Kit Fox~~, for new developments in the County-designated kit fox habitat area. Development in the habitat area boundaries shall be assessed an impact fee by the County for every home or acre developed.
- **\*Policy NRC-1.8: California Red-Legged Frog and California Tiger Salamander Site Assessments.** Require site assessments by a qualified biologist to evaluate the potential for proposed projects in identified Critical Habitat areas for the California red-legged frog and/or California tiger salamander to have a negative effect on these species. Such assessments shall be prepared prior to project approval and identify any high-quality habitat for these species and shall be peer reviewed by a second qualified biologist. Protocol surveys may be warranted to confirm presence or absence of these species based on the results of the habitat assessment. Development in areas with identified high-quality occupied habitat shall be avoided. High-quality habitat includes sites known to be occupied by the species, breeding habitat, large areas of suitable habitat, and the absence of nearby development.
- **\*Policy NRC-1.9: Surveys and Mitigation for Burrowing Owls.** Require project applicants with proposed projects on grazing or fallow agricultural land to conduct a survey for burrowing owls in accordance with the latest guidelines of the California Department of Fish and Wildlife prior to project approval. Project applicants in the Fairview Road/Santa Ana Road area shall be required to develop and implement a mitigation plan to avoid or otherwise compensate for any disturbance to the burrowing owl colony in that area. This plan shall be developed in coordination with the California Department of Fish and Wildlife.
- **\*Policy NRC-1.10: Preconstruction Surveys for Nesting Birds.** Require preconstruction surveys for nesting native birds, to be conducted prior to site disturbance by a qualified biologist, for those projects that would affect on-site oaks or orchards, or which would involve vegetation removal and construction during the nesting season (February 1 to August 31). ~~The City Hollister~~ shall allow no construction activities that would result in the disturbance of an active native bird nest (including tree removal) to proceed until after it has been determined by a qualified biologist that the nest has been abandoned.

**3. ENVIRONMENTAL ANALYSIS**

- **\*Policy NRC-1.13: Wetland Preservation.** Require appropriate public and private wetlands preservation, restoration, and/or rehabilitation through compensatory mitigation in the development process for unavoidable impacts. Continue the City’s practice of requiring mitigation for projects that would affect wetlands in conjunction with requirements of state and federal agencies.
- **\*Policy NRC-1.14: Wetlands Delineation.** Require a delineation of jurisdictional waters by a qualified wetland specialist at the outset of the project planning stage of any proposed development that may contain wetlands or other regulated waters. This delineation shall be verified and approved by the U.S. Army Corps of Engineers or the Regional Water Quality Control Board where federally regulated waters are absent prior to project approval.

**3.5 CULTURAL AND TRIBAL CULTURAL RESOURCES**

**3.5.1 Impacts Associated with the Modified Project**

| Would the project:   | Level of Impact in Certified EIR | Meets the Conditions for an Addendum |
|--|----------------------------------|--------------------------------------|
| a) Cause a substantial adverse change in the significance of a historical resource pursuant to Section 15064.5?  | LTS/M                            | Yes                                  |
| b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5?   | LTS/M                            | Yes                                  |
| c) Disturb any human remains, including those interred outside of dedicated cemeteries?  | LTS                              | Yes                                  |
| d) 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:   |                                  |                                      |
| 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   | LTS                              | Yes                                  |
| 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 Resources 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. | LTS                              | Yes                                  |

Key: LTS = less than significant; LTS/M = less than significant with mitigation

### 3. ENVIRONMENTAL ANALYSIS

**a), b) and d)** The Certified EIR found that the 2024 Project would not cause a substantial adverse change in the significance of a historical resource, archaeological resource, or tribal cultural resource with implementation of mitigating General Plan policies identified under Section 3.5.2, *Mitigating General Plan Policies and Actions*. The Modified Project would result in a reduction of the 2024 Project's proposed SOI, as well as associated land use changes to accommodate the 2024 Project's development projections. As such, the Addendum Study Area would be smaller than the extent of the Certified EIR Study Area. Under the Modified Project, potential future development within the City Limits is still largely expected to occur in existing urban areas, primarily in the form of infill/intensification on sites either already developed and/or underutilized or in close proximity to existing development. Additionally, with a smaller SOI under the Modified Project, there is less potential to disturb historical resources, archaeological resources, and tribal cultural resources. All potential future development would be required to comply with HMC Section 15.04.050 for repairs, alterations, and additions necessary for the preservation, rehabilitation, relocation, related construction, change of use, or continued use of a qualified historical building or structure; HMC Section 15.16.090 for Historic Resources Commission staff to review and approve permits for work for or on a designated historic resource; and HMC Section 17.16.030 for the procedure in the event of discovery of a historic resource during construction. Furthermore, potential future development under the Modified Project would still be required to comply with the General Plan goals, policies, and actions to reduce impacts to cultural resources, including the mitigating General Plan policies listed under Section 3.5.2, *Mitigating General Plan Policies and Actions*. Therefore, compared to the 2024 Project analyzed in the Certified EIR, the Modified Project would not result in a new impact or a substantial increase in the magnitude of impacts to historical resources.

**c)** The Certified EIR found that the 2024 Project would not disturb any known human remains, including those interred outside of dedicated cemeteries but recognized that unknown remains could be unearthed. The Modified Project would result in a reduction of the 2024 Project's proposed SOI, as well as associated land use changes to accommodate the 2024 Project's development projections. As such, the Addendum Study Area would be smaller than the extent of the Certified EIR Study Area. Under the Modified Project, potential future development within the City Limits is still largely expected to occur in existing urban areas, primarily in the form of infill/intensification on sites either already developed and/or underutilized or in close proximity to existing development. Additionally, with a smaller SOI under the Modified Project, there is less potential to disturb unknown human remains. All potential future development would be required to comply with the procedures of conduct following the discovery of human remains mandated by Health and Safety Code Section 7050.5, Public Resources Code Section 5097.98, and the CEQA Guidelines Section 15064.5(e). Furthermore, potential future development under the Modified Project would still be required to comply with the General Plan goals, policies, and actions to reduce impacts to cultural and tribal cultural resources. Therefore, compared to the 2024 Project analyzed in the Certified EIR, the Modified Project would not result in a new impact or a substantial increase in the magnitude of impacts to human remains.

### 3.5.2 Mitigating General Plan Policies and Actions

Revisions to the mitigating General Plan policies and actions identified in the Certified EIR, made as part of the Modified Project, are shown in ~~strike through~~ for deleted text and double underline for new, inserted text.

**3. ENVIRONMENTAL ANALYSIS**

**Land Use (LU) Element**

- **\*Policy LU-1920.1: Historic Structure Preservation, Renovation, and Rehabilitation.** Require the preservation, renovation, and rehabilitation of historic structures that conform to the Secretary of the Interior’s Standards for Rehabilitation and Guidelines for Rehabilitating Historic Structures and the California Historical Building Code and require project applicants to demonstrate compliance with these standards when proposing new or redevelopment that could affect historic structures in Hollister.
- **\*Policy LU-1920.5: Historic Structure Alteration.** Prior to approving alteration (including demolition) of historically significant buildings, require the evaluation of alternatives, including structural preservation, relocation, or other mitigation, and demonstrate that financing has been secured for replacement use. Demolition of historically significant buildings shall only be considered after all other options have been thoroughly reviewed and exhausted.

