
City of Hollister General Plan

DECEMBER 2005

Adopted by City Council Resolution 2005-160 on December 5, 2005

Amended by City Council Resolution 2007-68 on June 18, 2007

Prepared by:

Moore Iacofano Goltsman, Inc.

Baird and Driskell Community Planning

Hexagon Transportation Consultants, Inc.

Acknowledgements

Hollister City Council

Present - 2005

Pauline Valdivia - Mayor

Robert Scattini - Vice Mayor

Brad Pike

Doug Emerson

Monica Johnson

Past Council Members

Brian Conroy, (2000-2004)

Tony Lobue, (2000 - 2004)

Tony Bruscia, (2000-2004)

Hollister Planning Commission

Current - 2005

Raymond Friend - Chairman

Charles O. Scott - Vice Chair

Armando Atencio

David Huboi

Chris Alvarez

Past Commissioners

Elizabeth Gage (2003 -2005)

Raymond G. Pierce (2001-2004)

General Plan Steering Committee

Raymond Friend - Chairman

Charles O. Scott - Vice Chair

Armando Atencio

David Huboi

Elizabeth Gage

Raymond G. Pierce

Franz Schneider

Dan Craig

Mark Gibb

City of Hollister Staff

Clint Quilter - City Manager

Elaine Cass - City Attorney

Billy Avera - Interim Development Services Director

William J. Card - Former Community Development Director

Susan Heiser - Planning Manager

Mary Blais - Former Planning Manager

Maria De Leon - Associate Planner

Carol Lenoir - Senior Support Services Assistant

Table of Contents

1: Introduction

General Plan Purpose	1.1
Planning Context	1.2
General Plan Scope	1.4
Impact of Plan Adoption	1.6
Process for Developing this General Plan	1.9
Updating the General Plan	1.11

2: Land Use and Community Design Element

Hollister Today	2.1
Key Findings and Recommendations	2.2
Map 1 Hollister Planning Area	2.3
Land Use Plan	2.4
Map 2 Land Use Plan	2.5
Land Use Designations	2.7
Map 3 Specific Plan/Area Plan Areas	2.13
Retail Development Strategy	2.14
Map 4 Retail Development Strategy	2.15
Infill and Phasing Strategies	2.17
Map 5 Infill Development Strategy	2.19
Map 6 Phasing Strategy	2.21
Special Planning Areas	2.22
Map 7 Special Planning Areas	2.23
Land Use Element Goals and Policies	2.29
Implementation Measures	2.45

3: Housing Element

Hollister Today	3.1
Key Findings and Recommendations	3.3
Housing Element Goals and Policies	3.9
Implementation Measures	3.26

4: Circulation Element

Hollister Today	4.2
Map 8 Existing Roadway Network	4.4
Map 9 Classification of Streets	4.5
Map 10 Existing Peak-Hour Traffic Volumes	4.6
Intersection Levels of Service Analysis	4.13

Map 11 2003 Intersection Levels of Service	4.16
Map 12 Circulation Diagram	4.21
Map 13 Year 2023 Intersection Levels of Service	4.30
Circulation Element Goals and Policies	4.32
Implementation Measures	4.37

5: Community Services and Facilities Element

Hollister Today	5.1
Map 14 Hollister Flood Zones	5.3
Key Findings and Recommendations	5.9
Community Services and Facilities Element Goals and Policies	5.10
Implementation Measures	5.25

6: Open Space and Agriculture Element

Hollister Today	6.1
Map 15 Prime Farmland Areas	6.3
Key Findings and Recommendations	6.4
Open Space and Agriculture Element Goals and Policies	6.6
Implementation Measures	6.12

7: Natural Resources and Conservation Element

Hollister Today	7.1
Key Findings and Recommendations	7.5
Natural Resources and Conservation Element Goals and Policies ...	7.7
Implementation Measures	7.16

8: Health and Safety Element

Hollister Today	8.2
Map 16 Airport Influence Areas	8.4
Key Findings and Recommendations	8.5
Health and Safety Element Goals and Policies	8.6
Implementation Measures	8.17

Appendix A: Housing Background Data

Appendix B: Vacant Land Inventory

Appendix C: Hollister General Plan Implementation Timeline

Appendix D: Hollister City Council Resolutions

City Council Resolution 2005-160

City Council Resolution 2007-68

Chapter One: Introduction

GENERAL PLAN PURPOSE

This General Plan is a statement of fundamental values and shared vision for future development of the City of Hollister. Its purpose is to direct and coordinate future planning decisions. It also describes the desired character and quality of development, and the process for how development should proceed.

As the City faces continuing development pressure, it must strive to preserve its historical and rural character and traditions while rising to new opportunities and challenges. The General Plan is a tool for protecting Hollister's past while guiding its future development. The General Plan encapsulates the current state of the City and presents a vision for the next twenty years of development.

City of Hollister decision makers will refer to the General Plan when considering land use and planning decisions. City staff will use the General Plan on a day-to-day basis to administer and regulate land uses and development activity. Hollister residents can utilize the General Plan to understand the City's approach to regulating development and upholding community values.

The Hollister General Plan responds to and derives its authority from California state law. The General Plan addresses the seven mandated elements required by Government Code Section 65302.

Once adopted, the General Plan is the basis for land use and other municipal decisions, though the Plan itself is not a regulation. For implementation, the General Plan relies on tools such as the zoning

ordinance, design review and other programs. In accordance with California law, the City's zoning ordinance and other implementation mechanisms must be consistent with the General Plan.

Periodically, California cities update their General Plans to reflect changes in land development patterns, market conditions, and community preferences since the last General Plan was adopted. This General Plan is an update and reorganization of the City of Hollister's 1995 General Plan.

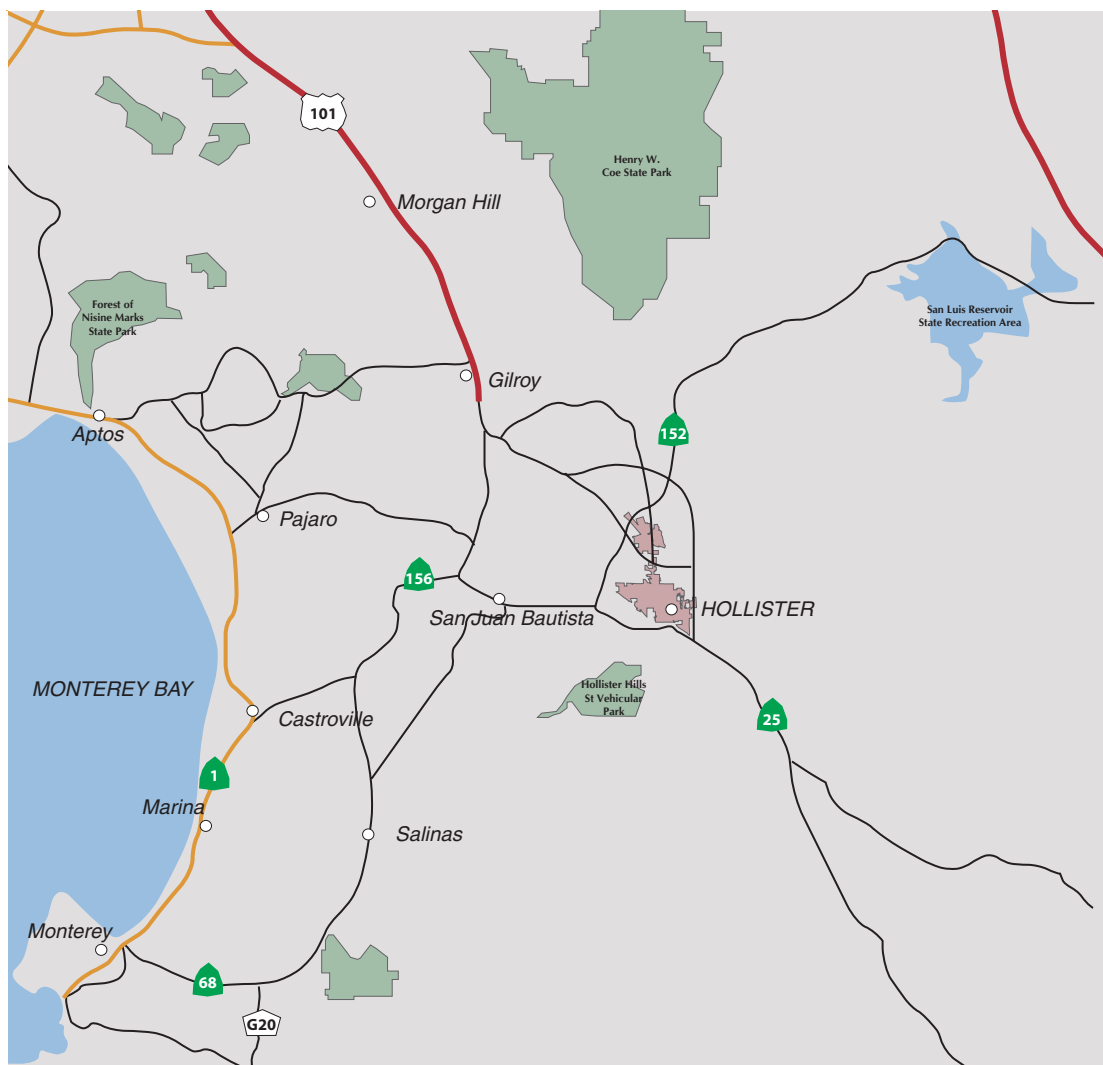
PLANNING CONTEXT

The City of Hollister is the County Seat and the largest city in San Benito County, with approximately 65% of the county population. San Benito County is situated in the Central Coast region of California, about 100 miles southeast of San Francisco, 40 miles east of Monterey and 300 miles north of Los Angeles. Map 1.1 on the opposite page illustrates Hollister's location in the region.

While agriculture continues to be the predominant economic activity in the county, development pressure is changing the rural character of the area. Due to Hollister's proximity to regional job markets, many of Hollister's employed residents commute to jobs outside the city.

San Benito County was the fastest-growing county in California during the 1990's, with the majority of that growth concentrated in Hollister. This new development has resulted in the loss of agricultural land and has created severe constraints upon the City's infrastructure. Primary commuter roadways, such as Highway 25, have become congested and more hazardous. Wastewater capacity issues have resulted in a moratorium for any development requiring new service connections. The moratorium will not be lifted until improvements for increasing capacity are completed.

To address these changes, Hollister voters enacted a growth cap initiative in November 2002 that limits new residential development to 244 homes per year. Similar growth cap ordinances have either been enacted or are being considered in other jurisdictions in San Benito County.



