

RESOLUTION NO. 2009-185

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HOLLISTER
APPROVING GENERAL PLAN AMENDMENT 2009-2 (2009-2014) HOUSING
ELEMENT REVISION AND AMENDMENTS TO POLICY RELATED TO
CONSERVATION AND SAFETY INCOMPLIANCE WITH SECTION 65302 OF
THE CALIFORNIA GOVERNMENT CODE**

WHEREAS, under the provisions of Article 10.6 Housing Element of the Government Code, the City of Hollister is required to periodically update the General Plan Housing Element and forward a draft revision of the California Department of Housing and Community Development for review and comment prior to adoption; and

WHEREAS, under the provisions of section 65302 of the Government Code, the City of Hollister is required to concurrently amend the Land Use, Conservation and Safety Elements of its general plan and forward the draft revisions to the California Geological Survey of the Department of Conservation and the Office of Emergency Services for review and comment prior to adoption; and

WHEREAS, the City Council directed staff to forward draft amendments to the Housing Element, the Land Use and Community Design Element, Natural Resources and Conservation Element and Health and Safety Element to appropriate state agencies for review and comment; and

WHEREAS, written findings from the California Department of Housing and Community Development (HCD) were submitted to the City of Hollister on July 3, 2009; and

WHEREAS, the City of Hollister City Council and Planning Commission reviewed and considered the written findings from HCD and reviewed proposed program changes to address the agency's concerns; and

WHEREAS, a revised draft Housing Element was re-submitted to the California Department on September 3, 2009 for review; and

WHEREAS, on November 2, 2009, the Californian Department of Housing and Community Development made written findings that the revised 2009-2014 Housing Element complies with State Housing Element law in Article 10.6 of the Government Code; and

WHEREAS, no written comments were received from the California Department of Conservation on amendments to policy and information related to fire, flood and fault hazards; and

WHEREAS, the City of Hollister Planning Commission at a duly noticed public hearing on August 28, 2009 recommended approval of General Plan Amendment 2009-2 to the City Council pursuant to Planning Commission Resolution 2009-24 after considering all written and oral testimony relating to the project, and,

WHEREAS, the City of Hollister City Council conducted a duly noticed public hearing on December 7, 2009 to receive testimony on and consider the GPA 2009-2; and,

WHEREAS, at said hearing, the City Council heard and considered all written and oral testimony both for and against the project, as well as information and reports contained in the record including all staff reports and GPA 2009-2.

NOW, THEREFORE, BE IT RESOLVED that the City of Hollister City Council makes the following findings:

1. That the revised 2008-2014 Housing Element revision complies with State Housing Element law (Government Code section 65580 et seq.)
2. The amendments to the Land Use and Community Design Element, Natural Resources and Conservation Element, and Health and Safety Element add information and policy changes that comply with section 65302 of the Government Code.

BE IT FURTHER RESOLVED that the Council hereby approves General Plan Amendment 2009-2 consisting of the City of Hollister Housing Element General Plan, Final Housing Element, November 2009, and the amendments shown in Exhibit A and attached.

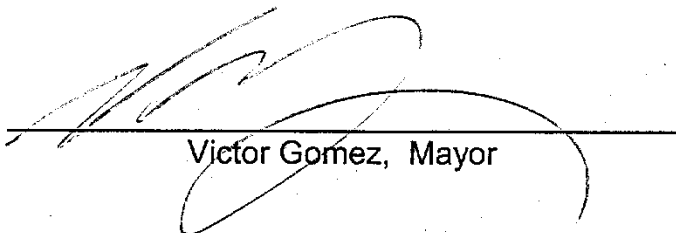
Effective Date: General Plan Amendment 2009-2 will become effective thirty days after the date of adoption of this resolution.

PASSED AND ADOPTED, this 7th day of December 2009, by the following vote:

AYES: Council Members Sanchez, Valdivia, Friend and Mayor Gomez.

NOES: None.

ABSENT: Council Member Emerson.