**Natural Resource and Conservation (NRC) Element**

- **\*Policy NRC-2.3: Protection and Preservation of Archaeological Resources.** Require project applicants to comply with state and federal standards to evaluate and mitigate impacts to tribal resources prior to project approval. Continue to require that project areas found to contain significant archaeological resources be examined by a qualified consulting archaeologist with recommendations for protection and preservation.
- **\*Policy NRC-2.4: Tribal Coordination During Project Construction.** Require the developer of a proposed project that could impact a tribal cultural resource to contact an appropriate tribal representative to train construction workers on appropriate avoidance and minimization measures, requirements for confidentiality and culturally appropriate treatment, other applicable regulations, and consequences of violating State laws and regulations prior to construction.
- **\*Policy NRC-2.5: Preconstruction Investigations.** Require project applicants to prepare preconstruction investigations of potential tribal cultural resources and on-site mitigation for all developments prior to the issuance of building permits.

**3.6 ENERGY**

**3.6.1 Impacts Associated with the Modified Project**

|   | Level of Impact in Certified EIR | Meets the Conditions for an Addendum |
|---|----------------------------------|--------------------------------------|
| <p><b>Would the project:</b><br/>                     a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?</p> | LTS                              | Yes                                  |

**3. ENVIRONMENTAL ANALYSIS**

| Would the project:  | Level of Impact in Certified EIR | Meets the Conditions for an Addendum |
|---|----------------------------------|--------------------------------------|
| b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency? | LTS                              | Yes                                  |

Key: LTS = less than significant

**a) and b)** The Certified EIR found that the 2024 Project would not result in wasteful, inefficient, or unnecessary consumption of energy resources or conflict with a state or local plan for renewable energy or energy efficiency. The Modified Project would result in a reduction of the 2024 Project’s proposed SOI, as well as associated land use changes to accommodate the 2024 Project’s development projections. As further detailed in Section 3.16, *Transportation*, VMT per Capita (Residential) and VMT per Employee slightly decreased under the Modified Project compared to the 2024 Project. Therefore, the transportation energy forecast would not increase under the Modified Project. All potential future development would be required to comply with the Building Energy Efficiency Standards, CALGreen, Renewables Portfolio Standard, and CAFE standards. Furthermore, potential future development under the Modified Project would still be required to comply with the General Plan goals, policies, and actions to reduce energy impacts. Compliance with these regulations would increase building energy efficiency and vehicle fuel efficiency and reduce building energy demand and transportation-related fuel usage and support the statewide goal of transitioning the electricity grid to renewable sources. Therefore, compared to the 2024 Project analyzed in the Certified EIR, the Modified Project would not result in a new impact or a substantial increase in the magnitude of energy impacts.

**3.6.2 Mitigating General Plan Policies and Actions**

Impacts were found to be less than significant and no mitigating General Plan policies or actions were required.

**3. ENVIRONMENTAL ANALYSIS**

## 3.7 Geology and Soils

### 3.7.1 Impacts Associated with the Modified Project

| Would the project:   | Level of Impact in Certified EIR | Meets the Conditions for an Addendum |
|--|----------------------------------|--------------------------------------|
| a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:   |                                  |                                      |
| i) Rupture of a known earthquake fault, as delineated 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? ( <i>Refer to Division of Mines and Geology Special Publication 42.</i> ) | LTS/M                            | Yes                                  |
| ii) Strong seismic ground shaking?   | LTS/M                            | Yes                                  |
| iii) Seismic-related ground failure, including liquefaction?   | LTS/M                            | Yes                                  |
| iv) Landslides?  | LTS/M                            | Yes                                  |
| b) Result in substantial soil erosion or the loss of topsoil?  | LTS                              | Yes                                  |
| 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, subsidence, liquefaction or collapse?   | LTS                              | Yes                                  |
| d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?  | LTS                              | Yes                                  |
| e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?   | LTS                              | Yes                                  |
| f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?  | LTS                              | Yes                                  |

Key: LTS = less than significant; LTS/M = less than significant with mitigation

**a)** The Certified EIR found that the 2024 Project would not cause potential substantial adverse effects, including the risk of loss, injury or death involving rupture of a known earthquake fault, strong seismic ground shaking, or seismic-related ground failure with implementation of mitigating General Plan policies identified under Section 3.7.2, *Mitigating General Plan Policies and Actions*. The Certified EIR Study Area is mostly flat and the Certified EIR found that the 2024 Project would not have a significant impact from slope stability resulting in landslides. The Modified Project would result in a reduction of the 2024 Project’s proposed SOI, as well as associated land use changes to accommodate the 2024 Project’s development projections. All potential future development on active fault would be required to comply with HMC Chapter 17.14.030, which requires surface fault investigations. Potential future

### 3. ENVIRONMENTAL ANALYSIS

development would also be subject to the seismic design standards of the latest California Building Code (CBC) to reduce impacts of seismic hazards, such as ground shaking and ground failure. Additionally, potential future development under the Modified Project would still be required to comply with the General Plan goals, policies, and actions to reduce geological impacts, including the mitigating General Plan policies listed under Section 3.7.2, *Mitigating General Plan Policies and Actions*. Therefore, compared to the 2024 Project analyzed in the Certified EIR, the Modified Project would not result in a new impact or a substantial increase in the magnitude of impacts related to the risk of loss, injury or death involving rupture of a known earthquake fault, strong seismic ground shaking, seismic-related ground failure, or landslides.

**b)** The Certified EIR found that the 2024 Project would not result in substantial soil erosion or the loss of topsoil. The Modified Project would result in a reduction of the 2024 Project's proposed SOI, as well as associated land use changes to accommodate the 2024 Project's development projections. All potential future development would be required to comply with HMC Chapter 15.24, which requires erosion and sediments to be controlled. Potential future development would also be subject to the regulations of the CBC related to construction grading, drainage, and erosion and sediment control, as well as the Construction General Permit (CGP) Water Quality Order 2009-0009-DWQ, which includes the preparation and implementation of a Stormwater Pollution Prevention Plan (SWPPP). Therefore, compared to the 2024 Project analyzed in the Certified EIR, the Modified Project would not result in a new impact or a substantial increase in the magnitude of impacts related to soil erosion.

**c) and d)** The Certified EIR found that the 2024 Project would not be on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in lateral spreading, liquefaction, or collapse, or be on expansive soil that would create substantial direct or indirect risks to life or property. The Certified EIR Study Area is mostly flat and does not show a pattern of widespread irreversible permanent lowering of the ground surface. The Certified EIR found that the 2024 Project would not have a significant impact from landslides or subsidence. The Modified Project would result in a reduction of the 2024 Project's proposed SOI, as well as associated land use changes to accommodate the 2024 Project's development projections. All potential future development would still be subject to the seismic design standards of the latest CBC to reduce impacts of liquefactions and lateral spreading as well as CBC standards for seismic safety, excavation, foundations, retaining walls, site demolition, and grading activities, including drainage and erosion control. Additionally, potential future development under the Modified Project would still be required to comply with the General Plan goals, policies, and actions to reduce geological impacts. Therefore, compared to the 2024 Project analyzed in the Certified EIR, the Modified Project would not result in a new impact or a substantial increase in the magnitude of impacts related to unstable or expansive soils.