- City of Hollister
- Major Open Spaces

- Federal Highways
- Major Roads

- Minor Roads
- Water



Map prepared by MIG, Inc. - August 2004

Map 1.1
Regional Context

City of Hollister 2005 General Plan

GENERAL PLAN SCOPE

Within this context, the 2005 Hollister General Plan addresses the following major policy areas:

Land Use and Community Design Element

The Land Use and Community Design Element establishes the type, location, density and intensity of development activity in Hollister. It also describes the goals and policies that will guide Hollister's future growth patterns and development standards. It also strengthens and protects the unique aspects that make Hollister a great place to live while enhancing the character of the City by improving the quality of design and amenities.

Housing Element

Hollister's ability to attract employment-generating uses will depend on its ability to provide a wide range of housing choices for families and non-family households so that all economic segments of the community have the ability to obtain safe, decent and affordable housing. The Housing Element quantifies the estimated housing needs of Hollister's future population and sets forth the actions to ensure that the future need is satisfied.

Circulation Element

The Circulation Element describes the services, facilities and capital improvements needed to facilitate vehicle, pedestrian, transit, bicycle and emergency circulation. The Element also identifies future distribution, location, level of service and extent of public and private transportation facilities to support the prescribed land uses in the General Plan.

Community Services and Facilities Element

Community facilities are necessary in the provision of Hollister's essential public services. These services include schools, fire and police

services, childcare, civic services, and park and recreation services.

Hollister's objective is to provide high quality public services throughout the city, now and in the future. Infrastructure serves as the foundation for all development in Hollister. This element establishes goals, policies and actions for the following systems: water supply, wastewater collection, storm drainage and flood control, and solid waste collection and disposal. Infrastructure improvements should preserve economic vitality, accommodate new housing, increase Hollister's revenue base, and correct existing deficiencies.

Open Space and Agriculture Element

The Open Space and Agriculture Element outlines city policy for the preservation of open space and agricultural areas. This element responds to Hollister's desire to maintain productive and viable agricultural land while providing for economic development, growth and expansion.

Natural Resources and Conservation Element

The Natural Resources and Conservation Element outlines city policy for the preservation of natural resources and provision of outdoor recreation opportunities, including the San Benito River.

Health and Safety Element

The Health and Safety Element identifies and assesses hazards in the community and establishes the goals, policies and actions necessary to assure community safety. This element addresses hazards associated with flooding, seismic activity, fires, ground failure (liquefaction and seismic compaction of soils), and noise. The purpose of the noise section is to provide a means for protecting the Hollister community from the harmful effects of excessive noise exposure. The Health and Safety Element also recognizes the need for remedial measures for existing noise problems and preventative actions to protect future development.

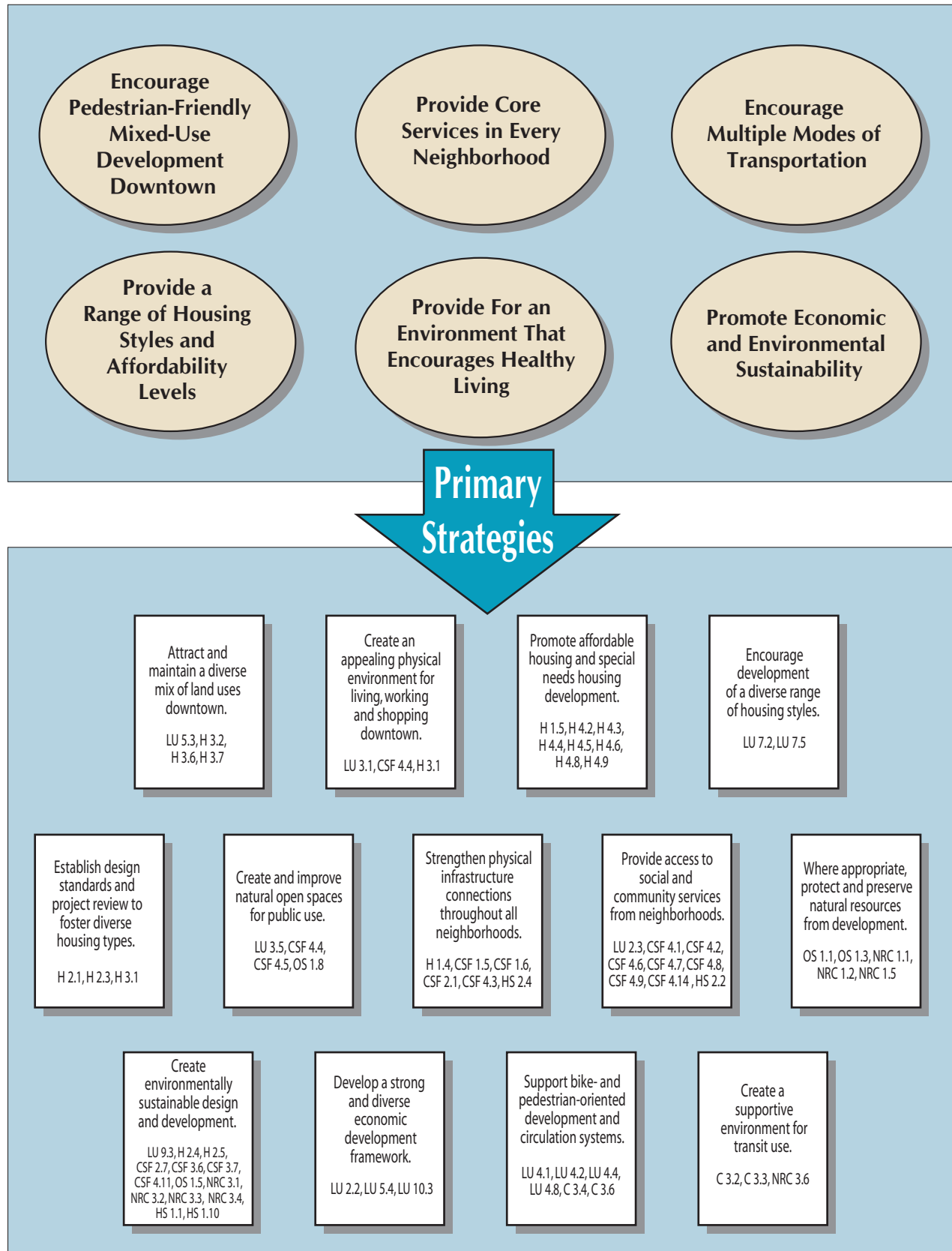
IMPACT OF PLAN ADOPTION

Though the General Plan addresses the wide-ranging elements described in the previous section separately, several common themes run through the entire document. Throughout the planning process, community members, elected officials and planning staff identified five goals for the General Plan to achieve. These goals, and the primary strategies to accomplish them, are identified on the chart on the following page. Underneath each strategy, a list of policies from each element (identified and elaborated on later in the Plan) demonstrate how this General Plan addresses the strategic framework.














Once adopted, the General Plan is the basis for land use and other municipal decisions. The plan itself is not a regulation - for implementation, it relies on tools such as the zoning ordinance, subdivision ordinance, design review, capital improvement program, and a variety of special purpose ordinances and programs. The implementation measures associated with the primary strategies are illustrated on the following page. These implementation measures, as well as measures not related to primary strategies, are briefly described and related to General Plan policies in subsequent chapters.

In accordance with California law, the City's zoning ordinance and other implementation tools must be consistent with the General Plan. This means that the zoning ordinance will need to be reviewed after adoption of this Plan to ensure consistency. During the preparation and public review of zoning ordinance amendments, topics such as building height, densities, and allowed uses will be discussed for specific parcels. The general rule is that the zoning ordinance can be more restrictive than the General Plan, but cannot allow a greater level or completely different type of development than that described by the policies and standards in the General Plan.

Hollister General Plan Goals



Implementation Measure Timeline

1-Year	2-Year	3-Year	5-Year
<p>Inclusionary Housing Regulations </p> <p>Zoning Code</p> <p>Public Service Plans </p> <p>Expand Sewer and Water System Capacity</p> <p>Infill Housing Land Use Plan </p> <p> Joint Use Agreements with Schools</p> <p> Information Technology Plan</p>	<p>Streetscape Improvement Guidelines</p> <p>Design Review Guidelines </p> <p>Anti-Discrimination Ordinance</p> <p> Mixed-Use Design Standards</p> <p>Fair Housing Information Packet</p> <p>Zoning Amendments for Mobile/Manufactured Homes</p> <p>Water System Expansion</p> <p>Fire Protection Plan </p> <p>Consider an Area-Wide Fire District</p> <p>Library Expansion</p> <p> Water Conservation Requirements</p> <p>Water Quality Tests</p> <p>Pesticide and Fertilizer Management</p> <p>Recycling </p> <p>Open Space Plan</p>	<p>Economic Development Plan </p> <p>Participate in Creation of Nonprofit Affordable Housing Organization</p> <p>Encourage "Green" Building</p> <p>Drainage System Improvements</p> <p>Water Recycling </p> <p>Updated Geologic, Flooding and Hazard Maps</p>	<p>Evaluate Capital Improvements Program</p> <p> Develop Ranking Criteria For Growth Management Program</p> <p>Resale Controls; Rent and Income Limits</p> <p>Protect "At Risk" Units</p> <p>Water Quality Source Control Program</p>
<p>Note: All implementation measures must be consistent with the General Plan.</p> <p>The General Plan is not a regulation for implementation, but the measures listed here and throughout the document are tools the City can use to implement the Plan. In accordance with California State law these measures and subsequent decisions, programs and ordinances must be consistent with the City General Plan.</p>			

PROCESS FOR DEVELOPING THIS GENERAL PLAN

Public Participation

The Hollister General Plan was developed through a three-phase public sharing process, consisting of issue exploration, alternatives analysis, and policy development. The General Plan Steering Committee provided overall direction, with the assistance of citizen representatives who worked closely with the consultant team and City staff to guide the public process for updating the Plan.

The first phase, the "Exploration" phase, consisted of a number of exercises to gauge the opinions of residents and business people about future development in Hollister. That phase ended with a Community Workshop to provide direction for the "Alternatives" phase of the process. This phase consisted of a second workshop that provided the basis for development and assessment of alternative development strategies, leading to development and selection of a "preferred strategy." The preferred strategy then provided the basis for the third phase of the process: preparation of the draft General Plan.

The working draft General Plan was reviewed in public discussion and hearings by the Planning Commission and City Council, and subsequently refined before adoption.