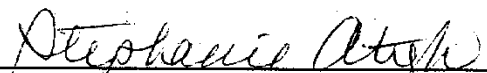
Victor Gomez, Mayor

ATTEST:



Geri Johnson, City Clerk

APPROVED AS TO FORM:



Stephanie Atigh, City Attorney

EXHIBIT A

1. Amendment to Chapter Two: Land Use and Community Design Element, 'Infill and Phasing Strategies', to add the text in **bold faced type** to the first two sentences of paragraph 3 as follows:

Map 6: Phasing Strategy highlights areas outside of the City's SOI that should not be developed until the SOI is sufficiently built out **or until a comprehensive program to reduce the potential flood hazards to residentially designated lands is adopted with a funding mechanism for construction of any necessary improvements.** Once this occurs, each development phase will be prioritized in sequence; applications for projects in the Phase 1 district will be promoted in favor of projects in Phases 2, 3 **or 4.** The preparation of a Specific Plan that offers Hollister a high-quality product or a unique opportunity is an alternative way for a development project to gain priority.

2. Amendment to Chapter Five: Community Services and Facilities Element, 'Drainage' to revise fifth and sixth sentences of the second paragraph and add two additional paragraphs as shown below:

In response to growth that was occurring in and around the Planning Area, the City of Hollister commissioned a series of planning and engineering studies to address drainage needs. The Storm Drainage Element of the Public Works Master Plan (1985) was completed and the need for a series of storm drainage improvements was identified. Since implementation of the Plan began, a number of drainage improvements and detention ponds have been installed or are in the process of construction. Those that have been completed include the San Juan Road/South Street/Hillcrest Road trunk line, the Rustic Street system including the detention pond, and a downstream portion of the Bundeson storm line south of Nash Road in the Cienega Road area. Currently, the Enterprise Road storm line, which serves a portion of the southeast sector of the Planning Area, is under construction. An engineering study **for a citywide storm water master plan is planned for FY 2009-2010 of the Santa Ana Creek and its tributary is** underway to determine the extent of storm drainage improvements required in this basin. **In 2008**~~1991~~, a flood insurance study commissioned by the Federal Emergency Management Agency (FEMA) was completed, which addresses floodplain patterns and floodplain management **and the revised maps will become effective soon. The State Department of Water Resources has identified potential flood hazard areas that are not included in the FEMA 100 year flood zone. Both flood hazard areas are shown on Map 14.**

The San Justo Reservoir is located southwest of the Hollister General Plan Planning Area. Based on the Bureau of Reclamation Flood Inundation Study for the San Justo Dam and Dike, the planning area is outside of the probable inundation area.

3. Amendment to Chapter 5, Community Services and Facilities Element Policy CSF3.5 Infiltration Areas by adding the words 'and groundwater recharge' to the end of the policy as shown below in **bold faced type**:

Require new development to identify sites which may be used for vegetated swales or strips, infiltration, media infiltration, water-oil separators, wet ponds, constructed wetlands, extended detention areas and multiple system which may enhance water quality **and groundwater recharge**.

4. Amendment to Chapter 7, Natural Resources and Conversation Element Policy .1.6 'Enhancement of Creeks and Drainage ways' by adding the words 'and groundwater recharge' to the end of the first sentence of the policy.

Explore enhancement of, and support continuous upgrades to, drainage ways to serve as wildlife habitat corridors for wildlife movement and to serve as flood control facilities to accommodate storm drainage **and groundwater recharge**. Require setbacks, creek enhancement and associates riparian habitat restoration/creation for projects adjacent to creeks to maintain storm flows, reduce erosion and maintenance and improve habitat values, where feasible. Generally, all new structures and paved surfaces should be set back 100 feet from wetlands and creeks.