**e)** The Certified EIR found that the 2024 Project would not use septic tanks or alternative wastewater disposal systems where soils would be incapable of adequately supporting in cases where sewers are not available for the disposal of wastewater. The Modified Project would result in a reduction of the 2024 Project's proposed SOI, as well as associated land use changes to accommodate the 2024 Project's development projections. As such, the Addendum Study Area would be smaller than the extent of the Certified EIR Study Area. Under the Modified Project, potential future development within the City Limits is still largely expected to occur in existing urban areas, primarily in the form of infill/intensification on sites either already developed and/or underutilized or in close proximity to

### 3. ENVIRONMENTAL ANALYSIS

existing development, where it can be connected to the existing public sanitary sewer system. Additionally, with a smaller SOI under the Modified Project, there is less of a need to use septic tanks or alternative wastewater disposal systems. All potential future development requiring septic tanks or alternative wastewater disposal systems would still be required to comply with HMC Section 13.04.040 which requires the project applicant to obtain a County permit. Therefore, compared to the 2024 Project analyzed in the Certified EIR, the Modified Project would not result in a new impact or a substantial increase in the magnitude of impacts related to septic tanks or alternative wastewater disposal systems.

f) The Certified EIR found that the 2024 Project would not destroy a unique paleontological resource or site. The geology and soils in the Certified EIR Study Area are common throughout the city and region and are not considered to be unique. The Modified Project would result in a reduction of the 2024 Project's proposed SOI, as well as associated land use changes to accommodate the 2024 Project's development projections. As such, the Addendum Study Area would be smaller than the extent of the Certified EIR Study Area. Under the Modified Project, potential future development within the City Limits is still largely expected to occur in existing urban areas, primarily in the form of infill/intensification on sites either already developed and/or underutilized or in close proximity to existing development. Additionally, with a smaller SOI under the Modified Project, there is less potential to disturb paleontological resources. All potential future development would be required to comply the federal Paleontological Resources Preservation Act that limits the collection of vertebrate fossils and other rare and scientifically significant fossils to qualified researchers who have obtained a permit from the appropriate state or federal agency and the Public Resources Code Section 5097 that prohibits the removal of any paleontological site or feature from public lands without the permission of the jurisdictional agency. Therefore, compared to the 2024 Project analyzed in the Certified EIR, the Modified Project would not result in a new impact or a substantial increase in the magnitude of impacts to paleontological resources.

### 3.7.2 Mitigating General Plan Policies and Actions

Revisions to the mitigating General Plan policies and actions identified in the Certified EIR, made as part of the Modified Project, are shown in ~~strike through~~ for deleted text and double underline for new, inserted text.

#### Health and Safety (HS) Element

- **\*Policy HS-1.1: Location of Future Development.** Permit development only in areas where potential danger to the health, safety, and welfare of the community can be adequately mitigated. This includes prohibiting development that would be subject to severe flood damage or geological hazard because of its location and/or design and that cannot be mitigated to safe levels.

Development shall also be prohibited where emergency services, including fire protection, cannot be provided.

- **\*Policy HS-1.2: Safety Considerations in Development Review.** Require project applicants to prepare appropriate studies to assess identified hazards and ensure that impacts are adequately mitigated prior to project approval.

**3. ENVIRONMENTAL ANALYSIS**

- **\*Policy HS-2.2: Geotechnical and Geologic Review.** Require all geologic hazards to be adequately addressed and mitigated prior to the issuance of certificate of occupancy through project development. Development proposed within areas of potential geological hazards shall not be endangered by, nor contribute to, the hazardous conditions on the site or on adjoining properties.
- **\*Policy HS-2.3: Engineering Tests for Geologic Conditions.** Require engineering tests prior to issuance of building permits for those development projects that may be exposed to impacts associated with expansive soils, so that building foundation footings, utility lines, roadways, and sidewalks can be designed to accept the estimated degree of soil contraction, expansion, and settlement, according to the standards of the Uniform Building Code.

**3.8 GREENHOUSE GAS EMISSIONS**

**3.8.1 Impacts Associated with the Modified Project**

| <b>Would the project:</b>  | <b>Level of Impact in Certified EIR</b> | <b>Meets the Conditions for an Addendum</b> |
|--|---|---|
| a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?      | LTS                                     | Yes   |
| b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases? | LTS                                     | Yes   |

Key: LTS = less than significant

**a) and b)** The Certified EIR found that the 2024 Project would not generate GHG emissions that may have a significant impact on the environment or conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of GHGs. The Modified Project would result in a reduction of the 2024 Project’s proposed SOI, as well as associated land use changes to accommodate the 2024 Project’s development projections. As further detailed in Section 3.16, *Transportation*, VMT per Capita (Residential) and VMT per Employee slightly decreased under the Modified Project compared to the 2024 Project. Therefore, the transportation emissions forecast would not increase under the Modified Project. Furthermore, under the Modified Project, the CAP will be updated include a community-wide GHG inventory for a more recent year in addition to the 2005 and 2019 inventories. GHG Emissions forecast and GHG reduction strategies will be revised to reflect the changes to the General Plan land use map. Therefore, compared to the 2024 Project analyzed in the Certified EIR, the Modified Project would not result in a new impact or a substantial increase in the magnitude of GHG emissions impacts.

**3.8.2 Mitigating General Plan Policies and Actions**

Impacts were found to be less than significant and no mitigating General Plan policies or actions were required.

3. ENVIRONMENTAL ANALYSIS

### 3.9 HAZARDS AND HAZARDOUS MATERIALS

#### 3.9.1 Impacts Associated with the Modified Project

| Would the project:  | Level of Impact in Certified EIR  | Meets the Conditions for an Addendum |
|---|---|--------------------------------------|
| a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?   | LTS   | Yes                                  |
| 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?   | LTS   | Yes                                  |
| c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?   | LTS   | Yes                                  |
| 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?  | LTS   | Yes                                  |
| 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? | LTS   | Yes                                  |
| f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?   | LTS   | Yes                                  |
| g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?   | See Section 3.18, <i>Wildfire</i> , for the discussion of wildfire related impacts. |                                      |

Key: LTS = less than significant

**a) through c)** The Certified EIR found that the 2024 Project would not create a significant hazard to the public or the environment through the routine transport, use, disposal, or accident release of hazardous materials or emit hazardous emissions or handle hazardous materials, substances, or waste within 0.25 miles of an existing or proposed school. The Modified Project would result in a reduction of the 2024 Project’s proposed SOI, as well as associated land use changes to accommodate the 2024 Project’s development projections. Under the Modified Project, potential future development would still be subject to the regulatory programs overseen by Regional Water Quality Control Board (RWQCB), Department of Toxic Substances Control (DTSC), and San Benito County Health Department. All hazardous materials to be transported must be done so in compliance with United States Department of Transportation regulations. Additionally, development of new schools would still be required to coordinate with DTSC’s School Property Evaluation and Cleanup Division to assess, investigate, and clean

### 3. ENVIRONMENTAL ANALYSIS

up proposed school sites to ensure that properties are ‘free’ of contamination or that they have been ‘cleaned’ to a level that protects the students and staff. Furthermore, potential future development under the Modified Project would still be required to comply with the General Plan goals, policies, and actions to reduce hazards and hazardous materials impacts. Therefore, compared to the 2024 Project analyzed in the Certified EIR, the Modified Project would not result in a new impact or a substantial increase in the magnitude of impacts related to the transport, handling, use, disposal, or accidental release of hazardous materials.

**d)** The Certified EIR found that the 2024 Project could be located on a site which is included on a list of hazardous material sites compiled pursuant to Government Code Section 65962.5 but would not create a significant hazard to the public or the environment. The Modified Project would result in a reduction of the 2024 Project’s proposed SOI, as well as associated land use changes to accommodate the 2024 Project’s development projections. As such, the Addendum Study Area would be smaller than the extent of the Certified EIR Study Area. Under the Modified Project, potential future development within the City Limits is still largely expected to occur in existing urban areas, primarily in the form of infill/intensification on sites either already developed and/or underutilized or in close proximity to existing development. Additionally, with a smaller SOI under the Modified Project, there is less potential to develop on an active hazardous materials site. All potential future development would be required to comply with the regulatory programs overseen by the RWQCB, DTSC, and San Benito County Health Department. Site-specific investigative reports (i.e., Preliminary Endangerment Assessment, Phase I Environmental Site Assessment, or Remedial Action Workplan, etc.) for locations with known contamination would still be required to identify, test, and manage soil and groundwater suspected of or known to contain hazardous materials. Furthermore, potential future development under the Modified Project would still be required to comply with the General Plan goals, policies, and actions to reduce hazards and hazardous materials impacts. Therefore, compared to the 2024 Project analyzed in the Certified EIR, the Modified Project would not result in a new impact or a substantial increase in the magnitude of impacts related to development on hazardous materials sites.