Environmental Review

In addition to the public participation noted above, the General Plan process has included the preparation of an EIR pursuant to the California Environmental Quality Act (CEQA). Descriptions of the environmental setting and the specific public actions resulting from the General Plan are included in the body of individual sections of the Plan. These sections provide the description of the General Plan and its environmental setting for the EIR.

The EIR provides the project summary, impact analysis, and associated mitigation measures. It also addresses other mandated components of an EIR for a General Plan. Following circulation of the draft Hollister General Plan and Draft EIR, responses were prepared for the comments received, and the Final EIR will be certified prior to adoption of this updated General Plan.

UPDATING THE GENERAL PLAN

Once adopted, the General Plan does not remain a static document. According to Government Code Section 65358 [b], state law permits up to four General Plan amendments per mandatory element per year. Most amendments usually propose either a change in the land use designation of a particular property or a text amendment. It is important to note that amending the plan often can result in internal inconsistency of the plan. In this context, the decision-making bodies are advised to take care in making decisions regarding General Plan Amendments and to adopt the findings as stated below.

General plans are based on analyses and assumptions concerning social, economic and physical conditions that may be subject to change over time. Having now been adopted in its final form, the Hollister General Plan should be reviewed annually and, if necessary, updated to reflect new conditions and information.

Now that the City of Hollister has adopted a general plan, it may also adopt "area plans" and "specific plans" to address local concerns in additional detail.

An area plan is a specialized plan that addresses a particular region or community within the Hollister Planning Area. Such plans refine the policies of the Hollister General Plan as they apply to a smaller area. They are implemented by local ordinances such as those regulating land use. Area plans are focused planning policy documents that become part of (and must be internally consistent with) the Hollister General Plan. Unlike a specific plan, state law does not stipulate the minimum contents of an area plan. However, in order to be considered for adoption in the City of Hollister, area plans must include sufficient information to enable a comprehensive evaluation of a given area in relationship to the General Plan.

Unlike an area plan, a specific plan would not be an amendment to the Hollister General Plan, but would be designed to implement the goals and policies of the General Plan for a specific geographical area. When a specific plan is adopted, it represents a separate document that must be fully consistent with the goals and policies stated in the Hollister General Plan. A specific plan is a hybrid policy statement and/or regulatory tool that places the emphasis on development standards and criteria that would supplement those stated in the Hollister General Plan. The text and diagrams of a specific plan must address land use (including open space), infrastructure, standards for development and natural resource conservation, and implementation measures.

General Plan Amendments that are approved by the City Council must be supported by findings of fact. Findings provide a rationale for making a decision to approve or deny an amendment. While specific findings may be applied on an amendment-by-amendment basis, the following minimum standard findings should be made for each General Plan Amendment:

1. The proposed amendment is deemed to be in the public interest.
2. The amendment is consistent and compatible with the rest of the general plan and any implementation programs that may be affected.
3. The potential impacts of the amendment have been assessed and have been determined not to be detrimental to the public health, safety and welfare of the community.
4. The amendment has been processed in accordance with the applicable provisions of the California Government Code and the California Environmental Quality Act (CEQA).

City-initiated amendments, as well as amendments requested by other public agencies, are subject to the same basic process and requirements described above to assure consistency and compatibility with the general plan. This includes appropriate environmental review, public notice, and public hearings leading to an official action by resolution of the City Council.

Chapter Two: Land Use and Community Design Element

The Land Use and Community Design Element provides the foundation for growth on which the other General Plan elements are based. State law mandates the inclusion of a land use element in any General Plan. Land use goals and policies establish the overall type and location of development activity in Hollister and are closely related to housing and economic development. This element also includes a community design section, although not required by California law, because Hollister residents place great importance on the goal of improving the quality of development in the City.



Hollister's mix of land uses range from dense multi-level commercial buildings downtown to single-family residences and undeveloped agricultural land.

HOLLISTER TODAY

The Land Use and Community Design Element defines land use categories within three planning boundaries: the planning area boundary, the sphere of influence, and the city limits. These three areas allow the General Plan to address development within the City and in surrounding areas that directly influence development planning and decision-making in Hollister.

The Hollister planning area boundary encompasses incorporated and unincorporated territory bearing a relation to the City's planning. A city's planning area generally includes the city limits and land for potential annexation with the sphere of influence. Reduced in size from the 1995 General Plan, the Hollister planning area is generally bounded by Shore Road (north), Santa Ana Creek and parcels east of Fairview Road (east), Bolsa Road and the San Benito River (west), and Enterprise Road (south).

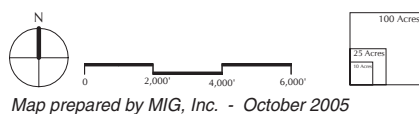
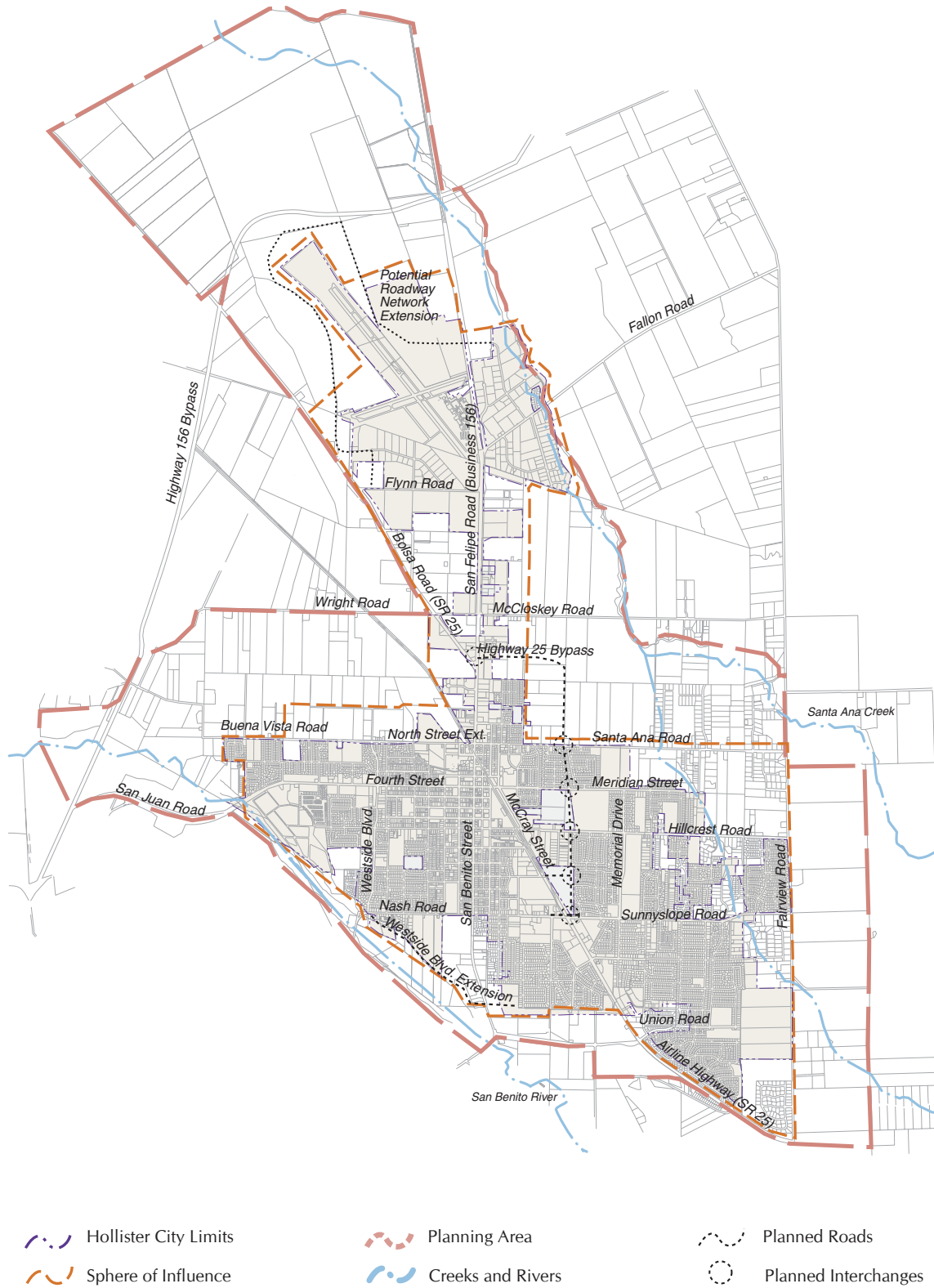
The sphere of influence (SOI) encompasses the city's ultimate service area. The Local Agency Formation Commission (LAFCO) determines the SOI boundaries for which Hollister is responsible. As a function of this responsibility, Hollister city staff review certain development proposals submitted to San Benito County for parcels in unincorporated areas for consistency with land use policies outlined in the City's General Plan. Though Hollister may offer comments on land outside of the city limits, San Benito County is not obligated to accept.

The Hollister city limits encompass incorporated territory that the City serves and regulates. The use of land within the city limits is controlled by the City of Hollister through its General Plan, zoning code, land subdivision process and other related regulations.

KEY FINDINGS AND RECOMMENDATIONS

To accommodate growth in Hollister, the General Plan outlines a series of land use and growth management strategies to intensify urban uses while preserving the small town character and rural feel of the area. Each strategy outlined in the following sections is supported by land use and design goals, policies and implementation measures.

Hollister's population is projected to grow at an average annual rate of 3.4% through the year 2023, slightly above the national average of 3.3% but below California's population growth rate of 4.8%. The population growth rate slightly outpaces the projected housing unit production rate of 3.0% and the projected employment growth rate within City limits of 2.9%.