5. Amendment to Chapter 8 Health and Safety Element:, 'Hollister today' by adding the two paragraphs shown below in **bold faced type** to the section:

The following information supplements the County element. There is potential for earthquake, landslide and liquefaction hazards in some portions of the City of Hollister and the General Plan Planning Area. Maps 17 illustrates that there is one localized area in the City of Hollister near Park Hill that has the potential for Landslide Hazard. This property area is also within the Alquist Priolo Earthquake Fault Hazard zone. Map 18 illustrates the potential for liquefaction hazards in the planning area. The City of Hollister has adopted a fault hazard overlay zone that establishes procedures for geologic fault hazard assessments if required by the Alquist-Priolo Earthquake Fault Zone Act.

The City of Hollister is not located within a State Responsibility Area for Fire Protection or an Extremely High Fire Hazard Area.

6. Amendment to Health and Safety Element Policy HS1.1 Location of Future Development to add to the implementation column the text as shown below in **bold faced type**:

Implementation:

Update geologic, flooding and other hazard maps

- **Use established geologic hazard and flood hazard overlay zoning during the review of new development and to inform the public of potential hazards.**
- **Update Flood Hazard Overlay zoning and mapping on the Geographic Information System for the City of Hollister as new information about flood hazards becomes available.**

7. Amendment to Health and Safety Element Policy H.S. 1.9 Flood Hazards to add to the implementation column the text as shown in **bold faced type**.

- **New residential development on properties located within the FEMA 100 year flood plain shall be designed to avoid FEMA 100-year flood zones. If a new residential lot has a portion of the property in the 100 year flood plain, at least 6,000 square feet entirely outside of flood hazard area, a Letter of Map Revision (LOMAR) shall be approved by FEMA for the 6,000 square foot area located outside of the floodplain prior to recordation of a final map or a parcel map and a non-developable easement shall be recorded on the portion of any lot in the FEMA 100-year flood plain.**
- **Prior to rezoning and annexation of lands with a residential designation north of Santa Ana Road that are located in the 100 year FEMA flood zone or the Department of Water Resources Awareness Flood Maps, a comprehensive plan for flood control improvements to avoid damage to persons and property with an approved mechanism for funding the improvements shall be required.**

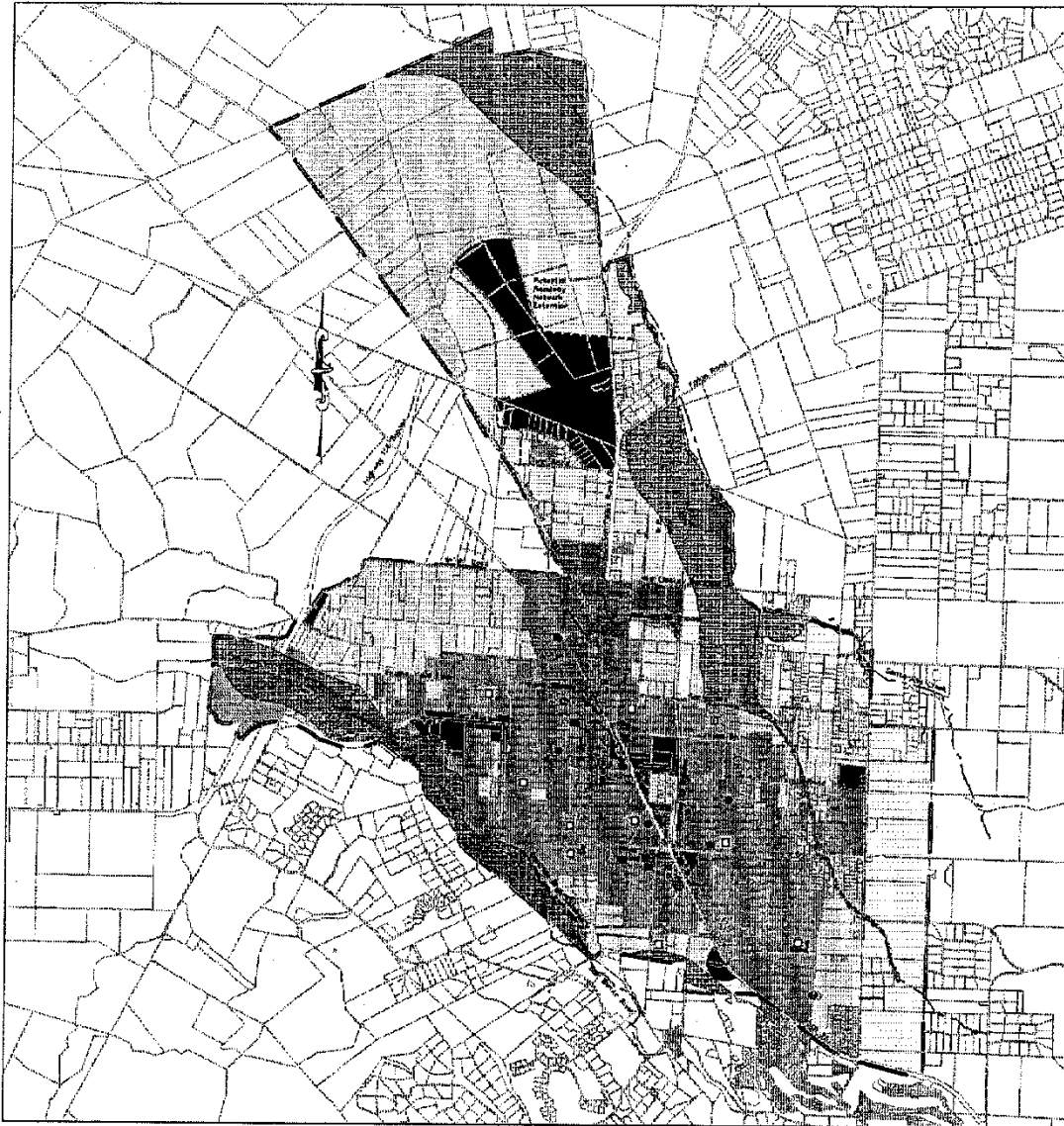
8. Amendment to Health and Safety Element Policy H.S. 1.10 Floodplain Uses to add to the implementation column the text as shown in **bold faced type**.