**e)** The Certified EIR found that the 2024 Project would not, for a project located within an airport land use plan, result in a safety hazard or excessive noise for people residing or working in the project area. The Modified Project would result in a reduction of the 2024 Project’s proposed SOI, as well as associated land use changes to accommodate the 2024 Project’s development projections. All potential development projects within the Hollister Municipal Airport Influence Area still must be reviewed by the San Benito County Airport Land Use Commission to ensure consistency with the Airport Compatibility Land Use Plan. Additionally, potential future development under the Modified Project would still be required to comply with the General Plan goals, policies, and actions to reduce airport hazards impacts. Therefore, compared to the 2024 Project analyzed in the Certified EIR, the Modified Project would not result in a new impact or a substantial increase in the magnitude of impacts related to airport safety hazards.

**f)** The Certified EIR found that the 2024 Project would not impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan. The Modified Project would result in a reduction of the 2024 Project’s proposed SO. As such, the Addendum Study Area would be smaller than the extent of the Certified EIR Study Area. Under the Modified Project, potential future development within the City Limits is still largely expected to occur in existing urban areas, primarily in

**3. ENVIRONMENTAL ANALYSIS**

the form of infill/intensification on sites either already developed and/or underutilized or in close proximity to existing development. With a smaller SOI under the Modified Project, there would be less strain on the Hollister Fire Department (HFD), Hollister Police Department (HPD), San Benito County Fire Department, and San Benito County Sheriff’s Department to respond to emergencies. All potential future development would be required to comply with the regulations of the San Benito County Emergency Operations Plan (EOP). Additionally, potential future development under the Modified Project would still be required to comply with the General Plan goals, policies, and actions to reduce impacts to emergency response. Therefore, compared to the 2024 Project analyzed in the Certified EIR, the Modified Project would not result in a new impact or a substantial increase in the magnitude impacts related to interference with emergency response.

**g)** The Certified Project EIR evaluated the impacts of wildland fires fully in its Wildfire evaluation. Therefore, this standard was not discussed in the Hazards and Hazardous Materials Evaluation. See Section 3.18, *Wildfire*, for evaluation of the wildland fires under the Modified Project.

**3.9.2 Mitigating General Plan Policies and Actions**

Impacts were found to be less than significant and no mitigating General Plan policies or actions were required.

**3.10 HYDROLOGY AND WATER QUALITY**

**3.10.1 Impacts Associated with the Modified Project**

| <b>Would the project:</b>   | <b>Level of Impact in Certified EIR</b> | <b>Meets the Conditions for an Addendum</b> |
|---|---|---|
| a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality?   | LTS                                     | Yes   |
| b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin? | LTS                                     | Yes   |

**3. ENVIRONMENTAL ANALYSIS**

| <b>Would the project:</b>  | <b>Level of Impact in Certified EIR</b> | <b>Meets the Conditions for an Addendum</b> |
|--|---|---|
| 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: |   |   |
| i) result in substantial erosion or siltation on- or off-site;   | LTS                                     | Yes   |
| ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site;  | LTS                                     | Yes   |
| 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                             | LTS                                     | Yes   |
| iv) impede or redirect flood flows?  | LTS                                     | Yes   |
| d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?  | LTS                                     | Yes   |
| e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?  | LTS                                     | Yes   |

Key: LTS = less than significant

**a) and c)** The Certified EIR found that the 2024 Project would not violate any water quality standards or waste discharge requirements or otherwise degrade surface or groundwater quality, or alter the existing drainage pattern of the site or area in a manner which would result in erosion or siltation, flooding, exceedance of the capacity of existing or planned stormwater drainage systems, additional sources of polluted runoff, or altered flood flows. The Modified Project would result in a reduction of the 2024 Project’s proposed SOI, as well as associated land use changes to accommodate the 2024 Project’s development projections. All potential future development that disturbs one or more acres of land would be subject to GCP requirements, which includes the preparation and implementation of a SWPPP to incorporate BMPs to control sediment, erosion, and hazardous materials contamination of runoff during construction and prevent contaminants from reaching receiving water bodies. Additionally, potential future development projects would still need to abide by the requirements of HMC Chapter 15.24, which describes the City’s rules and regulations to control land disturbance, erosion and sediment control. In accordance with the requirements of the Phase II Small municipal separate storm sewer systems (MS4) permit (Order No. 2013-0001-DWQ), new development and significant redevelopment projects under the Modified Project must still incorporate low-impact development (LID) site design and BMPs to address post-construction stormwater runoff. Regulated projects would be required to submit a Stormwater Control Plan in compliance with HMC Section 17.16.140, the Phase II Small MS4 permit, and the City’s MS4 Guidance Document. New development projects would still be required to pay public utility fees, pursuant to HMC Chapter 13, which finances improvements to the municipal storm drain system to accommodate increased flows. Furthermore, potential future development under the Modified Project would still be required to comply with the General Plan goals, policies, and actions to reduce impacts to hydrology and water quality. Therefore, compared to the 2024 Project analyzed in the Certified EIR, the Modified Project would not result in a new impact or a substantial increase in the magnitude of water quality or drainage impacts.

### 3. ENVIRONMENTAL ANALYSIS

**b) and e)** The Certified EIR found that the 2024 Project would not substantially decrease groundwater supplies or impede sustainable groundwater management of the basin, or conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan. The Modified Project would result in a reduction of the 2024 Project's proposed SOI, as well as associated land use changes to accommodate the 2024 Project's development projections. Accordingly, the 2040 water supply projected in the City's 2020 Urban Water Management Plan would still be able to meet future water demand and not impact groundwater supply under the Modified Project. All potential future development would be required to adhere to the CGP, the HMC, the Phase II Small MS4 Permit, and the City's MS4 Guidance Document to ensure that surface and groundwater quality are not adversely impacted during construction and operation. Potential future development would still be required to implement the water-efficient requirements specified in the CALGreen, California Plumbing Code, and Model Water Efficient Landscape Ordinance (MWELO), as well as BMPs and LID measures to improve groundwater recharge. Future projects that meet the criteria under California Water Code Section 10912 would be required to prepare a Water Supply Assessment (WSA) that demonstrates that project water demands would not exceed water supplies. Furthermore, potential future development under the Modified Project would still be required to comply with the General Plan goals, policies, and actions to reduce impacts to hydrology and water quality. Therefore, compared to the 2024 Project analyzed in the Certified EIR, the Modified Project would not result in a new impact or a substantial increase in the magnitude of groundwater impacts.

**d)** The Certified EIR found that the 2024 Project would not risk release of pollutants due to project inundation if in a flood hazard, tsunami, or seiche zones. The Certified EIR Study Area is approximately 20 miles from the ocean and therefore is not at risk of flooding from a tsunami. The Modified Project would result in a reduction of the 2024 Project's proposed SOI, as well as associated land use changes to accommodate the 2024 Project's development projections. As such, the Addendum Study Area would be smaller than the extent of the Certified EIR Study Area. Under the Modified Project, potential future development within the City Limits is still largely expected to occur in existing urban areas, primarily in the form of infill/intensification on sites either already developed and/or underutilized or in close proximity to existing development. Additionally, with a smaller SOI under the Modified Project, there is less potential for development in a flood hazard or dam inundation zone. All potential future development in 100-year flood zones would be subject to floodplain requirements listed in HMC Chapter 15.20. Dam owners would continue to be required to maintain emergency action plans that include procedures for damage assessment and emergency warnings. Furthermore, potential future development under the Modified Project would still be required to comply with the General Plan goals, policies, and actions to reduce impacts to hydrology and water quality. Therefore, compared to the 2024 Project analyzed in the Certified EIR, the Modified Project would not result in a new impact or a substantial increase in the magnitude of impacts related to the release of pollutants due to project inundation.