Map 1
Hollister Planning Area
City of Hollister 2005 General Plan

Table LU1: City of Hollister Growth Projections through 2023

Projection Type	2000 (actual)	2010	2020	2023	Numerical Change (2000-2023)	Annual Numerical Change (2000-2023)	Annual Percentage Increase (2000-2023)	Total Percentage Increase (2000-2023)
Population	34,413	44,790	53,330	55,192	+20,779	+903	2.6%	60.4%
Housing Units	9,924	12,797	15,237	15,769	+5,845	+254	2.6%	58.9%
Employment	13,234	16,355	21,034	22,204	+8,970	+390	2.9%	67.8%

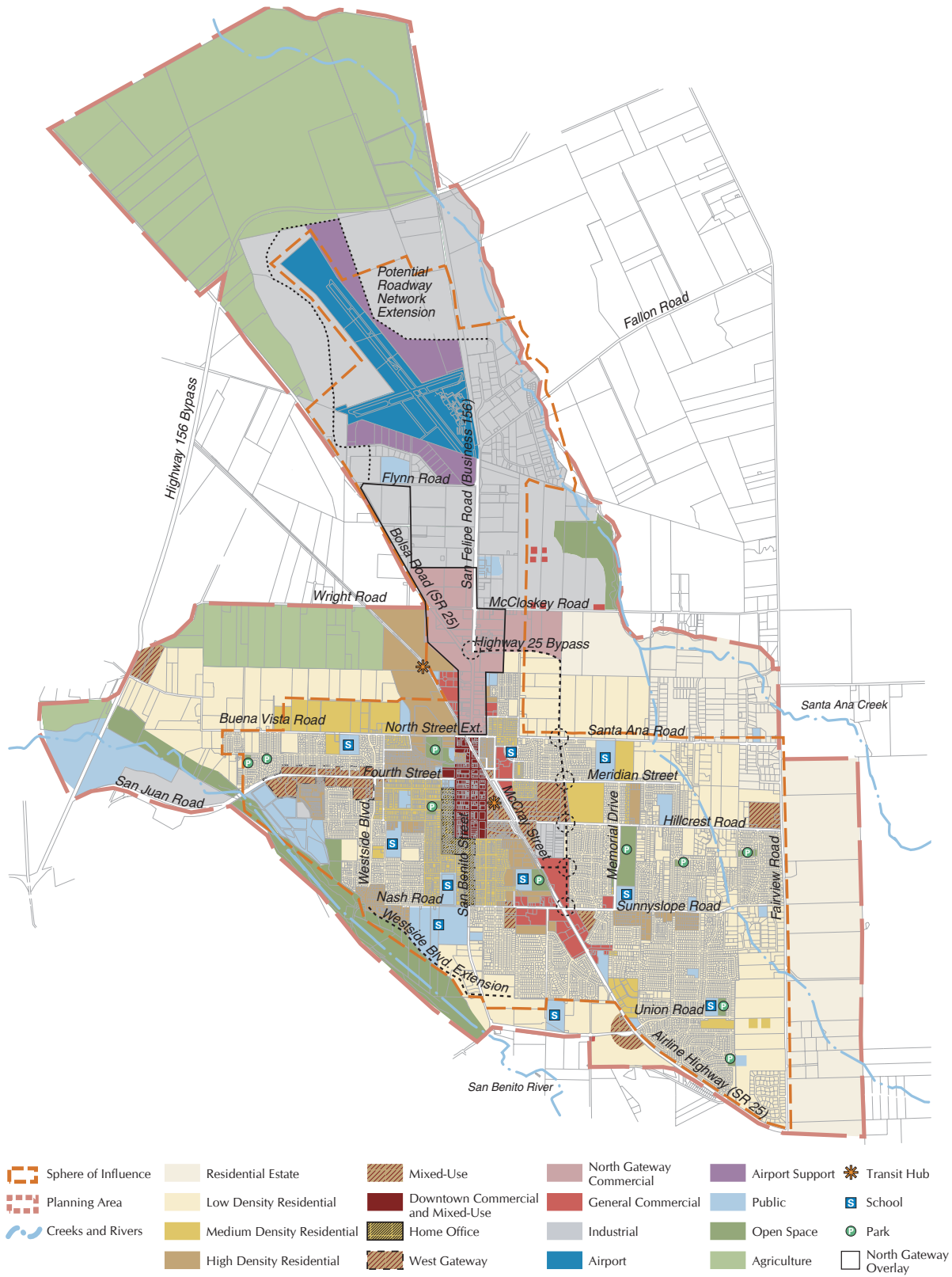
Source: Assoc. of Monterey Bay Area Government's Forecast Report (January, 2004),
modified to address Hollister's Regional Housing Needs

Table LU1: City of Hollister Growth Projections through 2023, above, shows the City's employment, housing units and population counts as of the 2000 Census and projected values for each category in 2010, 2020 and 2023. By the end of the 2004 General Plan's planning horizon, Hollister's population will increase from 34,413 to a projected 55,192 residents. The Land Use Plan accommodates this projected growth within the City's Planning Area.

LAND USE PLAN

The General Plan's Land Use Plan graphically represents prescribed land uses and intensities for physical development within the planning area. The General Plan land use designations provide the basis for more specific requirements and standards in Hollister's zoning ordinance. Definitions for each land use category are provided on the following pages. It is important to consider the following points when referring to the Land Use Plan:

- The Land Use Plan indicates the primary use of land prescribed in the indicated areas but does not preclude minor deviations from the designated pattern, so long as the intent of the predominant land use designation is maintained.
- The Land Use Plan map will be amended in the event that the City makes changes to the designations of any land areas.



Map 2
Land Use Plan

City of Hollister 2005 General Plan

Table LU2 identifies the amount of land designated for each use on the Land Use Plan. In addition to calling out land use quantities, the table highlights the range of acceptable land use densities with a given designation where applicable. The next several pages elaborate the allowed uses within each designation and the permitted development types.

Table LU2: Land Use Calculations

Land Use Designations		Designated Acres	% of Total Acres	Maximum Permitted Intensity
RR	Residential Estate	1,419	14.7%	1 du / 5 ac
LDR	Low Density Residential	3,235	33.6%	1 to 8 du/ac
MDR	Medium Density Residential	326.3	3.4%	8 to 12 du/ac
HDR	High Density Residential	375.5	3.9%	12 to 35 du/ac
MU	Mixed-Use Commercial and Residential	137	1.42%	25 to 40 du/ac
D-MU	Downtown Commercial and Mixed-Use	53	0.6%	25 to 45 du/ac
HO	Home Office	39	0.4%	8 to 12 du/ac
WG	West Gateway Commercial and Mixed-Use	57	0.6%	20 to 35 du/ac
NG	North Gateway Commercial	250	2.6%	2.0 FAR
GC	General Commercial	145	1.5%	2.0 FAR
I/AS	Industrial/Airport Support	1,664	17.3%	1.0 FAR
A	Airport	319	3.3%	N/A
P	Public	457	4.7%	1.0 FAR
OS	Open Space	586	6.12%	.01 FAR
AG	Agriculture	562	5.8%	N/A
Total Acres		9,625	100%	

LAND USE DESIGNATIONS

Residential Estate (1 unit/5 net acres)

The Rural category of residential land uses is intended for single-family, residential units on large lots. The Residential Estate category only occurs in long-range phased areas outside of Hollister's city limits and Sphere of Influence (but is within the Planning Area). Residential Estate land uses are intended to provide sites for larger, distinctive residences in areas that the City does not provide public infrastructure.

Low Density Residential (1 to 8 units/net acre)

The Low Density category of residential land uses is intended to promote and protect single-family neighborhoods. Low Density Residential land uses are intended to provide sites for single-family detached units, zero lot-line single-family units, and Planned Unit Development (PUD) units.

Medium Density Residential (8 to 12 units/net acre)

The Medium Density category of residential land use accommodates more intensive forms of residential development. This category is intended to provide greater housing choices in the City for different family sizes and incomes (examples include duplexes and triplexes). Existing Medium Density Residential uses are located close to the community and retail services downtown, and future Medium Density uses are intended to be located near other services, such as neighborhood shopping centers, parks and open spaces areas, and near minor and major collector streets where sufficient access can be provided.

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.

Mixed Use Commercial and Residential

(25 to 40 units/net acre)

The Mixed-Use Commercial and Residential designation is intended to promote a vertical or horizontal combination of residential and commercial uses within a single building or site. The designation is intended to encourage retail sales, service, office, and public uses on the ground floor with upper floors of office and residential uses. The Mixed-Use Commercial and Residential category applies to commercial activity that includes government and professional offices, neighborhood-oriented retail, community shopping centers, specialty stores, arts and crafts, woodworking, and assembly processes.

Downtown Commercial and Mixed-Use

The Downtown Commercial and Mixed-Use designation is intended primarily for all types of commercial uses and secondarily for residential uses or a combination of the two. Special attention should be given to pedestrian circulation within the area to provide access to adjacent facilities and uses. The designation is intended to encourage ground floor, pedestrian friendly, retail sales and service uses with upper floors of office and residential uses. The Downtown Commercial category applies to commercial activity including neighborhood

convenience stores, restaurants, regionally-oriented specialty stores, medical and dental offices, and residential units. To promote pedestrian activity, neither commercial uses that require drive-through windows nor open-air car, truck and boat lots, automotive repair and body shops are appropriate Downtown. Smaller vehicle sales are permitted within enclosed buildings.

Home Office

The Home Office designation is intended to allow for residential and office uses, including administrative and professional offices, in the same area. The Home Office designation also allows for limited, small-scale specialty manufacturing uses, such as arts and crafts, woodworking, assembly processes, and beauty salons. Non-residential buildings that share street frontage with residentially developed properties should maintain a residential character. The designation does not require office development; rather, it creates the option for offices in what is otherwise a medium-density residential district.

West Gateway Mixed-Use

The West Gateway Mixed-Use designation is intended to foster an attractive entry to the City of Hollister by featuring community shopping, retail and offices with residential uses. The design guidelines described in the "Special Planning Areas" section of this element stipulates additional criteria that development within the West Gateway must meet.

North Gateway Commercial

The North Gateway Commercial designation is intended to foster an attractive entry to the City of Hollister by featuring commercial and service-oriented businesses along with high-employment uses such as office parks. The design guidelines described in the "Special Planning Areas" section of this element stipulates additional criteria that development within the North Gateway must meet.

General Commercial

The General Commercial designation allows for a variety of commercial uses and service-oriented businesses at scales ranging from large retail stores serving the community and region to smaller businesses oriented towards neighborhood activity. Uses are encouraged to develop in clusters, serving areas with access to major arterials. Independent small businesses such as hair salons, small offices, and restaurants are also permitted. Other examples of uses are department stores, supermarkets, hardware stores and convenience stores.

Industrial

This designation provides for a range of uses, from business and research parks, large individual corporate establishments, professional and administrative offices and industrial complexes. Examples of allowed uses in this category are computer software companies, research laboratories, copying services, printing companies, warehousing, offices, equipment manufacturing and repair and trucking operations. Other permitted uses include limited commercial uses that serve industrial and employment centers.

Industrial areas that fall in the North Gateway Overlay district will also allow limited commercial uses with frontage along Highway 25 to serve passing motorists. The design guidelines described in the "Special Planning Areas" section of this element stipulates additional criteria that development within the North Gateway must meet.

Airport

The Airport designation is applied to publicly owned lands of the Hollister Municipal Airport. Uses include airport operations and support facilities as well as limited commercial and industrial uses incidental to and in support of the airport.