- **Amend the zoning ordinance to prohibit the establish of new hospitals, health care facilities, emergency shelters, fire stations, emergency command centers and communication facilities in flood hazard zones.**

- **Identify necessary improvements in the area of existing essential public facilities located in a flood hazard zone or flood awareness area to minimize the damage to these facilities.**
9. Amendment to add a new policy titled 'HS 3.8 Hazard Mitigation' as shown in **bold faced type**.
- **HS3.8 Hazard Mitigation: Annually review capital improvements, ordinances and standards for revisions that may be warranted to implement an adopted hazard mitigation plan or similar planning document.**
10. Amendment to add a new Implementation Measure titled 'HS.V Hazard Mitigation Plan' as shown in **bold faced type**.
- **HS.V Hazard Mitigation Plan**
Cooperate with local agencies to complete and implement ongoing efforts to prepare a Hazard Mitigation Plan

11. Amendments to replace Map 2 Land Use as shown below with more detailed flood hazard information.

2. LAND USE AND COMMUNITY DESIGN ELEMENT



100 Year Flood Zone	Medium Density Residential	Industrial	North Gateway Commercial	Airport Support	Transit Hub
Planning Area	Low Density Residential	Downtown Commercial and Mixed-Use	General Commercial	Public	School
Creeks and Rivers	Medium Density Residential	Water Office	Industrial	Open Space	Park
100 Year Flood Zone	High Density Residential	West Gateway	Airport	Agriculture	North Gateway Driveway

