

RESOLUTION NO. 94-20

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HOLLISTER
ADOPTING THE WEST FAIRVIEW ROAD SPECIFIC PLAN**

WHEREAS, the City Council of the City of Hollister held a public hearing on February 7, 1994 to review a recommendation from the City of Hollister Planning Commission to approve the West Fairview Road Specific Plan prepared by the West Fairview Road Property owners (Northern California Land Partnership, Maxton Ventures, Yale/Hollister Associates, Ed Vierra, Gloria Zuniga, Pam Chamblin, Janet Roberts, and the Stekoll Partnership) to plan for future residential development of a 299-acre site located between Airline Highway and Fairview Road (APNs 20-27-39, 40 and 41 and APNs 20-31-05, 06, 07, 08 and 09); and

WHEREAS, the City Council has considered the Specific Plan request and various land use options for the subject property and surrounding properties; and

WHEREAS, the subject site had no comprehensive development plan regarding the precise development of the subject property; and

WHEREAS, the proposed project has been in the planning process since January of 1990 and, since April of 1990, the City of Hollister has undertaken preparation of a Draft General Plan to replace the existing adopted General Plan; and

WHEREAS, the City Council has found that there is a need to have a comprehensive plan for development of the subject property to complement the existing General Plan and the future General Plan currently being prepared to provide for appropriate and compatible land uses in the City and the project area; and

WHEREAS, in accordance with the California Environmental Quality Act (CEQA), an Environmental Impact Report was prepared to analyze and evaluate the potential environmental effects of the proposed Specific Plan, and to disclose potential ways to avoid or reduce the potential significant environmental effects identified in the EIR; and to identify alternatives to the proposed project, focusing on alternatives that could feasibly attain the basic project objectives and that would avoid or reduce the potential environmental effects of the proposed project; and

WHEREAS, the Final Environmental Impact Report has been reviewed and considered by the City Council concerning the requested Specific Plan and has been found by the Planning Commission of the City of Hollister to comply with the requirements

of CEQA and applicable state and local guidelines; and

WHEREAS, plan implementation may result in direct impacts to the environment, but the environmental effects resulting from development of the site in accordance with the Specific Plan can be addressed through the imposition of mitigation measures in connection with approval of any discretionary actions necessary to develop the plan area; and

WHEREAS, the Planning Commission of the City of Hollister has adopted a resolution recommending that the City Council adopt a mitigation monitoring program pursuant to the requirements of AB 3180 which will apply to all discretionary actions taken concerning the project, which program will ensure that the mitigation measures identified to reduce the environmental effects of the project are imposed; and

WHEREAS, the City Council of the City of Hollister is concurrently adopting Resolution 94-19 certifying the Final Environmental Impact Report and adopting the Mitigation Monitoring Program, CEQA Findings and Statement of Overriding Considerations for the West Fairview Specific Plan;

NOW, THEREFORE, based on the above findings and on the findings attached hereto as Exhibit A, it is hereby resolved by the City Council of the City of Hollister as follows:

1. The City Council hereby approves the West Fairview Road Specific Plan attached hereto and incorporated herein by reference.
2. The City Council of the City of Hollister finds that the West Fairview Road Specific Plan is consistent with the Hollister General Plan and implementing ordinances.
3. The City Council of the City of Hollister finds that there is a reasonable probability that the Specific Plan will be consistent with the proposed General Plan and there is little or no probability that the Specific Plan will be detrimental to or interfere with the future adopted General Plan if the Specific Plan is ultimately inconsistent with that General Plan.

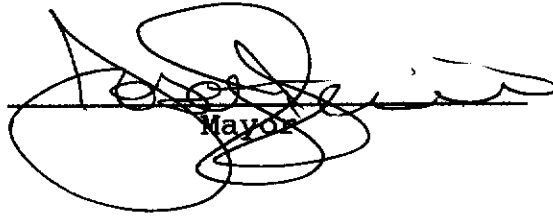
The foregoing resolution was passed and adopted by the City Council of the City of Hollister on the 7th day of February, 1994, by the following vote:

AYES: Councilmen Boomer, Irish, Hallberg, Duran, and Mayor Felice.