Airport Support

This designation allows industrial or commercial development on those areas that are adjacent to and have direct access to the Hollister Municipal Airport. Development may include industrial, commercial or recreational uses that provide support to the airport and are compatible with both airport operations and adjacent uses.

Public

This designation is applied to publicly and privately owned lands used for activities such as utilities, schools, and other City of Hollister, county, state or federal facilities.

Transit Hub

This designation includes stations and other uses associated with a regional transit corridor or a park-and-ride facility. While neither Transit Hub designated on the Land Use Plan is currently developed, they correspond with future planned development along the Southern Pacific railroad line.

Open Space

This designation is applied to public and privately owned lands used for low-intensity, open space activities such as hiking, walking or picnicking. The designation also highlights environmentally sensitive areas such as rivers and creeks, habitats, City parks and recreation facilities.

Agriculture

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. These areas should be kept free of any urban-type development and annexations. Allowed uses include orchards, row crops, nurseries, grazing lands, open space, farm services and parks.

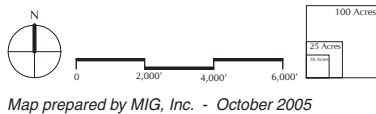
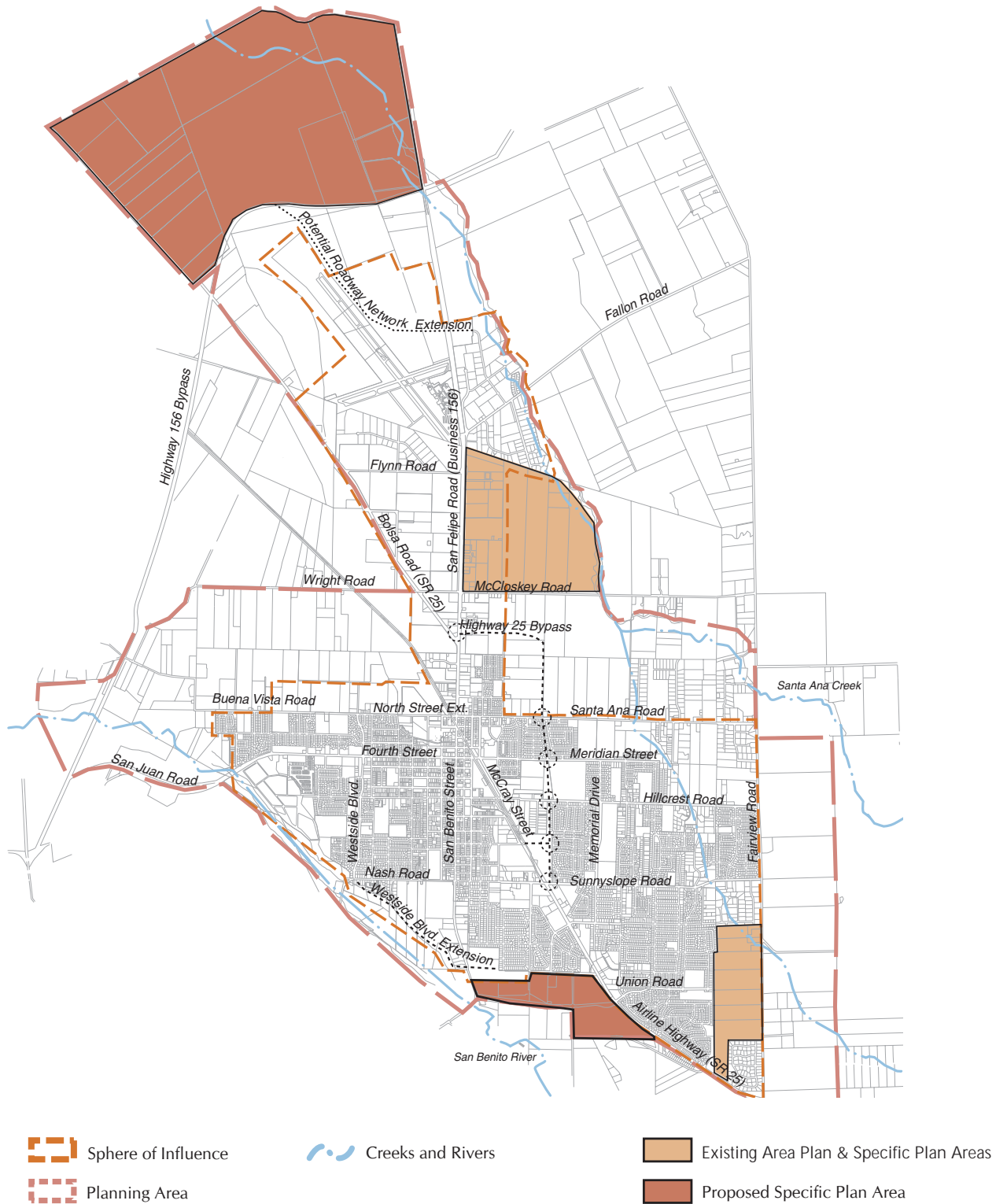
Specific Plan / Area Plan Overlay

The Specific Plan / Area Plan Overlay designation is intended to identify areas that require special planning attention to promote a mix of land uses that remain flexible enough to adjust to changing market demands or the approved West of Fairview Specific Plan and Northeast Hollister Area Plan. Specific Plans should facilitate high-quality development while allowing for multiple property owners to coordinate development efforts, share the cost of infrastructure improvements and provide special amenities.

Land uses with Specific Plan / Area Plan overlay areas may deviate from the underlying land use designations and intensities if recommended by the Specific Plan, however a General Plan amendment would be required as part of the Specific Plan approval process.

To promote timely development on sites in Specific Plan and Area Plan areas, development must commence within five years of Specific Plan approval or in the case of existing Area Plans by 2010. If development does not begin in this time period, designations within the Specific Plan or Area Plan area will revert to standard General Plan designations unless an extension of this time period is authorized by City Council.

The preparation of a Specific Plan or an infrastructure capacity plan shall be required prior to annexation properties outside of the 2005 Sphere of Influence.



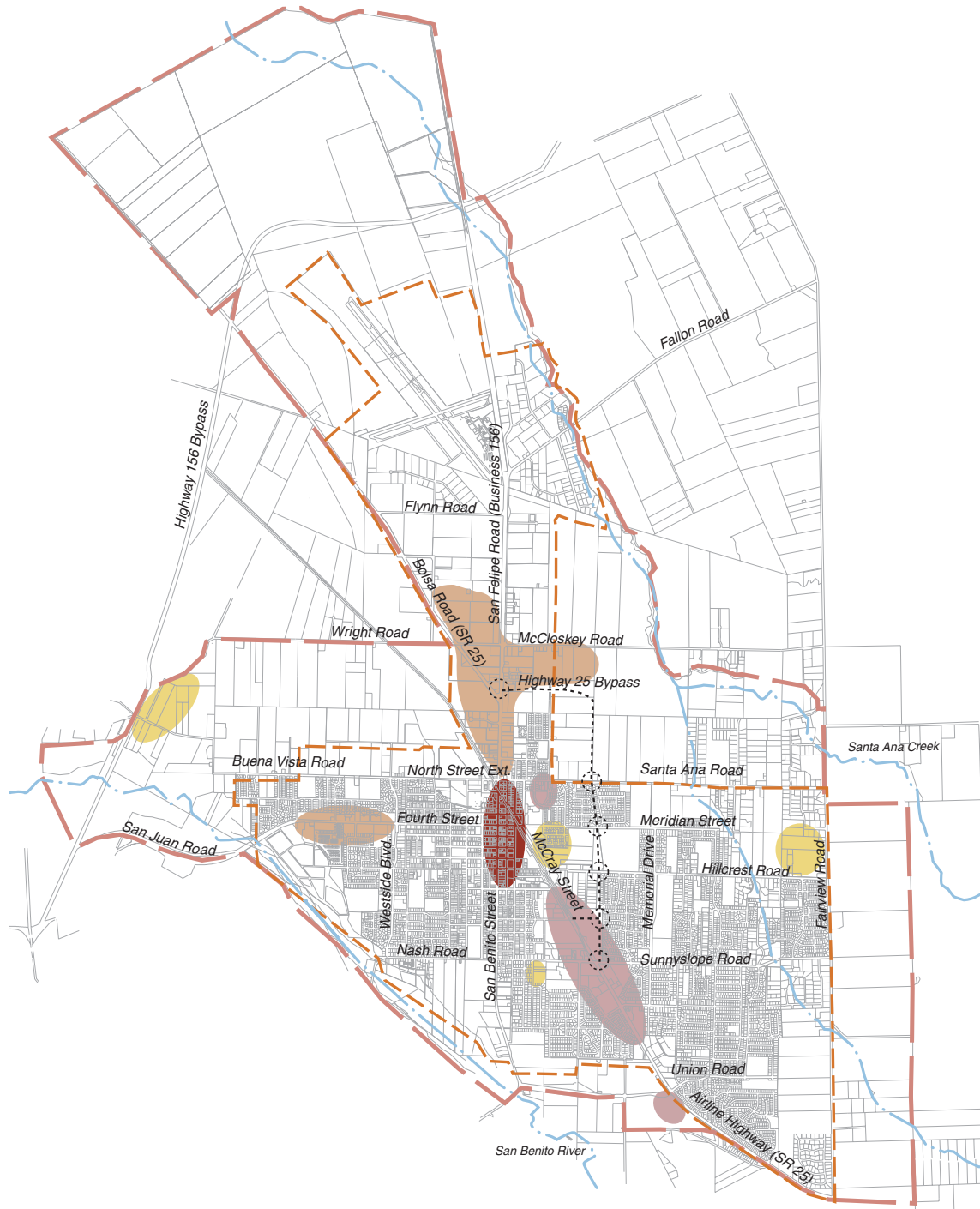
RETAIL DEVELOPMENT STRATEGY

The General Plan's Land Use Plan is designed to provide a high level of flexibility for future commercial development projects. New land use categories, such as Mixed-Use and Home Office, allow a range of commercial projects to develop throughout Hollister without mandating specific uses so that individual projects are free to meet the market demand of the City and its unique neighborhoods at the time of development.

In addition to this flexibility, the General Plan identifies prime locations for new development to occur. By distributing different types of retail development opportunities throughout Hollister, the General Plan seeks to promote accessible and diverse retail districts that complement, rather than compete with, each other.

The major retail characterizations are:

- Neighborhood-Serving Mixed-Use Retail,
- Downtown Specialty Retail,
- General Commercial, and
- Gateway District Retail.