#### 3.10.2 Mitigating General Plan Policies and Actions

Impacts were found to be less than significant and no mitigating General Plan policies or actions were required.

**3. ENVIRONMENTAL ANALYSIS**

**3.11 LAND USE AND PLANNING**

**3.11.1 Impacts Associated with the Modified Project**

| <b>Would the project:</b>  | <b>Level of Impact in Certified EIR</b> | <b>Meets the Conditions for an Addendum</b> |
|--|---|---|
| a) Physically divide an established community?   | LTS                                     | Yes   |
| 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? | LTS                                     | Yes   |

Key: LTS = less than significant

**a)** The Certified EIR found that the 2024 Project would not physically divide an established community. The Modified Project would result in a reduction of the 2024 Project’s proposed SOI, as well as associated land use changes to accommodate the 2024 Project’s development projections. As such, the Addendum Study Area would be smaller than the extent of the Certified EIR Study Area. Under the Modified Project, potential future development within the City Limits is still largely expected to occur in existing urban areas, primarily in the form of infill/intensification on sites either already developed and/or underutilized or in close proximity to existing development. Additionally, with a smaller SOI under the Modified Project, there is less need to construct physical features or means of access that could cut off development in the SOI from those within City Limits. Furthermore, potential future development under the Modified Project would still be required to comply with the General Plan goals, policies, and actions to reduce impacts to land use and planning. Therefore, compared to the 2024 Project analyzed in the Certified EIR, the Modified Project would not result in a new impact or a substantial increase in the magnitude of impacts related to the physical division of an established community.

**b)** The Certified EIR found that the 2024 Project would not 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. The Modified Project would not result in changes to the development projections of the Certified EIR; therefore, the Modified Project would still comply with the California Housing Element law and fulfill the Regional Housing Needs Allocation requirements. The Modified Project would result in a reduction of the 2024 Project’s proposed SOI, as well as associated land use changes to accommodate the 2024 Project’s development projections. As such, the Addendum Study Area would be smaller than the extent of the Certified EIR Study Area. However, the proposed SOI under the Modified Project would still require review and approval from the San Benito County Local Agency Formation Commission (LAFCO). Additionally, potential future development under the Modified Project would still be required to comply with the General Plan goals, policies, and actions to reduce impacts to land use and planning, ensuring compliance with the California Housing Element law, San Benito County LAFCO, Association of Monterey Bay Area Governments Metropolitan Transportation Plan/Sustainable Communities Strategy, San Benito County 2035 General Plan, and Hollister Municipal Airport ALUCP. Therefore, compared to the 2024 Project analyzed in the Certified EIR, the Modified

**3. ENVIRONMENTAL ANALYSIS**

Project would not result in a new impact or a substantial increase in the magnitude of impacts related to conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect.

**3.11.2 Mitigating General Plan Policies and Actions**

Impacts were found to be less than significant and no mitigating General Plan policies or actions were required.

**3.12 MINERAL RESOURCES**

**3.12.1 Impacts Associated with the Modified Project**

| <b>Would the project:</b>   | <b>Level of Impact in Certified EIR</b> | <b>Meets the Conditions for an Addendum</b> |
|---|---|---|
| a) Result in the loss of availability of a known mineral resource that would be a value to the region and the residents of the state?                                 | LTS                                     | Yes   |
| 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? | LTS                                     | Yes   |

Key: LTS = less than significant

**a) and b)** The Certified EIR found that the 2024 Project would not 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 or a locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan. The Modified Project would result in a reduction of the 2024 Project’s proposed SOI, as well as associated land use changes to accommodate the 2024 Project’s development projections. As such, the Addendum Study Area would be smaller than the extent of the Certified EIR Study Area. Under the Modified Project, potential future development within the City Limits is still largely expected to occur in existing urban areas, primarily in the form of infill/intensification on sites either already developed and/or underutilized or in close proximity to existing development, where there are no known resources of value. Additionally, with a smaller SOI under the Modified Project, there is less potential to impact aggregate resources. While the Modified Project would result in changes to land use designations, it would not change the land use designation of the mining sites (Plant 25, Sandman, San Benito Sand Plant). Furthermore, potential future development under the Modified Project would still be required to comply with the General Plan goals, policies, and actions to reduce impacts to mineral resources. Therefore, compared to the 2024 Project analyzed in the Certified EIR, the Modified Project would not result in a new impact or a substantial increase in the magnitude of impacts related to the loss of important mineral resources.

**3. ENVIRONMENTAL ANALYSIS**

**3.12.2 Mitigating General Plan Policies and Actions**

Impacts were found to be less than significant and no mitigating General Plan policies or actions were required.

**3.13 NOISE**

**3.13.1 Impacts Associated with the Modified Project**

| <b>Would the project:</b>   | <b>Level of Impact in Certified EIR</b> | <b>Meets the Conditions for an Addendum</b> |
|---|---|---|
| a) Result in the generation of a substantial temporary or 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?                       | SU                                      | Yes   |
| b) Result in the generation of excessive groundborne vibration or groundborne noise levels?   | LTS/M                                   | Yes   |
| c) Be 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 and if so expose people residing or working in the project area to excessive noise levels? | LTS                                     | Yes   |

Key: LTS = less than significant; LTS/M = less than significant with mitigation; SU = significant and unavoidable

a) The Certified EIR found that construction activities associated with development under the 2024 Project could expose sensitive receptors in close proximity to a construction site to excessive noise from construction equipment. Additionally, operational vehicle traffic noise increases would exceed the City’s significance thresholds with implementation of the 2024 Project. Even with implementation of the mitigating General Plan policies identified under Section 3.13.2, *Mitigating General Plan Policies and Actions*, impacts would remain significant and unavoidable at the program level.

The Modified Project would result in a reduction of the 2024 Project’s proposed SOI, as well as associated land use changes to accommodate the 2024 Project’s development projections. All potential future development would be required to implement construction best management practices throughout the entire active construction period to ensure that construction noise is minimized to the extent feasible. Stationary noise sources would be subject to the regulations of HMC Chapter 8.28. Additionally, potential future development under the Modified Project would still be required to comply with the General Plan goals, policies, and actions to reduce noise impacts, including the mitigating General Plan policies identified under Section 3.13.2, *Mitigating General Plan Policies and Actions*. However, like the 2024 Project, because project-specific details are unknown, impacts would remain

### 3. ENVIRONMENTAL ANALYSIS

significant and unavoidable at the program level. Therefore, compared to the 2024 Project analyzed in the Certified EIR, the Modified Project would not result in a new impact or a substantial increase in the magnitude of impacts related to increased ambient noise levels in excess of established standards.

**b)** The Certified EIR found that construction and operational activities associated with development under the 2024 Project would not generate excessive short- and long-term vibration levels during project construction and operation with implementation of mitigating General Plan policies identified under Section 3.13.2, *Mitigating General Plan Policies and Actions*. The Modified Project would result in a reduction of the 2024 Project's proposed SOI, as well as associated land use changes to accommodate the 2024 Project's development projections. Where the use of vibration-causing construction equipment would affect nearby sensitive receptors, potential future development would be required to use alternate methods/equipment to ensure that construction vibration is minimized to the extent feasible. Additionally, potential future development under the Modified Project would still be required to comply with the General Plan goals, policies, and actions to reduce noise impacts, including the mitigating General Plan policies identified under Section 3.13.2, *Mitigating General Plan Policies and Actions*. Therefore, compared to the 2024 Project analyzed in the Certified EIR, the Modified Project would not result in a new impact or a substantial increase in the magnitude of impacts related to the generation of excessive groundborne vibration and groundborne noise levels.

