

## Section 4.9

# Land Use and Planning

## Introduction

This section describes the affected environment and regulatory setting for land use and planning. It also discusses whether implementation of the proposed project will affect land use and planning, and concludes that impacts will be less than significant.

Although PG&E is not subject to local planning regulations, the proposed project is consistent with land use goals and policies in the general plans for the affected counties and cities. The proposed project's substation and power line corridors are currently occupied by similar electrical transmission facilities and are within existing rights-of-way and easements. Some modifications of the existing easements and new easements will be needed for the proposed project (the Proposed River Crossing along the San Benito River floodplain). PG&E is currently working with affected landowners to discuss existing easements and any additional easements that might be needed.

## Methodology

Various documents were reviewed to complete this land use analysis, including aerial photographs; city and county general plans, zoning ordinances, and maps; and web searches. Field visits were conducted along the power line route and at the substation site where public access was available, as well as on private parcels where access was granted.

## Affected Environment

### Regulatory Setting

No federal regulations related to land use apply to the proposed project.

## State of California

### California Public Utilities Commission General Order No. 131-D

The CPUC has sole and exclusive jurisdiction over the siting and design of the project because it authorizes the construction and maintenance of investor-owned public utility facilities. Although such projects are exempt from local land use and zoning regulations and permitting, General Order No. 131-D instructs utilities to consult with local agencies in locating its projects. As part of its environmental review process, PG&E contacted and met with local officials and considered local and state land use plans and policies, and local land use priorities and concerns.

## Local Regulations

Because the CPUC has exclusive jurisdiction over siting, design, and construction of the project, the project is not subject to local discretionary land use regulations. The following analysis of local regulations relating to land use is provided for informational purposes and to assist with CEQA review.

### San Benito County General Plan

The land use goals and policies listed in the San Benito County General Plan (San Benito County 1998) include:

***Policy 2:*** *The type of uses allowed within the agriculturally designated areas shall be related to the suitability of the soil resources, climate and water supply. The types of uses allowed on most agriculturally designated areas within the County include agriculture, agricultural processing, grazing, land in its natural state, wildlife refuges, and low intensity residential. Uses subject to use permit approval include low intensity recreational facilities, mineral extraction and processing, and also institutional uses and uses, that, by their nature, should be located in undeveloped areas.*

The General Plan land use map identifies the following designations for the area along the project alignment (see Figure 4.9-1):

- Agricultural Productive (AP), and
- Agricultural Rangeland (AR).

The Agricultural Productive (AP) designation protects those lands that are identified as being prime agricultural lands. It also includes agricultural productive lands of any type, including grazing land.

The purpose of the Agricultural Rangeland (AR) designation is to enhance and protect lands best suited for agricultural use and capable of relatively large amounts of pasture and resources per acre of land. This designation is assigned to remote hillside areas, watershed, and rangeland—such as Williamson Act lands; many of these lands have been classified as some form of open space. These areas are typified by a lack of transportation access, high to very high fire hazard, and a lack of utility services to allow for more dense types of development.

## San Benito County Zoning Ordinance

The San Benito County Zoning Ordinance provides detailed regulations about the type and location of land uses that can occur within county zoning districts. The project crosses the following County zoning districts (see Figure 4.9-2):

- Agricultural Productive (5-acre minimum lot size) (AP)

This designation is applied especially to those lands that are identified as prime agricultural lands but also includes agriculturally productive lands of any type, including grazing lands. The minimum lot size in this area is 5 acres. Public utility facilities are an additional use in this zoning designation. (San Benito County 2008.)

- Agricultural Rangeland (40-acre minimum lot size) (AR)

This designation is assigned to the remote hillside areas, watershed, and rangeland—such as Williamson Act land; many of these lands have been classified as some form of open space in the Open Space and Conservation Elements. These areas are typified by a lack of transportation access, high to very high fire hazard, and a lack of utility services to allow for more dense types of development. Many of these areas are found within the critical fire hazard area or in the “out back” areas of the many isolated canyons throughout San Benito County. Public utility facilities are an additional use in this zoning designation. (San Benito County 2008.)

Both county zoning designations recognize utility facilities as an allowed use.