Sphere of Influence

Planning Area

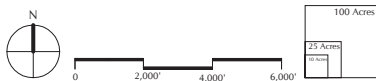
Creeks and Rivers

Neighborhood-Serving Mixed-Use Retail

Downtown Specialty Retail

General Commercial

Gateway District Retail



Map prepared by MIG, Inc. - October 2005

Map 4
Retail Development Strategy

City of Hollister 2005 General Plan



Downtown Hollister already features development supporting mixed-use activity.

As highlighted on the “Retail Development Strategy” diagram, Neighborhood-Serving Mixed-Use Retail areas are distributed throughout Hollister. Development in these areas can combine residential units (a customer base for retail development) along with commercial uses that will serve the neighborhoods that surround them. Appropriate uses in these districts range from coffee shops to corner stores. Mixed-use areas will provide useful retail destinations within walking distance from many of Hollister’s residential areas.

The mixed-use district in Downtown Hollister serves a different need. Concentrated in a historical retail district, uses in Downtown should be unique destinations that attract people from the entire City. Restaurants, theaters, services, and boutique retail are examples of uses that will help maintain the vitality and distinctive character of Downtown Hollister.



Larger retail development is appropriate for general commercial areas.

General Commercial areas should support Downtown Hollister and neighborhood-serving mixed-use districts by offering products and services that vary from those found elsewhere. Larger chain stores, supermarkets, or other automobile-oriented retailers are appropriate development types in General Commercial districts.

Both Gateway districts are variations of these other retail types. The North Gateway is intended to assemble a series of parcels with underlying General Commercial uses as a retail-oriented entry boulevard, while the West Gateway features a mixed-use district outside Downtown Hollister.

INFILL AND PHASING STRATEGIES

As Hollister continues to grow, development pressure on the edges of the City will increase. Without a strategy to counterbalance this pressure, development will creep further from the core of Hollister. If this happens, new buildings will begin to cover the scenic hillsides that surround Hollister and the City will have a more difficult time extending municipal services to all its residents. To promote concurrent development, Hollister should actively encourage infill development for the next five years.

As a first step, the City should attempt to annex any county "islands" that are within the city limits, making these sites "ripe" for development. Once this has occurred, sites that are within the SOI should be encouraged to develop before development extends to the surrounding areas.

As another component of the Infill Strategy, Hollister shall allocate a portion of the legally permissible units under the City's existing growth management restrictions to be developed exclusively in the Downtown area (bounded by Santa Ana Road and North Street Extension to the north, Nash Road and Sunnyslope Road to the south, Monterey Street to the west, and Highway 25 Bypass to the east) illustrated on Map 5: Infill Development Strategy. By allocating housing units to this area, Hollister is able to meet its regional housing needs while still conforming to and maintaining the spirit of the voter-approved growth management ordinance. Directing residential activity Downtown creates market-rate housing stock without contributing to sprawl or consuming the greenfields that surround the City. The additional residences also establish an expanded market for retail, entertainment and other commercial services in Downtown Hollister.

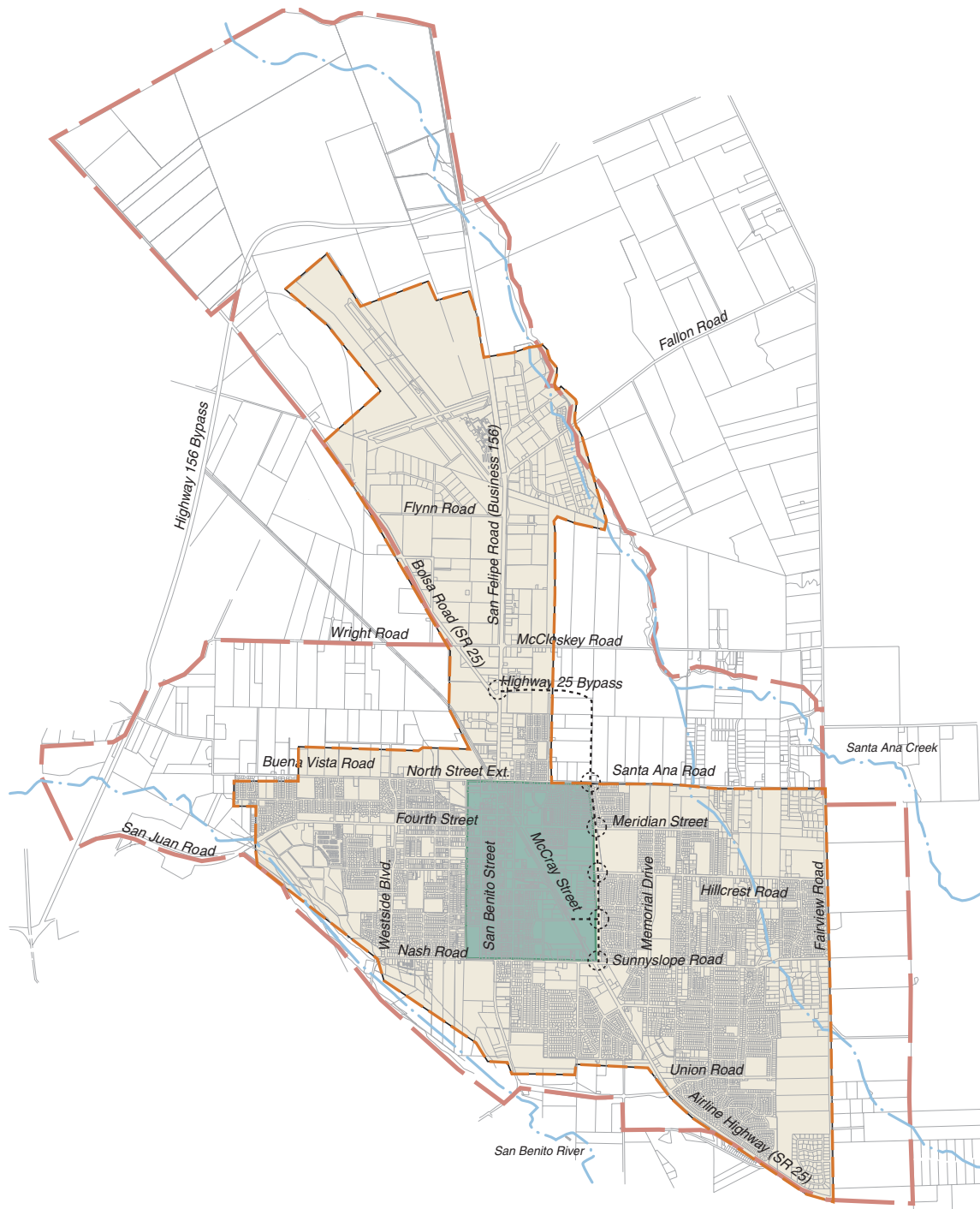




Development pressure east (pictured top) and south of Hollister can be managed by phasing.

Map 6: Phasing Strategy highlights areas outside of the City's SOI that should not be developed until the SOI is sufficiently built out. 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 or 3. 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.



Even with these identified priority areas and the phasing strategy, the City cannot force development to occur in these places. In order to implement the phasing plan, Hollister should offer incentives that make the infill development and phased growth areas the easiest, fastest, and most desirable places for developers to build new residential units. To accomplish this, Hollister can:

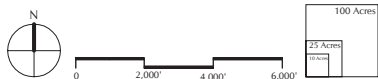
- Manage a vacancy database that matches interested developers and potential business owners with available sites.
- Make it easier to develop in infill areas than at any other location in the City through regulatory reform measures.
- Expedite plan review for all projects in priority infill areas; streamline the application and review process for projects.
- Explore adoption of a rehabilitation code for historic properties and allow adjacent and abutting properties to work together to meet issues like fire exiting, access and other requirements.
- Provide information and services to potential developers, including catalytic opportunity site pro formas, marketing materials, and early notice of building vacancies.
- Conduct an educational program on non-City incentives and funding mechanisms.