**c)** The Certified EIR found that the 2024 Project would not expose people residing or working within two miles of a private airstrip or airport to excessive noise levels. The Modified Project would result in a reduction of the 2024 Project's proposed SOI, as well as associated land use changes to accommodate the 2024 Project's development projections. The Hollister Municipal Airport noise contours do not extend much beyond the runway and would not affect nearby noise-sensitive receptors. Potential future development under the Modified Project would still be required to comply with the General Plan goals, policies, and actions to reduce airport noise impacts. Therefore, compared to the 2024 Project analyzed in the Certified EIR, the Modified Project would not result in a new impact or a substantial increase in the magnitude of impacts related to exposure of excessive airport noise levels to people working or residing near the airport.

### 3.13.2 Mitigating General Plan Policies and Actions

Revisions to the mitigating General Plan policies and actions identified in the Certified EIR, made as part of the Modified Project, are shown in ~~strike through~~ for deleted text and double underline for new, inserted text.

#### Health and Safety (HS) Element

- **\*Policy HS-9.1: Protect Noise Sensitive Areas from Unacceptable Traffic Noise Levels.** Protect the noise environment in existing residential areas by requiring mitigation measures be identified prior to project approval for the operational phase of projects under the following circumstances: (a) the project would cause the day-night average sound level ( $L_{dn}$ ) to increase 5 dB(A) where ambient noise is below 60 dB(A); (b) the project would cause the  $L_{dn}$  to increase 3 dB(A) where ambient noise is between 60 dB(A) and 70 dB(A); or (c) the project would cause the  $L_{dn}$  to increase 1.5 dB(A) where ambient noise is 70 dB(A) or greater.

**3. ENVIRONMENTAL ANALYSIS**

- **\*Action HS-9.1: Review New Development for Potential Noise Impacts.** Require review of all development proposals prior to project approval to verify that the proposed development would not increase noise beyond the City’s established thresholds and that it would not generate noise that would be incompatible with existing uses in the vicinity of the proposed development.
- **\*Action HS-9.6: Periodic Updates to Noise Ordinance.** Require the Noise Ordinance to incorporate the noise-related policies presented in the Hollister General Plan and to develop a procedure for handling noise complaints.
- **\*Action HS-9.8: Noise and Vibration Thresholds.** Require the adoption of the noise and vibration thresholds applied in the General Plan Environmental Impact Report into the Noise Ordinance. For noise thresholds, this shall include the Federal Transit Administration’s (FTA) criteria for acceptable levels of construction noise as well as Construction Equipment Noise Emission Levels based on a distance of 50 feet between the equipment and noise receptor.  
  
 For vibration thresholds, this shall include FTA criteria for acceptable levels of groundborne vibration during operation of commercial or industrial uses and groundborne vibration for various types of construction equipment. If vibration levels exceed the FTA limits for construction, alternative methods/equipment shall be used.
- **\*Action HS-9.9: Construction Best Management Practices.** Require the adoption of the construction best management practices outlined in the General Plan Environmental Impact Report to be incorporated into the Noise Ordinance to minimize construction noise to the extent feasible.

**3.14 POPULATION AND HOUSING**

**3.14.1 Impacts Associated with the Modified Project**

| <b>Would the project:</b>   | <b>Level of Impact in Certified EIR</b> | <b>Meets the Conditions for an Addendum</b> |
|---|---|---|
| a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)? | LTS                                     | Yes   |
| b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?   | LTS                                     | Yes   |

Key: LTS = less than significant

**a) and b)** The Certified EIR found that the 2024 Project would not include substantial unplanned population growth in an area or displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere. The Modified Project would result in a reduction of the 2024 Project’s proposed SOI, as well as associated land use changes to accommodate the 2024 Project’s development projections. All potential future development under the Modified

**3. ENVIRONMENTAL ANALYSIS**

Project would still be required to comply with the General Plan goals, policies, and actions to reduce impacts to population and housing. Therefore, compared to the 2024 Project analyzed in the Certified EIR, the Modified Project would not result in a new impact or a substantial increase in the magnitude of population and housing impacts.

**3.14.2 Mitigating General Plan Policies and Actions**

Impacts were found to be less than significant and no mitigating General Plan policies or actions were required.

**3.15 PUBLIC SERVICES AND RECREATION**

**3.15.1 Impacts Associated with the Modified Project**

| <b>Would the project:</b>  | <b>Level of Impact in Certified EIR</b> | <b>Meets the Conditions for an Addendum</b> |
|--|---|---|
| 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: |   |   |
| <i>Fire protection?</i>  | LTS                                     | <b>Yes</b>                                  |
| <i>Police protection?</i>  | LTS                                     | <b>Yes</b>                                  |
| <i>Schools?</i>  | LTS                                     | <b>Yes</b>                                  |
| <i>Parks?</i>  | LTS                                     | <b>Yes</b>                                  |
| <i>Other public facilities?</i>  | LTS                                     | <b>Yes</b>                                  |
| b) Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?   | LTS                                     | <b>Yes</b>                                  |
| c) Include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?   | LTS                                     | <b>Yes</b>                                  |

Key: LTS = less than significant

**a) through c)** The Certified EIR found that the 2024 Project would not result in physical impacts associated with the need for or provision of new or physically altered governmental facilities in order to maintain acceptable performance objectives for public services, accelerate physical deterioration of

**3. ENVIRONMENTAL ANALYSIS**

recreational facilities, or require the construction or expansion of recreational facilities. The Modified Project would result in a reduction of the 2024 Project’s proposed SOI, as well as associated land use changes to accommodate the 2024 Project’s development projections. As such, the Addendum Study Area would be smaller than the extent of the Certified EIR Study Area. Under the Modified Project, potential future development within the City Limits is still largely expected to occur in existing urban areas, primarily in the form of infill/intensification on sites either already developed and/or underutilized or in close proximity to existing development. With a smaller SOI under the Modified Project, there would be less strain on HFD and HPD to provide fire protection and police services. All potential future development would be required to comply with the CBC and CFC for fire safety standards, as well as HMC requirements for police and fire protection impact fees, public safety tax, site reservations, school site dedications, park development fees, and park and recreation dedication and fees. Furthermore, potential future development under the Modified Project would still be required to comply with the General Plan goals, policies, and actions to reduce impacts to public services and recreation. Future construction of new facilities would continue to be subject to separate project-level approval and CEQA review, if required, in order to identify potential environmental impacts and mitigation measures as needed. Therefore, compared to the 2024 Project analyzed in the Certified EIR, the Modified Project would not result in a new impact or a substantial increase in the magnitude of impacts to public services and recreation.

**3.15.2 Mitigating General Plan Policies and Actions**

Impacts were found to be less than significant and no mitigating General Plan policies or actions were required.