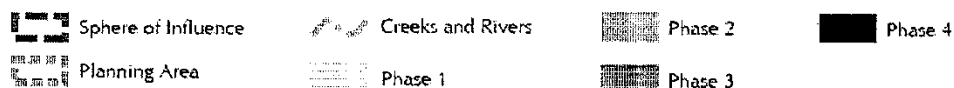
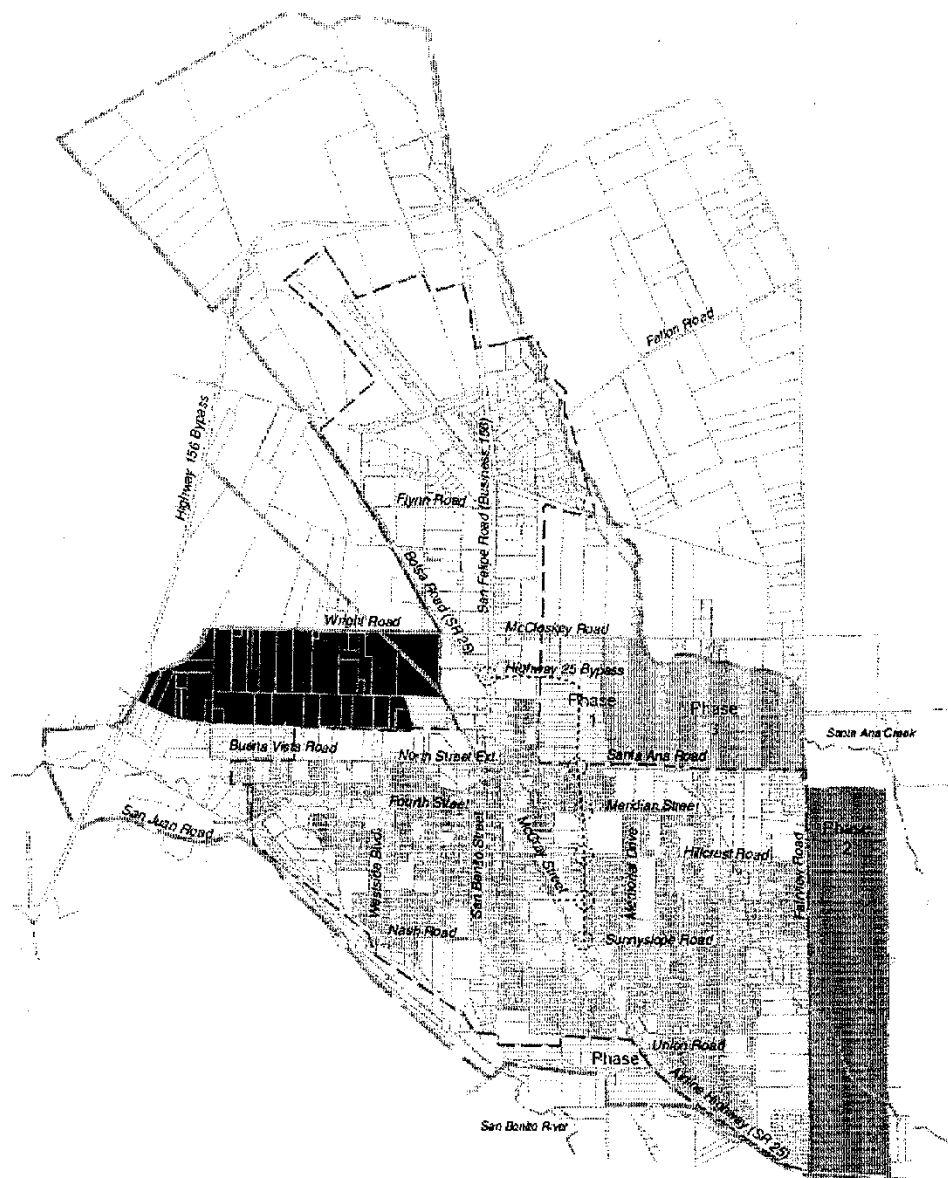
Map prepared by Kelley Engineering & Surveying - June 2009

Amended by Resolution 2008-153 on October 20, 2008
Amended by Resolution 2009- 10 on January 20, 2009

Map 2
Land Use Plan
City of Hollister 2009 General Plan
Scale 1" = 2000'