 Sphere of Influence
 Planning Area

 Creeks and Rivers

 Downtown Area
 Priority Infill Area



Map prepared by MIG, Inc. - October 2005

Map 5
Infill Development Strategy

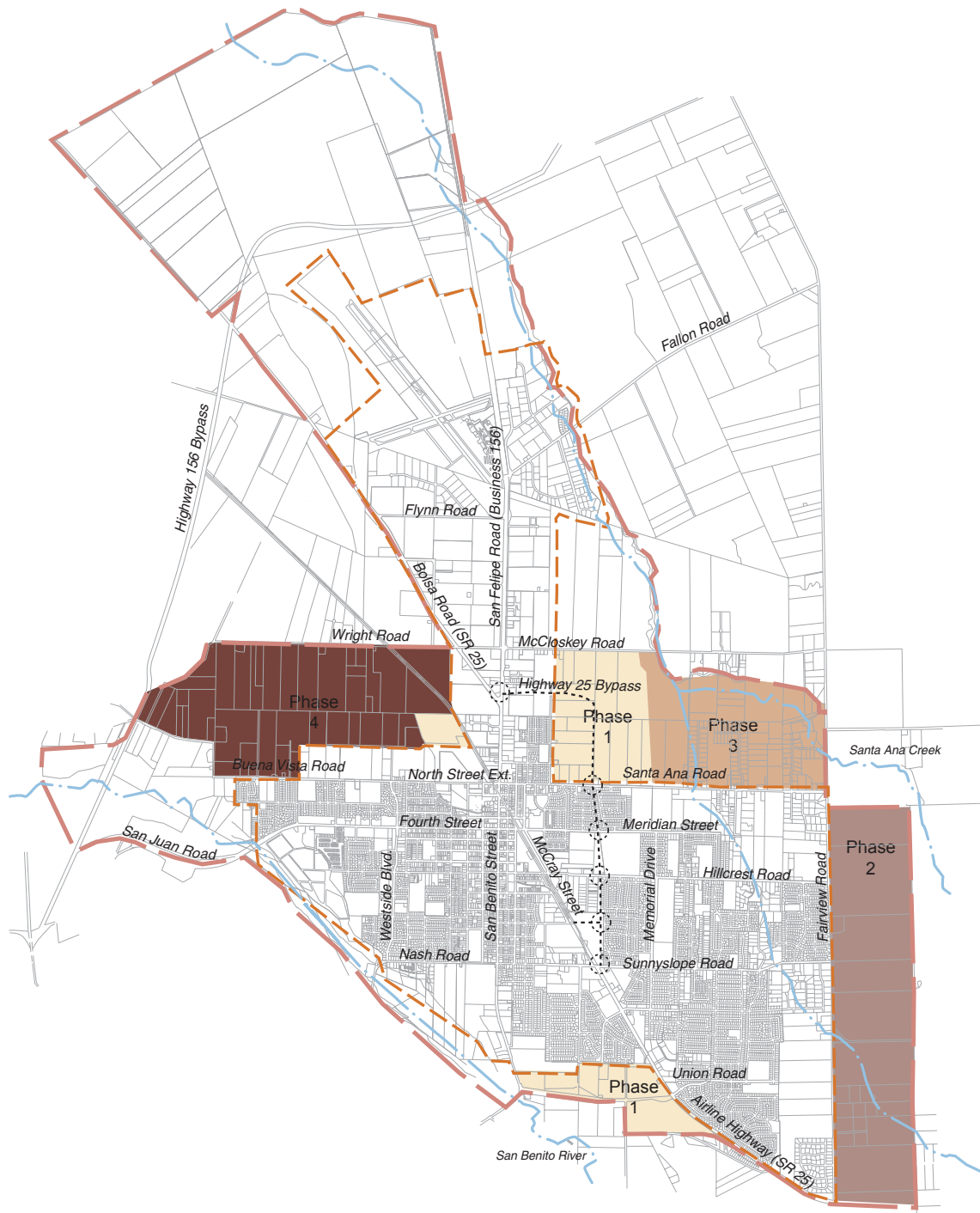
City of Hollister 2005 General Plan



Other incentive techniques Hollister can undertake include the reduction or elimination of development fees associated with construction projects in infill areas. The City can provide credits, fee waivers, or fee deferments on exactions such as water and sewer fees, construction and building permit fees, etc., on projects in priority areas.



Hollister may adopt a policy to defer or adjust sales and/or property taxes in specific districts. For example the City could:

- Explore the possibility of exempting from sales tax the purchase of building materials for infill development projects; and
- Investigate the legal and financial implications of freezing property taxes at the year 2004 (or at the level at the time of development) for parcels that are underutilized or blighted, or any developments that place housing above restaurants or retail in infill areas.

Hollister can adjust its land use policies, and zoning and development standards to provide developers with greater potential financial returns in exchange for tackling high priority development projects which otherwise might prove too risky. The City could provide density bonuses for development projects on priority infill sites.

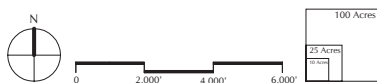


 Sphere of Influence
 Planning Area

 Creeks and Rivers
 Phase 1

 Phase 2
 Phase 3

 Phase 4



Map prepared by MIG, Inc. - December 2005

Map 6 Phasing Strategy

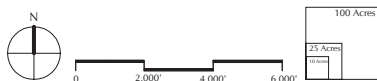
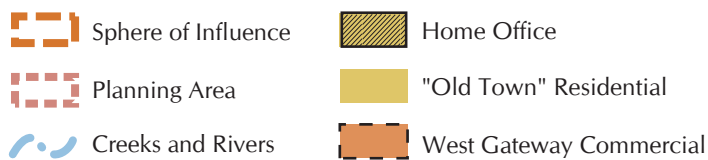
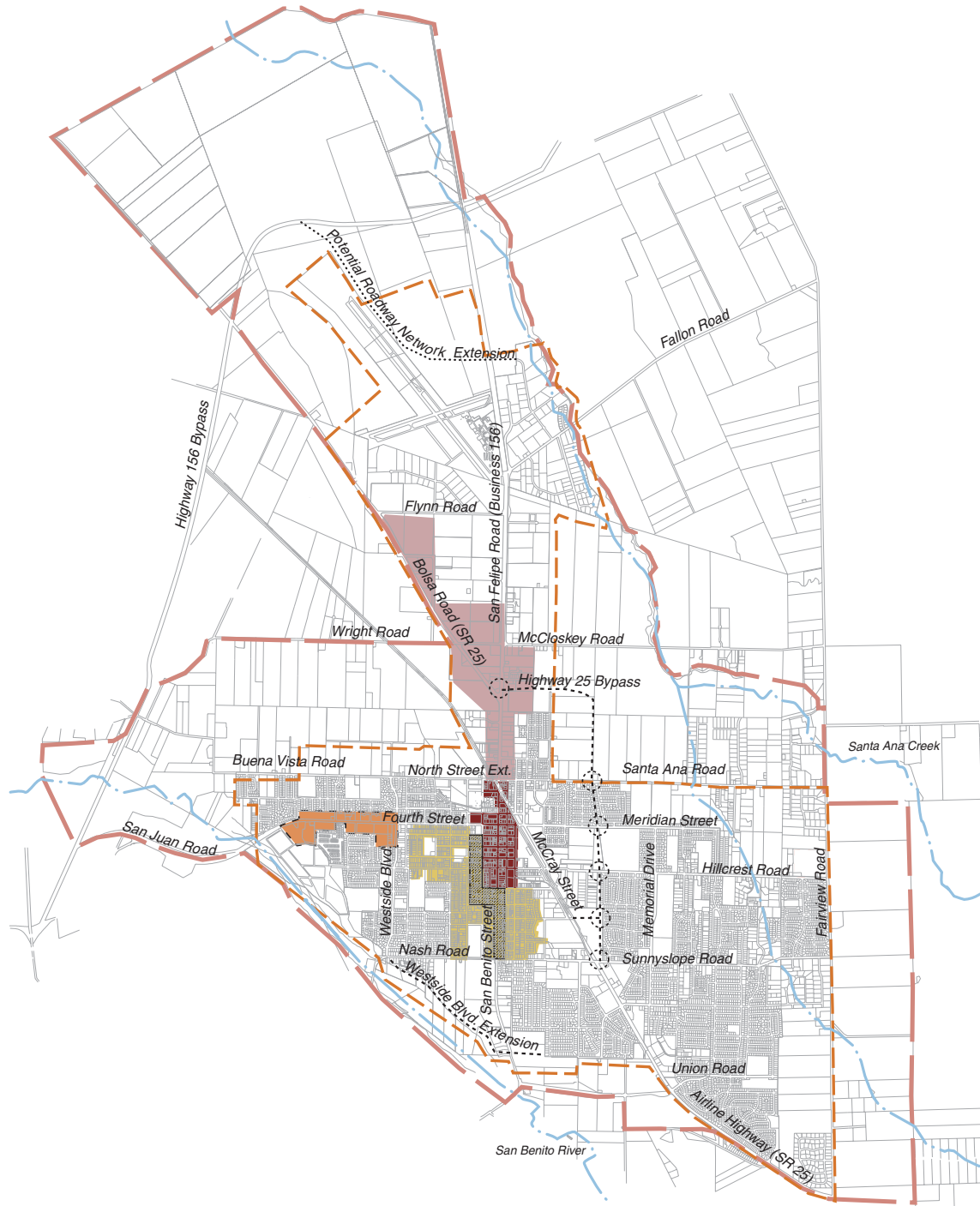
City of Hollister 2005 General Plan

SPECIAL PLANNING AREAS

This General Plan identifies five Special Planning Areas. Each of these areas is at least partially developed already. By designating them as Special Planning Areas, the General Plan intends to provide additional policy direction to guide additional development, redevelopment, and property improvements in these areas. The Special Planning Areas are designated as such for the following reasons:

- They are located in highly visible locations that characterize Hollister, in and around Downtown or as people approach and leave the City.
- They contain potential economic development opportunities if developed appropriately.
- They would benefit from a unified design approach and take advantage of unique elements of the City.

The General Plan identifies design concepts for circulation and parking, site organization, building detailing, landscaping and streetscape elements for each Special Planning Area.



Map prepared by MIG, Inc. - October 2005

Map 7
Special Planning Areas

City of Hollister 2005 General Plan

North Gateway

The North Gateway area is intended to create an entry boulevard for motorists arriving in Hollister from the north along Highway 25. The district begins at the intersection of San Felipe and McCloskey Roads and extends south along San Felipe Road to Santa Ana Road. The gateway area extends east of San Felipe Road between McCloskey Road and the Highway 25 Bypass. The district is important because it provides the opportunity for large retail uses that cater to commuters and other motorists without duplicating services found Downtown.

The North Gateway includes a triangular area northeast of Highway 25 and San Felipe Road north of Downtown that could be developed for automobile dealerships. The site has access from Highway 25, and the dealerships would be visible to all motorists entering the City. The commercial boulevard could then continue south along San Felipe Road, lined by decorative landscaping and retail facilities, leading into the heart of Downtown. Guidelines for development include the following:

Circulation and parking

- Install bicycle lanes
- Limit entry and exit points to main roads; encourage internal circulation between shops

Site organization

- Encourage large setbacks from the street with parking in front of businesses

Building detailing

- Encourage buildings that are 1-2 stories tall with high floor-to-ceiling heights
- Encourage the use of monument signs

Landscaping

- Provide decorative landscaping along Highway 25 and San Felipe Roads, possibly palm trees
- Encourage automobile sales and service uses to cluster between Highway 25, Wright and San Felipe Roads, and screen the retail uses with decorative landscaping

Streetscape elements

- Add a landscaped median on San Felipe Road, south of the Highway 25 bypass
- Install pedestrian-oriented decorative lighting in addition to traditional overhead automobile-oriented lighting
- Develop district features to create an entry statement. Themes could draw from agricultural elements or focus on Hollister family-friendly environment

West Gateway

The West Gateway is intended to create an entry feature on San Juan Road as it bridges the San Benito River. Historical themes from Hollister's past can be incorporated into the design and carry over into the rest of the district. After the entry feature, the West Gateway continues east to Westside Boulevard, including a number of currently underutilized parcels. The district provides the opportunity to develop a new mixed-use district with medium to high-density houses and a neighborhood-serving retail component complimented by a public plaza.



Medium and high-density development with an historical theme is appropriate for the West Gateway area.

Circulation and parking

- Limit entry and exit points to main roads; encourage internal circulation between mixed-use buildings and residential developments

Site Organization

- Encourage 3-story building forms on the street, stepping down to the north and south
- Maintain large right-of-way areas and setbacks around residences to buffer new uses from existing adjacent residential uses
- Design public space that is conducive to retail sales and community gatherings, such as a Mercado or plaza

Building details

- Encourage sloping roofs
- Consider a unified design theme for building architecture within the district that is different from Downtown Hollister.

Landscaping

- Develop a common landscaping treatment for the district
- Install a double row of trees, one at the street and one closer to the building edge

Downtown

Downtown is already a special area of Hollister. Stretching along San Felipe Road from Santa Ana Road to Hawkins Street, the district has a number of businesses and amenities, most of which are located in early-twentieth century buildings that reflect the small-town agricultural character and history of Hollister. New development and redevelopment that occurs Downtown must occur in context of the existing buildings. Amenities that encourage a safe and comfortable pedestrian experience in Downtown are also crucial elements to promote.