**3.16 TRANSPORTATION**

**3.16.1 Impacts Associated with the Modified Project**

| Would the project:   | Level of Impact in Certified EIR | Meets the Conditions for an Addendum |
|--|----------------------------------|--------------------------------------|
| a) Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?          | LTS                              | Yes                                  |
| b) Conflict or be inconsistent with CEQA Guidelines Section 15064.3, subdivision (b)?  | SU                               | Yes                                  |
| c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? | LTS                              | Yes                                  |
| d) Result in inadequate emergency access?  | LTS                              | Yes                                  |

Key: LTS = less than significant; SU = significant and unavoidable

### 3. ENVIRONMENTAL ANALYSIS

**a), c), and d)** The Certified EIR found that the 2024 Project would not conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities; substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment); or result in inadequate emergency access. The Modified Project would result in a reduction of the 2024 Project's proposed SOI, as well as associated land use changes to accommodate the 2024 Project's development projections. Under the Modified Project, potential future development within the City Limits is still largely expected to occur in existing urban areas, primarily in the form of infill/intensification on sites either already developed and/or underutilized or in close proximity to existing development. Potential hazards associated with future development projects would continue to be analyzed and evaluated in detail through the project-specific environmental review process or during project application review. Prior to the construction of streets, highways, alleys, traffic signals, and related public improvements, the City of Hollister Public Works Department is to review and approve plans according to construction standards and specifications. Furthermore, potential future development under the Modified Project would still be required to comply with the General Plan goals, policies, and actions to reduce transportation impacts. Therefore, compared to the 2024 Project analyzed in the Certified EIR, the Modified Project would not result in a new impact or a substantial increase in the magnitude of impacts relating to conflict with a program, plan, ordinance, or policy addressing the circulation system; hazards due to a geometric design feature or incompatible uses; or inadequate emergency access.

**b)** The Certified EIR found that the 2024 Project would result in a significant VMT impact for VMT per Capita (Residential) and Retail VMT over 50,000 square feet, due to forecasted land use growth through 2040, based on a comparison of the VMT rate increment for VMT to the corresponding average baseline rates for the San Benito County region. Even with implementation of the mitigating General Plan policies and actions identified under Section 3.16.2, *Mitigating General Plan Policies and Actions*, impacts would remain significant and unavoidable at the program level.

The Modified Project would result in a reduction of the 2024 Project's proposed SOI, as well as associated land use changes to accommodate the 2024 Project's development projections. Under the Modified Project, potential future development within the City Limits is still largely expected to occur in existing urban areas, primarily in the form of infill/intensification on sites either already developed and/or underutilized or in close proximity to existing development. However, to confirm that the land use changes would not result in an increased VMT impact, a qualitative VMT analysis is required. The City of Hollister's VMT impact thresholds and analysis guidelines were used as the basis of the analysis prepared for the Modified Project by Kimley Horn and Associates. VMT is measured by VMT per Capita (Residential) and VMT per Employee for two scenarios: 2045 MTP (No Project), and 2045 Plus Project. Because Retail land uses typically redistribute shopping trips rather than generate new trips, VMT from Retail was analyzed qualitatively. The threshold for significance for Retail VMT for projects greater than 50,000 square feet is any net increase over existing conditions. Therefore, if a proposed retail development is over 50,000 square feet and results in any additional VMT over the existing condition, the proposed retail project would result in a significant impact. A complete description of the methodology is provided in Kimley Horn and Associates report prepared for the Modified Project.

As shown in Table 2, *Vehicle Miles Traveled*, the VMT per Capita (Residential) and VMT per Employee only slightly decreased under the Modified Project compared to the 2024 Project. Like the 2024 Project,

**3. ENVIRONMENTAL ANALYSIS**

the Modified Project would also exceed the threshold for VMT per Capita (Residential). Similarly, the Modified Project could also exceed the threshold for retail VMT, like the 2024 Project.

**Table 2 Vehicle Miles Traveled**

| Scenario               | 2024 Project             |              | Modified Project         |              |
|------------------------|--------------------------|--------------|--------------------------|--------------|
|                        | VMT/Capita (Residential) | VMT/Employee | VMT/Capita (Residential) | VMT/Employee |
| <b>City Threshold</b>  | <b>18.8</b>              | <b>20.6</b>  | <b>18.8</b>              | <b>20.6</b>  |
| 2040 MTP (No Project)  | 21.5                     | 18.9         | 21.2                     | 18.8         |
| 2040 Plus Project      | 19.7                     | 15.2         | 19.6                     | 14.7         |
| <b>Over Threshold?</b> |                          |              |                          |              |
| 2040 MTP (No Project)  | <b>Yes</b>               | No           | <b>Yes</b>               | No           |
| 2040 Plus Project      | <b>Yes</b>               | No           | <b>Yes</b>               | No           |

Sources: Kimley Horn and Associates, 2025.

Potential future development under the Modified Project would still be required to comply with the General Plan goals, policies, and actions to reduce transportation impacts, including the mitigating General Plan policies identified under Section 3.16.2, *Mitigating General Plan Policies and Actions*. VMT-reduction approaches should still be accounted for in subsequent VMT evaluations of specific projects as they are proposed within the City of Hollister. However, like the 2024 Project, because project-specific details are unknown, impacts would remain significant and unavoidable at the program level. Therefore, compared to the 2024 Project analyzed in the Certified EIR, the Modified Project would not result in a new impact or a substantial increase in the magnitude of impacts related to VMT.

**3.16.2 Mitigating General Plan Policies and Actions**

Revisions to the mitigating General Plan policies and actions identified in the Certified EIR, made as part of the Modified Project, are shown in ~~strikethrough~~ for deleted text and double underline for new, inserted text.

**Circulation (C) Element**

- **\*Policy C-1.5: Transportation Demand Management.** Require new development to reduce single-occupant vehicle usage using Transportation Demand Management strategies prior to project approval.
- **\*Action C-1.1: Performance and Monitoring.** Require the monitoring of the City's mode split progress on reducing vehicle miles traveled (VMT) and reducing GHG emissions from VMT, as data is available.

**3. ENVIRONMENTAL ANALYSIS**

- **\*Action C-1.2: VMT Mitigation Banking Fee Program.** Require the establishment of a Vehicle Miles Traveled (VMT) Mitigation Banking Fee Program. This program shall fund the construction of facilities throughout Hollister that support active transportation (cycling and walking) and transit ridership to mitigate VMT impacts from new development.
- **\*Policy C-4.6: Transportation Demand Management Requirements.** Require new or existing developments that meet specific size, capacity, and/or context conditions to implement Transportation Demand Management strategies and other single-occupancy vehicle reduction methodologies. Require new developments to comply with tiered trip reduction and VMT reduction targets and monitoring that are consistent with the targets of the City’s VMT CEQA thresholds prior to project approval.

### 3.17 Utilities and Service Systems

#### 3.17.1 Impacts Associated with the Modified Project

| Would the project:   | Level of Impact in Certified EIR | Meets the Conditions for an Addendum |
|--|----------------------------------|--------------------------------------|
| 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? | LTS                              | Yes                                  |
| b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?  | LTS                              | Yes                                  |
| c) Result in a determination by the wastewater 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?  | LTS                              | Yes                                  |
| 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 goals?  | LTS                              | Yes                                  |
| e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?   | LTS                              | Yes                                  |

Key: LTS = less than significant

**a) through e)** The Certified EIR found that the 2024 Project would not require or result in the relocation or construction of new or expanded utilities facilities, would have sufficient water supplies, would not result in the determination by the wastewater treatment provider that it does not have adequate capacity to serve the 2024 Project, would not generate solid waste in excess of state or local standards or

**3. ENVIRONMENTAL ANALYSIS**

the capacity of local infrastructure, and would comply with federal, state, and local solid waste regulations. The Modified Project would result in a reduction of the 2024 Project’s proposed SOI, as well as associated land use changes to accommodate the 2024 Project’s development’s projections. All potential future development would be required to implement the water-efficient requirements specified in the CALGreen, California Plumbing Code, and MWELo and those that meet the criteria under California Water Code Section 10912 would be required to prepare a WSA that demonstrates that project water demands would not exceed water supplies. Potential future development would still be subject to CGP requirements as applicable, which includes the preparation and implementation of a SWPPP to incorporate BMPs to control sediment and non-stormwater discharges. In accordance with the requirements of the Phase II Small MS4 permit, new development and significant redevelopment projects under the Modified Project must still incorporate BMPs to address post-construction stormwater runoff as appropriate. Future development would also need to comply with the recycling requirements of CALGreen and AB 341, as well as energy demand reduction requirements of the California Energy Code, CALGreen and Appliance Efficiency Regulations. All potential future development would be required to pay fees for water services, wastewater collection, sewer connection, storm drainage impact pursuant to HMC Chapter 13. Furthermore, potential future development under the Modified Project would still be required to comply with the General Plan goals, policies, and actions to reduce impacts to utilities and service systems. Therefore, compared to the 2024 Project analyzed in the Certified EIR, the Modified Project would not result in a new impact or a substantial increase in the magnitude of impacts related to relocation or construction of new or expanded facilities.