## City of Hollister General Plan

The land use goals and policies listed in the City of Hollister General Plan (City of Hollister 2005) include:

*Policy LU1.5: Maintain the existing regulation that promotes the undergrounding of utility lines.*

**Goal LU2: Ensure that public utilities and infrastructure adequately meet the demand for services placed on them by existing and future commercial and residential users.**

The General Plan land use map identifies the following designations for the planning area that contains the proposed project:

- Agriculture (A)

The Agriculture designation encompasses lands with continuing commercial agriculture potential. The intent of this category is to retain primary agricultural use to the greatest extent practical. Allowed uses include orchards, row crops, and nurseries, grazing lands, open space, farm services, and parks.

- High Density Residential (12 to 35 units/net acre)

The High Density residential land use category is intended to provide opportunities for multiple-family residential development in a well designed environment. The range of unit types is intended to be located in areas where higher traffic volumes and buildings can be accommodated. These developments should be located outside of single-family residential communities, where services and transportation systems are adequate to serve increased densities. High Density Residential land uses are intended to provide sites for multi-family apartments, condos, row houses, apartments, court homes, and cluster housing.

The City of Hollister General Plan categories are not shown in Figure 4.9-1. A portion of the Hollister Pole Segment lies in the Hollister Planning Area, and the Hollister Substation appears to be located in the Hollister Sphere of Influence, between the city limits and the Planning Area. Neither the segment nor the substation is located in the city limits. Thus, the City General Plan designations would not apply until the area is annexed to the City. For lands in the Sphere of Influence, however, the City has the opportunity to review development proposals in unincorporated San Benito County for consistency with its land use policies.

## **City of Hollister Zoning Ordinance**

Title 17 of the City of Hollister Municipal Code provides regulations and ordinances relating to zoning in the city. The Hollister Pole Segment does not traverse the city limits but is located in the Hollister Planning Area; the Hollister Substation appears to be in the unincorporated Sphere of Influence between the city limits and the Planning Area. Because City zoning regulations apply only in the city limits, the City of Hollister Zoning Ordinance does not regulate the project.

## **City of San Juan Bautista General Plan**

The proposed project is close to the City of San Juan Bautista and its Planning Area but is not within either of these boundaries. Because the city views its character as being influenced by activities near the community, this section

presents land use goals and policies listed in the San Juan Bautista General Plan (City of San Juan Bautista 1998), including:

**Goal 1: Maintain San Juan Bautista as a small, compact town surrounded by open space and agriculture.**

**Goal L-6: Minimize the loss of prime farmland in the San Juan Valley and maintain the viability of local agricultural operations.**

## City of San Juan Bautista Zoning Ordinance

The City of San Juan Bautista's zoning regulations (Title 11) apply only to lands in the city limits and therefore do not apply to the proposed project.

## Monterey County General Plan

The land use goals and policies listed in the Monterey County General Plan (Monterey County 2006) include:

*Policy LU-1.12 Structures in electrical transmission corridors or rights-of-way shall be prohibited.*

The General Plan land use map identifies the following designation for the area along the project alignment (see Figure 4.9-1):

- **Permanent Grazing (PG).** Permanent Grazing designations are typically 40- to 160-acre minimums and include a range of land uses to conserve and enhance the productive grazing lands in the county.

## Monterey County Zoning Ordinance

Title 21 of the Monterey County Municipal Code provides regulations and ordinances relating to zoning in the county. County zoning districts provide detailed regulations about the type of uses that can occur within Monterey County land use designations.

The proposed project crosses the following County zoning district: Permanent Grazing (PG) (see Figure 4.9-2). This zoning designation preserves, protects, and enhances those productive exclusive grazing lands in the county. Allowed uses include all soil-dependent agricultural uses, such as crop and tree farming, dry land farming, livestock farming, greenhouses, and vineyards. Public/quasi public uses (including utility lines) are allowed within this zone designation with approval of a use permit (Monterey County Zoning Ordinance – Title 21, Section 21.34.050).

## Project Setting

San Benito County is located approximately 40 miles east of Monterey and encompasses approximately 890,000 acres of land and water (approximately 1,391 square miles). Open space and agricultural lands account for the majority of San Benito County acreage. Most of the existing power line route, including both the Hollister Tower Segment and Hollister Pole Segment (with the Proposed River Crossing), travels across the hills and agricultural lands of San Benito County (see Figure 4.2-3).

The eastern portion of the Hollister Pole Segment and the Hollister Substation are within the Planning Area of the City of Hollister, a small, but growing community that encompasses approximately 10 square miles.

The Hollister Substation parcel is an approximately 1.7-acre site, which is located north of the City of Hollister, approximately 0.25 mile west of San Felipe Road. The substation lies near agricultural lands.