12. Amendment to replace Map 6 Phasing Strategy

2. LAND USE AND COMMUNITY DESIGN ELEMENT

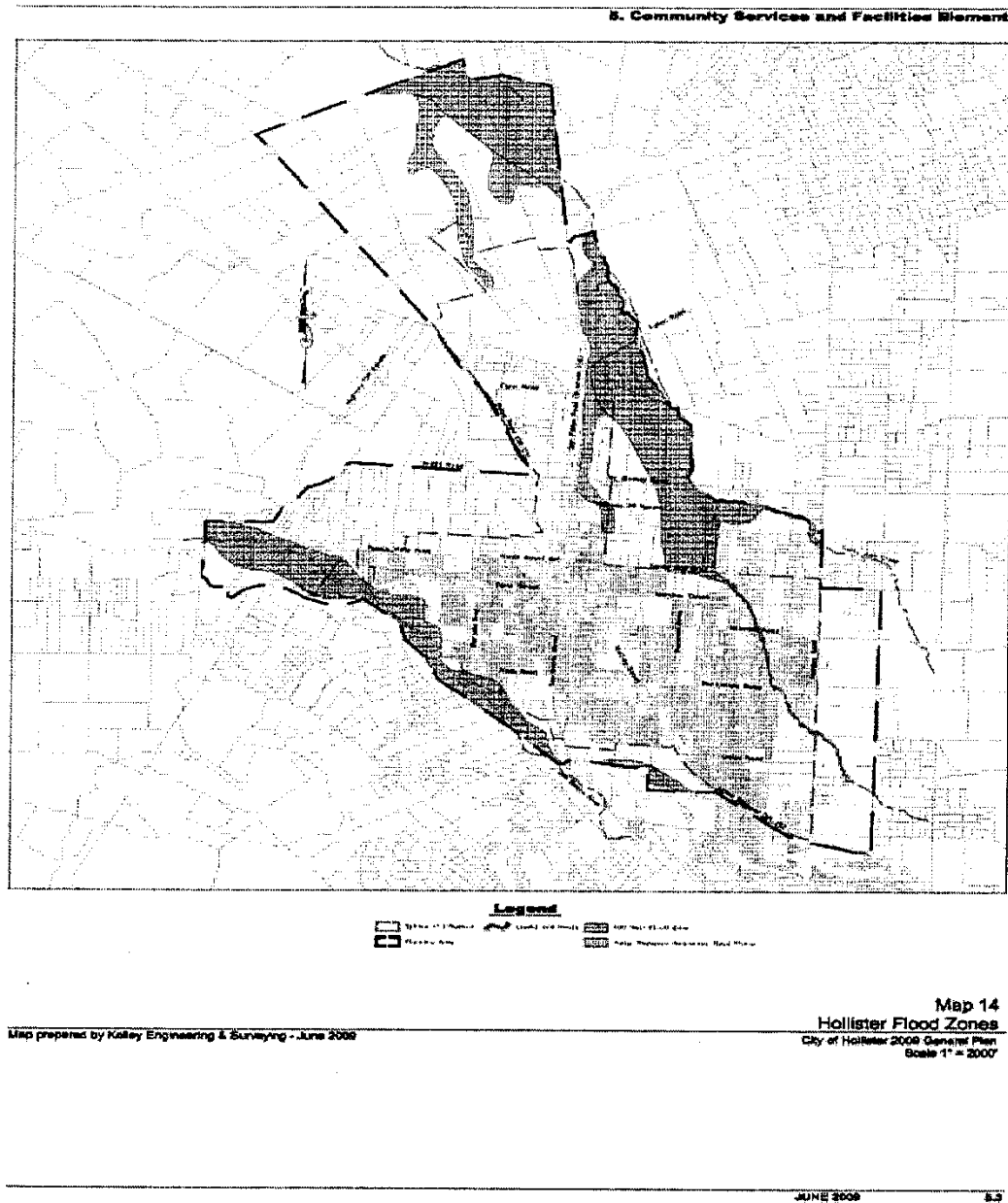


Map prepared by MIG, Inc. - December 2005

Map 6
Phasing Strategy

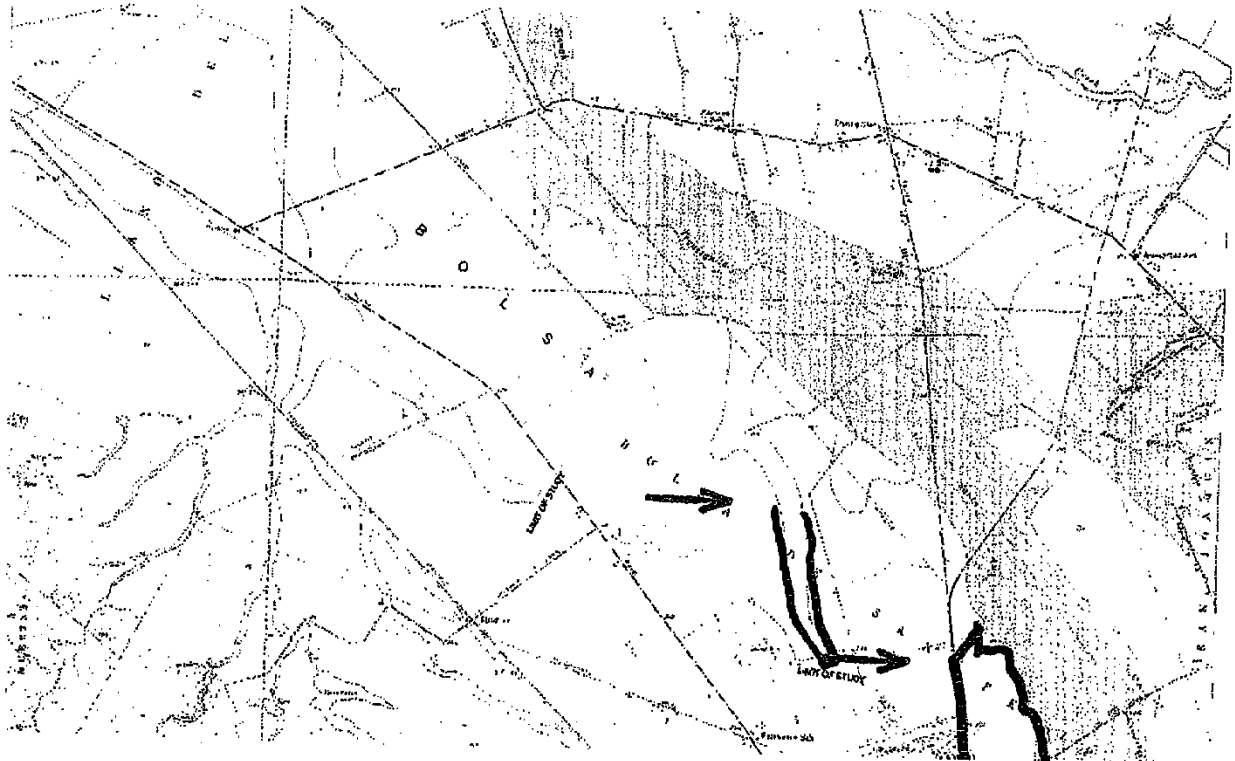
City of Hollister 2005 General Plan

13. Amendments to replace Figure 14, Flood Hazards as shown on the following page to show more detailed flood hazard information.



15. Amendment to add Map 17 Hollister Landslide Susceptible Areas

**DEPARTMENT OF WATER RESORUCES FLOOD AWARENESS AREAS
TO BE ADDED TO MAP 14 HOLLISTER FLOOD ZONES**



-  DWR Awareness Floodplain
-  FEMA Q3
-  Floodplains Terminated



Floodplain Vector Data Overlaid on
1:24,000 USGS Quadrangle San Felipe
State Plane Zone 4 1983

Date 11/4/02

0.5 0 0.5 1 MILES

16. Amendment to add Map 18, Hollister Liquefaction Hazards



HOLLISTER LIQUEFACTION HAZARDS
LIQUEFACTION HAZARD ZONES OF HOLLISTER AREA, SAN BENITO COUNTY, CALIFORNIA

1998

1998