NOES: None.

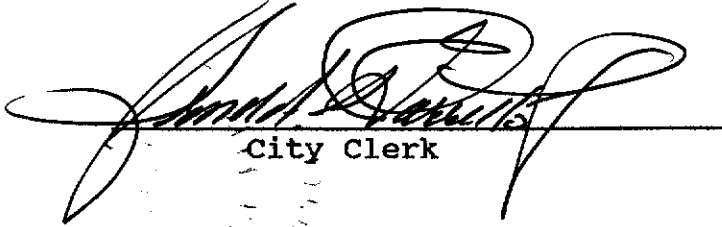
ABSENT: None.

ABSTAIN: None.



Mayor

Attest:



City Clerk

EXHIBIT A

WEST FAIR ROAD SPECIFIC PLAN FINDINGS

The City Council of the City of Hollister finds as follows:

1. Finding: The environmental review for the West Fairview Road Specific Plan project has been carried out pursuant to the existing adopted City of Hollister CEQA Guidelines.
2. Finding: After incorporation of the recommended mitigation measures, as recommended by the December 2, 1993 Engineering and Planning Department staff report to the Planning Commission, along with amendments to the plan through the public hearing process, the proposed project, viz., the West Fairview Road Specific Plan, is consistent with the adopted Hollister General Plan and all applicable policies and programs contained therein, including without limitation the following:

- . Land Use Element. The existing General Plan land use map is not being amended as part of this request to approve the Specific Plan nor are any of the land use designations on any portion of the project site being changed by such Specific Plan. The residential densities proposed are generally consistent with the existing General Plan and will be consistent with the land use designation as proposed in the Preliminary Draft General Plan.

The proposed project will provide residential expansion timed to population growth along with public infrastructure facilities in areas properly located for projected residential development called for in the Land Use Element and the Public Works Master Plan.

- . Housing Element. The Housing Element encourages the development of new housing units and the retention of existing housing units in the City. The proposed project will allow for future construction of about 1594 new housing units.
- . Circulation Element. The Circulation Element calls for safe and adequate access on all roads for emergency vehicles. The proposed project provides safe and adequate access on all roads for emergency vehicles.
- . Safety Element. The Seismic Safety Element calls for land to be controlled to avoid exposure to risk in excess of the level generally acceptable to the community. Geotechnical reports prepared for the proposed project

indicate that the project site is suitable for residential as proposed and will not expose the community to risk in excess of the level generally acceptable.

- . Open Space Element. The Open Space Elements objective is to preserve and protect the prime and productive agricultural lands and the agricultural economy of San Benito within the planning area by requiring that all future development be an extension of the urbanized area. The proposed project is a logical extension of existing urbanized areas. The plan incorporates an open space plan for the plan area which will include a community park and interconnected linear parks with pedestrian and bicycle paths.
 - . Other Elements. The remaining mandated Elements of the General Plan not discussed herein were found to contain no policies or programs that are applicable to the proposed project. Therefore, the proposed project is considered to be consistent with these elements.
3. Finding: The proposed project, after implementation of the feasible mitigation measures, will not be contrary to the public health, public safety or public welfare. Mitigation measures addressing the proposed project's potential health and safety impacts are required as project mitigation measures, including, without limitation, the following: adequate provision of water, sewer, surface-water drainage, and measures to minimize the impacts on air quality.
 4. Finding: The project site is physically suitable for the proposed project including type and density. The type of development proposed is residential. The proposed project will be consistent with the recommendations in the geologic and soils reports for the project site, which demonstrate physical suitability for the type of development proposed.
 5. Finding: The project is compatible with the surrounding land uses. The surrounding land uses include regional and local transportation infrastructure that will provide adequate access to the project site, residential development of the same type and intensity as included in the plan area.