A smaller portion of the Hollister Tower Segment crosses through Monterey County. Monterey County encompasses 3,700 square miles, including land and water, and lies along the Pacific Ocean, south of Santa Cruz County and west of San Benito County. The most prevalent uses in the North County near the proposed project include lands in native vegetation that are used for grazing (see Figure 4.2-3).

General plan and zoning categories generally reinforce the agricultural and open space character of the area, as described under “Regulatory Setting.”

Table 4.9-1 provides a summary of existing land use, general plan designations, and zoning designation for each parcel within 500 feet of the Hollister Tower Segment, Hollister Pole Segment (including the Proposed River Crossing), and Hollister Substation.

**Table 4.9-1.** Existing Land Uses and General Plan and Zoning Designations

Sheet #	Assessor Parcel Number	Current Use	General Plan Land Use Designation	Zoning District
5	012-040-021-0	Native vegetation	Agricultural productive	AP
5	012-090-003-0	Native vegetation	Agricultural productive	AP
5	012-040-022-0	Truck, nursery, and berry crops	Agricultural productive	AP
5	012-090-023-0	Residential – 991 San Juan	Agricultural productive	AP
5	012-050-009-0	Residential – 991 San Juan, truck nursery, and berry crops	Agricultural productive	AP
5	012-050-010-0	Deciduous fruit and nuts	Agricultural productive	AP
6	012-050-012-0	Deciduous fruit and nuts	Agricultural productive	AP
6	012-020-013-0	Truck, nursery, and berry crops	Agricultural productive	AP
6	012-060-001-0	Truck, nursery, and berry crops	Agricultural productive	AP
6	012-060-002-0	Truck, nursery, and berry crops	Agricultural productive	AP
6	012-060-004-0	Truck, nursery, and berry crops	Agricultural productive	AP
6	012-070-003-0	Urban residential	Agricultural productive/ agricultural rangeland	AP/AR
6	012-070-001-0	Truck, nursery, and berry crops	Agricultural productive	AP
7	012-060-003-0	Native vegetation	Agricultural rangeland/ grazing land	AR
7	012-080-003-0	Truck, nursery, and berry crops	Agricultural productive	AP
7	013-120-005-0	Native vegetation	Agricultural rangeland/ grazing land	AR
7	013-120-006-0	Native vegetation	Agricultural rangeland/ grazing land	AR
7	012-080-005-0	Truck, nursery, and berry crops	Agricultural productive	AP
7	018-050-001-0	Native vegetation	Agricultural rangeland/ grazing land	AR
7	018-050-002-0	Native vegetation	Agricultural rangeland/ grazing land	AR
8	018-050-003-0	Native vegetation	Agricultural rangeland/ grazing land	AR
8	018-050-004-0	Native vegetation	Agricultural rangeland/ grazing land	AR
9	018-050-005-0	Native vegetation	Agricultural rangeland/ grazing land	AR
8	018-050-006-0	Native vegetation/ riparian vegetation	Agricultural rangeland/ grazing land	AR

**Table 4.9-1. Continued**

<b>Sheet #</b>	<b>Assessor Parcel Number</b>	<b>Current Use</b>	<b>General Plan Land Use Designation</b>	<b>Zoning District</b>
8	018-050-007-0	Native vegetation/ riparian vegetation	Agricultural rangeland/ grazing land	AR
8	018-050-008-0	Native vegetation/ riparian vegetation	Agricultural rangeland/ grazing land	AR
8	018-050-011-0	Native vegetation/ riparian vegetation	Agricultural rangeland/ grazing land	AR
9	018-040-003-0	Native vegetation	Agricultural rangeland/ grazing land	AR
9	018-040-004-0	Native vegetation	Agricultural rangeland/ grazing land	AR
9	018-050-012-0	Residential – 3555 Buena Vista, native vegetation/ riparian vegetation	Agricultural rangeland/ grazing land	AR
9	018-050-013-0	Native vegetation/ riparian vegetation	Agricultural rangeland/ grazing land	AR
9	018-060-012-0	Residential – 3551 Buena Vista, native vegetation/ riparian vegetation	Agricultural rangeland/ grazing land	AR
9	018-060-024-0	Native vegetation/ riparian vegetation	Agricultural rangeland/ grazing land	AR
10	018-060-021-0	Residential – 3153 Buena Vista, Native vegetation/ riparian vegetation	Agricultural rangeland/ grazing land	AR
10	018-060-022-0	Residential – 3147 Buena Vista, native vegetation/ riparian vegetation	Agricultural rangeland/ grazing land	AR
10	018-060-015-0	Residential – 2620 Buena Vista, native vegetation/ riparian vegetation	Agricultural rangeland/ grazing land	AR
10	018-060-023-0	Residential – 2973 Buena Vista, native vegetation/ riparian vegetation	Agricultural rangeland/ grazing land	AR
10	018-060-025-0	Native vegetation/ riparian vegetation	Agricultural rangeland/ grazing land	AR
10	018-040-005-0	Native vegetation	Agricultural rangeland/ grazing land	AR
10	018-220-011-0	Residential – 2790 Buena Vista	Agricultural rangeland/ grazing land	AR
10	018-220-012-0	Residential – 2680 Buena Vista	Agricultural rangeland/ grazing land	AR