**3.17.2 Mitigating General Plan Policies and Actions**

Impacts were found to be less than significant and no mitigating General Plan policies or actions were required.

**3.18 Wildfire**

**3.18.1 Impacts Associated with the Modified Project**

| If located in or near state responsibility areas or lands classified as very high fire hazard severity zones (FHSZ), would the project:   | Level of Impact in Certified EIR | Meets the Conditions for an Addendum |
|---|----------------------------------|--------------------------------------|
| a) Substantially impair an adopted emergency response plan or emergency evacuation plan?  | LTS                              | Yes                                  |
| 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? | LTS                              | Yes                                  |

**3. ENVIRONMENTAL ANALYSIS**

| <b>If located in or near state responsibility areas or lands classified as very high fire hazard severity zones (FHSZ), would the project:</b>   | <b>Level of Impact in Certified EIR</b> | <b>Meets the Conditions for an Addendum</b> |
|--|---|---|
| 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? | LTS                                     | <b>Yes</b>                                  |
| 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?  | LTS                                     | <b>Yes</b>                                  |

Key: LTS = less than significant

**a)** The Certified EIR found that the 2024 Project would not substantially impair an adopted emergency response plan or emergency evacuation plan. The Modified Project would result in a reduction of the 2024 Project’s proposed SOI, as well as associated land use changes to accommodate the 2024 Project’s development projections. As such, the Addendum Study Area would be smaller than the extent of the Certified EIR Study Area. Under the Modified Project, potential future development within the City Limits is still largely expected to occur in existing urban areas, primarily in the form of infill/intensification on sites either already developed and/or underutilized or in close proximity to existing development. With a smaller SOI under the Modified Project, there would be less strain on the HFD, HPD, San Benito County Fire Department, and San Benito County Sheriff’s Department to respond to emergencies. All potential future development in the Wildland Urban Interface or Very High FHSZs would be required to comply with the State Responsibility Area (SRA) and Very High FHSZ Fire Safe Regulations, Public Resources Code Section 4291, CBC, CFC, and HMC, which have requirements for the length of single-access roads, widths of roadways, and vegetation fuel management around roadways. Potential future development would be required to comply with the regulations of the San Benito County EOP. Furthermore, all potential future development under the Modified Project would still be required to comply with the General Plan goals, policies, and actions to reduce impacts to emergency response. Therefore, compared to the 2024 Project analyzed in the Certified EIR, the Modified Project would not result in a new impact or a substantial increase in the magnitude impacts related to interference with emergency response.

**b) through d)** The Certified EIR found that the 2024 Project would not expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire, exacerbate fire risk from installation or maintenance of infrastructure, or expose people or structures to significant risks as a result of runoff, postfire slope instability, or drainage changes. The Modified Project would result in a reduction of the 2024 Project’s proposed SOI, as well as associated land use changes to accommodate the 2024 Project’s development projections. All potential future development would be required to comply with the 2019 Strategic Fire Plan for California, 2021 California Wildfire and Forest Resilience Action Plan, Unit Strategic Fire Plan for San Benito-Monterey, San Benito County CWPP, and San Benito County MJHMP to reduce wildfire hazards and coordinate response to these hazards on a statewide and regional scale. Potential future development would be required to comply with SRA and Very High FHSZ

### **3. ENVIRONMENTAL ANALYSIS**

Fire Safe Regulations, Public Resources Code Section 4291, CBC, CFC, California Public Utilities Commission, and HMC regulations to reduce fire hazard risks from slope, prevailing winds, vegetation, infrastructure installation, runoff, and drainage. Furthermore, all potential future development under the Modified Project would still be required to comply with the General Plan goals, policies, and actions to reduce wildfire impacts. Therefore, compared to the 2024 Project analyzed in the Certified EIR, the Modified Project would not result in a new impact or a substantial increase in the magnitude of impacts related to relocation or construction of new or expanded facilities.

#### **3.18.2 Mitigating General Plan Policies and Actions**

Impacts were found to be less than significant and no mitigating General Plan policies or actions were required.

## 4. FINDINGS

---

As summarized below, and for the reasons described in Section 3, *Environmental Analysis*, of this Addendum, the City of Hollister has concluded that the Modified Project meets the conditions of CEQA Guidelines Section 15164 and that therefore an Addendum to the Certified EIR is the appropriate CEQA document to address the Modified Project.

As previously discussed, under CEQA Guidelines Section 15164, an addendum to an EIR or MND may be prepared if only minor technical changes or additions are necessary or none of the conditions described in CEQA Guidelines Section 15162 calling for the preparation of a subsequent EIR or MND have occurred. The following restates the standards set forth in CEQA Guidelines Section 15162 as they relate to the Modified Project.

- 1. No substantial changes are proposed in the project which would require major revisions of the previous EIR due to the involvement of new significant environmental effect or a substantial increase in the severity of previously identified significant effect.**

The Modified Project would result in a reduction of the 2024 Project's proposed SOI, as well as associated land use changes to accommodate the 2024 Project's development projections. As such, the Addendum Study Area would be smaller than the extent of the Certified EIR Study Area. While the Modified Project also involves changes to land use designations analyzed in the Certified EIR, such changes would not result in changes to the development projections of the Certified EIR. Consequently, there are no substantial changes proposed that will require major revisions of the Certified EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.

- 2. No substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.**

The Modified Project would not result in substantial changes in physical circumstances that would cause a new significant impact or substantially increase the severity of a previously identified significant impact, and there have been no other changes in the circumstances that meet this criterion. There have been no changes in the environmental conditions in the Certified EIR Study Area that were not contemplated and analyzed in the Certified EIR and that would result in new or substantially more severe environmental impacts in association with implementation of the Modified Project.

#### **4. FINDINGS**

- 3. No new information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the negative declaration was adopted, shows any of the following:**
- A. The project will have one or more significant effects not discussed in the previous EIR or negative declaration**
  - B. Significant effects previously examined will be substantially more severe than shown in the previous EIR;**
  - C. Mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or**
  - D. Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.**

There is no new information of substantial importance (which was not known or could not have been known at the time of the adoption of the Hollister 2040 General Plan, CAP, and ALPP in December 2024) that identifies a new significant impact; a substantial increase in the severity of a previously identified significant impact; mitigation measures or alternatives previously found infeasible that would now be feasible and would substantially reduce one or more significant effects of the General Plan; or mitigation measures or alternatives that are considerably different from those analyzed in the Certified EIR and would substantially reduce one or more significant effects on the environment.

## 5. LIST OF PREPARERS

---

### LEAD AGENCY

Eva Kelly, Hollister Planning Manager

### PLACEWORKS

Terri McCracken, Principal, Principal-in-Charge

Vivian Kha, Associate II, Project Manager

### KIMLEY HORN

Frederik Venter, Principal

Mehul Champaneri, Project Manager

**5. LIST OF PREPARERS**

*This page is intentionally left blank.*