**Table 4.9-1. Continued**

<b>Sheet #</b>	<b>Assessor Parcel Number</b>	<b>Current Use</b>	<b>General Plan Land Use Designation</b>	<b>Zoning District</b>
10	018-220-014-0	Residential – 2491 Wright, deciduous fruit and nuts crop	Agricultural productive	AP
10	018-220-009-0	Field crop	Agricultural productive	AP
10	019-100-019-0	Deciduous fruit and nuts crop	Agricultural productive	AP
10	019-110-015-0	Truck nursery and berry crop	Agricultural productive	AP
10	019-110-028-0	Deciduous fruit and nuts crop	Agricultural productive	AP
10	019-110-011-0	Residential – 1761 Wright, truck, nursery, and berry crop	Agricultural productive	AP
10	019-110-009-0	Truck, nursery, and berry crop	Agricultural productive	AP
10	019-110-022-0	Residential – 1850 Buena Vista, deciduous fruit and nuts crop	Agricultural productive	AP
11	019-110-019-0	Deciduous fruit and nuts crop	Agricultural productive	AP
11	019-110-001-0	Residential – 1241 Wright, truck, nursery, and berry crop	Agricultural productive	AP
11	019-110-003-0	Residential – 1361 Wright, agriculture	Agricultural productive	AP
11	019-110-006-0	Residential – 1471 Wright, agriculture	Agricultural productive	AP
11	019-120-013-0	Residential – 1470 Buena Vista, deciduous fruit and nuts crop	Agricultural productive	AP
11	019-120-007-0	Residential – 1200 Westside	Agricultural productive	AP
11	019-120-009-0	Native vegetation/ truck, nursery, and berry crop	Agricultural productive	AP
11	019-120-010-0	Native vegetation/ deciduous fruit and nuts crop	Agricultural productive	AP
11	019-120-028-0	Native vegetation/ deciduous fruit and nuts crop	Agricultural productive	AP
11	019-120-033-0	Residential – 1160 Westside, deciduous fruit and nuts crop	Agricultural productive	AP
11	019-130-017-0	Field crop	Agricultural productive	AP
11	019-130-016-0	Residential – 861 Wright, deciduous fruit and nuts crop	Agricultural productive	AP
11	019-120-019-0	Residential – 841 Wright, truck nursery, and berry crop	Agricultural productive	AP
11	019-130-011-0	Native vegetation/ urban residential	Agricultural productive	AP

**Table 4.9-1. Continued**

Sheet #	Assessor Parcel Number	Current Use	General Plan Land Use Designation	Zoning District
11	019-130-012-0	Native vegetation/ semi-agricultural and incidental to agriculture	Agricultural productive	AP
11	019-130-016-0	Residential – 930 Westside, deciduous fruit and nuts crop	Agricultural productive	AP
11	019-130-021-0	Native vegetation/ truck, nursery, and berry crop	Agricultural productive	AP
1	199-011-001-000	Agricultural/grazing	Permanent grazing	AR/PG
1	199-011-002-000	Agricultural/grazing	Permanent grazing	AR/PG
1	199-061-002-000	Agricultural/grazing	Permanent grazing	AR/PG
2	119-061-003-000	Agricultural/grazing	Permanent grazing	AR/PG
3	199-061-011-000	Agricultural/grazing	Permanent grazing	AR/PG
3	199-061-012-000	Agricultural/grazing	Permanent grazing	AR/PG
3	023-150-005-0	Native vegetation/ grazing	Agricultural rangeland	AR
3	023-150-004-0	Native vegetation/ grazing	Agricultural rangeland	AR
3	012-150-016-0	Native vegetation/ grazing	Agricultural rangeland	AR
3	012-140-003-0	Native vegetation/ grazing	Agricultural rangeland	AR
4	012-150-007-0	Native vegetation/ grazing	Agricultural rangeland	AR
4	012-140-023-0	Residential	Agricultural productive	AP
4	012-140-019-0	Residential	Agricultural productive	AP
4	012-240-004-0	Residential	Agricultural productive	AP
5	012-090-010-0	Native vegetation	Agricultural productive	AP
5	012-090-023-0	Native vegetation	Agricultural productive	AP
5	012-040-021-0	Native vegetation	Agricultural productive	AP
5	012-040-023-0	Native vegetation	Agricultural productive	AP
5	012-040-051-0	Native vegetation	Agricultural productive	AP
Notes:				
PG = Permanent grazing.				
AR = Agricultural rangeland.				
AP = Agricultural productive.				

## Environmental Effects

This section describes potential impacts of the proposed project related to land use. It lists the thresholds used to conclude whether an impact is considered potentially significant.

### Significance Criteria

For this analysis, an impact related to land use was considered potentially significant if the project would result in any of the following environmental effects; these criteria are based on professional practice and Appendix G of State CEQA Guidelines Appendix G (14 CCR 15000 et seq.):

- Physical division of an established community;
- Substantial conflicts with applicable land use plans, policies, or regulations of an agency with jurisdiction over the project; or
- Substantial conflicts with an applicable habitat conservation plan or natural community conservation plan.

### Impacts and Mitigation Measures

The proposed power line will be located within an established PG&E right-of-way in the Hollister Tower Segment. The Hollister Pole Segment will be located largely within an existing easement except for the River Crossing along the San Benito floodplain, which will require additional easements. PG&E is currently working with affected landowners to discuss existing easements and the additional easements that are needed.

Land use impacts created because of construction efforts (e.g., staging areas) will be mitigated by returning the land to as close to the preconstruction condition as possible, or as agreed upon with property owners. See Section 4.2, “Agriculture,” for additional discussion of impacts on agricultural land during construction.

#### **Potential to physically divide an established community – no impact**

The Hollister Tower Segment, Hollister Pole Segment, and Hollister Substation properties are currently occupied by similar electrical power facilities. Under the proposed project, PG&E will replace most towers and poles, reconductor the lines, and add a second circuit—co-locating the two circuits onto a single set of towers and poles. The proposed project largely makes an efficient use of current alignments and easements, avoiding the need for other new power line corridors, except at the Proposed River Crossing. No new homes or established communities are along the Proposed River Crossing, and no new communities

are contemplated in the San Benito County General Plan. In this location, the proposed project will not affect an established community.

The Hollister Tower Segment is bordered by grazing and agricultural lands for the most part, except for a cluster of residences near Avenida Del Piero. The homes were built along the existing Hollister Tower Segment based on County plans and zoning, and their presence is an existing condition. The proposed project largely makes an efficient use of current alignments and easements, avoiding the need for other new power line corridors. The addition of future residences near either side of the existing easement will be subject to county permits and will not be caused by the proposed project. Thus, due to the proposed project's efficient use of the existing easement, and the ability of the county to control land use, the proposed project will not result in a new barrier to an existing community. Replacing existing towers and poles, reconductoring, adding a second circuit, and relocating a portion of the Hollister Pole Segment in the Proposed River Crossing will not divide an established community. There is no impact in this regard.

**Conflicts with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project – no impact**

None of the following local planning regulations are applicable to the proposed project because local agencies do not have jurisdiction over the project. Nevertheless, the project is consistent with these local regulations. In accordance with General Order No. 131-D, PG&E has consulted with local agencies concerning the location of the project.

***San Benito County General Plan***

Within San Benito County, the Hollister Tower Segment and Hollister Pole Segment will traverse properties designated by the San Benito County General Plan as Agricultural Productive and Agricultural Rangeland. The proposed project involves installation of a new power line along the same route as PG&E's existing 115 kV power line, with the exception of the approximately 1.3-mile Proposed River Crossing near the San Benito River. The Proposed River Crossing will span the river and run along the foothills north of the river. The Proposed River Crossing will require the acquisition of new easements. However, the new power line will not result in significant changes to the land uses of the parcels through which it traverses (see Section 4.2, "Agriculture"). In general, utility uses have been contemplated in the most recently adopted San Benito County General Plan. The proposed project is consistent with General Plan Policy 2, which allows institutional uses within the agriculturally designated areas.

The land use designation of the Hollister Substation in the San Benito County General Plan is Agricultural Productive (AP). The proposed project includes modifications of the substation. Upgrades include relocation of approximately two poles in the Hollister Pole Segment on the substation property, updating relay settings, and changing the 115 kV bus conductors. All proposed

modifications and improvements to the existing substation will occur on the existing substation property. The substation is a site that serves the community or public need, is owned and operated by a public utility, and can be considered an institutional use identified in Policy 2. Thus, there are no consistency impacts with the San Benito County General Plan.

### ***San Benito County Zoning Ordinance***

The Hollister Tower and Pole Segments will traverse parcels zoned as AR (Agricultural Rangeland), and AP (Agricultural Productive). In these zones, public utility facilities are conditionally permitted uses. (A discretionary permit is not applicable to PG&E facilities because the CPUC has sole and exclusive jurisdiction over the siting and design of the proposed project.)

The Hollister Substation is currently zoned AP (Agricultural Productive). Its existing use as a substation is consistent with the zoning designation, which allows such an activity with a use permit. (Again, a use permit is pre-empted by the CPUC, which has sole and exclusive jurisdiction over the siting and design of the proposed project.) Thus no impacts are identified.

### ***Monterey County General Plan***

The power line will traverse properties designated by the Monterey County General Plan as Permanent Grazing. The proposed project involves installation of a new power line along the same route as the existing Hollister Tower Segment. The reconducted power line will not result in changes to the land uses of the parcels through which it traverses because an existing power line is currently located in the same corridor (see also Section 4.2 “Agriculture”). PG&E’s existing easement, through which the proposed project will traverse, is a pre-existing use that has been contemplated in the most recently adopted Monterey County General Plan. The Permanent Grazing Land use designation acknowledges utility uses in the designation description. Thus there are no consistency impacts with the Monterey County General Plan land use designation.

The proposed project also is consistent with General Plan Policy LU-1.12, which prohibits structures within electrical power line corridors or rights-of-way. PG&E easements generally prohibit structures that would interfere with the use of the corridor for power transmission.

### ***Monterey County Zoning Ordinance***

The power line will traverse parcels zoned as PG (Permanent Grazing). This zoning district accommodates power lines as conditionally permitted uses. (A discretionary permit is not applicable to PG&E facilities since the CPUC has sole and exclusive jurisdiction over the siting and design of the proposed project.) No impacts are identified.

### ***City of Hollister General Plan***

The location of the Hollister Substation is currently designated in the City of Hollister General Plan as an A (Agricultural) land use in its Planning Area and as HDR (High Density Residential) in the Sphere of Influence where the substation is located. The City's General Plan would not take effect until the property is annexed, though the City has the opportunity to consider proposals in its Sphere of Influence for consistency with its land use policies.

If annexed, General Plan Policy LU1.5 requires undergrounding of utility lines. However, the City regulations that appear to be generally referenced in General Plan Policy LU1.5 apply to distribution lines to subdivisions, not major transmission lines (Hollister Municipal Code 16.24.050).

The proposed project is consistent with the Hollister General Plan Goal LU2, which ensures that “public utilities and infrastructure adequately meet the demand for services placed on them by existing and future commercial and residential users.”

The proposed project generally continues an existing aboveground power line condition, it is a necessary supporting utility for the City's planned growth, and does not involve subdivisions or distribution lines. This analysis concludes that there is an overall consistency of the proposed project with the City of Hollister land use policies.

### ***Hollister Zoning Ordinance***

The City of Hollister zoning regulations apply only to lands in the city limits. The zoning regulations do not apply to the proposed project because it is situated in the unincorporated planning area.

### ***City of San Juan Bautista General Plan and Zoning Ordinance***

The proposed project does not affect the character of the area around San Juan Bautista, which is primarily an agricultural area. Thus, there are no inconsistencies with City land use policies. As the proposed project alignment will not traverse any parcel within the San Juan Bautista city limits, it is not necessary to discuss consistency with the zoning ordinance.

### **Conflict with any applicable habitat conservation plan or natural community conservation plan – no impact**

As discussed in Section 4.4, “Biological Resources,” the proposed project will not conflict with any applicable government-adopted habitat conservation plan or natural community conservation plan, and there is no impact in this regard.

## References

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- City of San Juan Bautista. 1998. *City of San Juan Bautista General Plan*. Final, adopted September 1998. San Juan Bautista, CA.
- Monterey County. 1997. *Monterey County Zoning Ordinance – Title 21 (For Inland Areas)*. Final. Adopted September 1997. Monterey County, CA.
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