Circulation and parking

- Cluster parking in structures, behind buildings and on streets

Site organization

- Encourage minimal building setbacks without surface parking lots in front of building entries

Building detail

- Allow blade signs or flush signs with icons
- Encourage buildings that are 3-4 stories tall
- Encourage flat roofs
- Encourage cloth awnings
- Avoid mirrored windows and curtain walls; instead, encourage recessed windows and doorways

Landscaping

- Install themed landscaping and street furniture
- Provide streetscape elements
- Maintain 12-15 foot sidewalks to accommodate pedestrian activity, outdoor dining, etc.
- Discourage buildings that would create blank walls; maintain 60% of ground floor walls as windows or doors to engage pedestrians
- Install themed landscaping and street furniture

"Old Town" Residential

The "Old Town" residential district contains some of Hollister's most diverse architecture distributed through a neighborhood of historical homes. Located east and south of Downtown, the "Old Town" residential district extends roughly from Fourth Street to Nash Road. Preservation efforts should be employed to reinforce the distinct attributes of the existing structures for any development or redevelopment that occurs in the district. New construction should blend well with structures in existing neighborhoods



A well-maintained tree lawn will help define the character of the "Old Town" Residential district.

Circulation and parking

- Encourage parking alleys and side-lot access points

Site organization

- Follow prevalent existing setback patterns
- New units should not back up onto existing streets

Building detail

- Ensure that the scale of new buildings is compatible with the planned scale of the surrounding area
- Incorporate distinctive architectural characteristics (window and door detailing, decoration, materials, roof style and pitch, porches, bay windows)

Landscaping

- Encourage the planting of a tree lawn to develop a full canopy of trees

Home Office

The Home Office designation is an older residential district surrounding Downtown that has changed over time to include professional offices. Users such as accountants, architects, engineers, graphic designers, lawyers, etc., contribute to an economically viable area that is relatively free of high-volume automobile and pedestrian traffic. The major design goal is to preserve the residential look and feel of the neighborhood while continuing to allow specific office uses to adjoin residences.

Site organization

- Do not allow large parking lots in front of offices; cars must be accommodated on-site behind or to the side of structures
- Set back buildings 20 feet from the street

Building detail

- Allow small signs on doorways
- Non-residential buildings must maintain a residential façade
- Encourage sloping roofs
- Require that buildings be no more than 35 feet tall
- Encourage blade signs or monument signs that are externally illuminated; discourage flashing pole signs, neon signs, can signs, or other internally illuminated product types

Landscaping

- Maintain 60% of front lawn as a yard with live vegetation and trees

Streetscape elements

- Install pedestrian-scale lighting leading to building entries

LAND USE ELEMENT

GOALS AND POLICIES

The matrix presented on the following pages is intended to guide implementation of the City's Land Use and Community Design element. In addition to identifying a timeline for implementation in the matrix, each lettered item is described in detail in the "Implementation Measures" section that immediately follows. The matrix is organized according to the following land use and design goals:

<i>GOAL LU1</i>	Maintain and enhance Hollister's small town charm and identity. Organize and design the city with an attractive and positive image.
<i>GOAL LU2</i>	Ensure that public utilities and infrastructure adequately meet the demand for services placed on them by existing and future commercial and residential users.
<i>GOAL LU3</i>	Develop and maintain attractive landscaping on public and private properties, open space and public gathering spaces.
<i>GOAL LU4</i>	Ensure that Hollister has attractive, safe and functional streets, parking areas and pedestrian walkways.
<i>GOAL LU5</i>	Develop a land use pattern and mix of uses that contribute to the financial health and stability of the community.
<i>GOAL LU6</i>	Promote orderly and balanced growth within Hollister's planning area boundaries.
<i>GOAL LU7</i>	Promote diverse housing opportunities for existing and future residents.
<i>GOAL LU8</i>	Maintain the stability of existing neighborhoods.
<i>GOAL LU9</i>	Encourage development patterns that promote energy efficiency and conservation of natural resources.
<i>GOAL LU10</i>	Offer accessible community amenities and gathering places.
<i>GOAL LU11</i>	Encourage well-designed buildings that are compatible with their surroundings.

GOAL LU1	Maintain and enhance Hollister's small town agricultural valley culture and identity. Organize and design the City with an attractive and positive image.
---------------------	--

Policies	Lead Responsibility	Time Frame	Implementation Measures
LU1.1 Residential Areas To the greatest extent possible, eliminate intrusions, such as noise and commercial traffic and parking, into residential areas from nonresidential areas and provide landscaped buffers between incongruous land uses.	Engineering	1 year	Revise zoning regulations [LU.C]
LU1.2 Historical Preservation Ordinance Supplement the existing Historical Preservation Ordinance with an inventory and designation of potential sites and structures of architectural, historic, archeological and cultural significance.	Planning Planning	On-going 3 years	Review development regulations [LU.Y] Inventory and designate historical sites [LU.L]
LU1.3 Design Review Require proposals for residential and nonresidential development projects adjacent to designated landmarks to undergo design review.	Planning Planning	On-going 2 years	Review development regulations [LU.Y] Develop and adopt design review guidelines [LU.G]
LU1.4 Historical Building Code Adopt a Historical Building Code that exceeds state standards.	Planning	On-going	Review development regulations [LU.Y]
LU1.5 Underground Utility Lines Maintain the existing regulations that promote the undergrounding of utility lines.	Utilities	On-going	Review development regulations [LU.Y]

GOAL LU1	Maintain and enhance Hollister's small town charm and identity. Organize and design the City with an attractive and positive image.
---------------------------	--

Policies	Lead Responsibility	Time Frame	Implementation Measures
LU1.6 City Entrances Improve the major entrances into the City with landmark entry features, signs and gateways at the North and West gateways and along the San Felipe Road corridor north of McCloskey Road	Planning Engineering	On-going 2 years	Promote improvements during design review [LU.W] Develop streetscape improvement guidelines [LU.I]
LU1.7 Special Planning Areas Develop special planning areas and design guidelines for the North Gateway, West Gateway, Downtown, "Old Town" Residential, and Home Office districts.	Planning Planning Planning	2 years On-going 1 year	Develop and adopt design review guidelines [LU.G] Promote improvements during design review [LU.W] Revise zoning regulations [LU.C]
LU1.8 Signage Require that building signs be designed to fit within the scale and character of buildings.	Planning Planning Planning	2 years 1 year 1 year	Develop and adopt design review guidelines [LU.G] Develop signage ordinance [LU.A] Revise zoning regulations [LU.C]
LU1.9 Cohesive Design Elements Use cohesive design elements in street trees, lighting and street furniture to strengthen character of the special planning areas and residential neighborhoods.	Planning Planning Planning	2 years On-going 1 year	Develop and adopt design review guidelines [LU.G] Promote improvements during design review [LU.W] Revise zoning regulations [LU.C]

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.
---------------------	--

Policies	Lead Responsibility	Time Frame	Implementation Measures
LU2.1 Development Fees Evaluate existing development fee structure, review every two years, and restructure as needed.	Finance Finance Finance	On-going On-going On-going	Study infrastructure “hook-up” fees [LU.AA] Evaluate public facilities fees [LU.S] Review impact fees [LU.Z]
LU2.2 Fiscally Sound Development Evaluate the fiscal impact of projects as part of the development review process to assure that new development does not reduce standards or unduly increase the burden on existing residents.	Planning	On-going	Review development regulations [LU.Y]
LU2.3 Police and Fire Staffing Levels Review police and fire department master plans to determine and meet adequate staffing levels.	Police and Fire	1 year	Update public service master plans [LU.D]

GOAL LU3	Develop and maintain landscaping on public and private properties, open space and public gathering spaces.
---------------------	---

	Policies	Lead Responsibility	Time Frame	Implementation Measures
LU3.1	Streetscape and Building Façade Improvements Encourage streetscape and building façade improvements in the downtown commercial district as a way to stimulate investment and attract high-quality private development.	Engineering Engineering Planning	5 years 2 years 1 year	Evaluate capital improvements program [LU.P] Develop streetscape improvement guidelines [LU.I] Revise zoning regulations [LU.C]
LU3.2	Street Trees Promote street tree planting and other community design features to maintain visual quality and small town atmosphere.	Engineering Planning	2 years On-going	Develop a street tree program [LU.H] Promote improvements during design review [LU.W]
LU3.3	Landscaping Maintain roadway landscaping through both public and private means.	Engineering	2 years	Develop streetscape improvement guidelines [LU.I]
LU3.4	Existing Trees Preserve existing significant trees and tree groupings where possible. Replace trees removed due to site development.	Planning Utilities	1 year On-going	Revise zoning regulations [LU.C] Review development regulations [LU.Y]
LU3.5	Open Space Preservation Require the provision of usable open space in multi-family residential developments in the form of ground-floor patios, upper-floor decks and balconies, and common recreational facilities.	Planning Planning Planning	2 years On-going On-going	Develop and adopt design review guidelines [LU.G] Review development regulations [LU.Y] Promote improvements during design review [LU.W]

GOAL LU3	Develop and maintain landscaping on public and private properties, open space and public gathering spaces.
---------------------	---

Policies	Lead Responsibility	Time Frame	Implementation Measures
LU3.6 Landscaping On Public and Private Sites Require landscaping on public and private sites, including entry areas, street medians, parks, schools, parking lots, plazas, courtyards and recreational areas.	Planning Planning Planning	2 years On-going On-going	Develop and adopt design review guidelines [LU.G] Review development regulations [LU.Y] Promote improvements during design review [LU.W]
LU3.7 Alleys Promote the beautification of alleys to encourage their use as open space.	Planning Planning	2 years On-going	Develop and adopt design review guidelines [LU.G] Review development regulations [LU.Y]

GOAL
LU4 Ensure that Hollister has well-maintained, safe and functional streets, parking areas and pedestrian walkways.

Policies		Lead Responsibility	Time Frame	Implementation Measures
LU4.1 Pedestrian and Bicycle Facilities Ensure that business areas have adequate pedestrian and bicycle facilities and universal accessibility and that easy connections to transit are available whenever possible. Secure funding to implement the Hollister Bicycle Master Plan.		Planning	2 years	Develop and adopt design review guidelines [LU.G]
		Engineering	5 years	Evaluate capital improvements program [LU.P]
		Planning	1 year	Revise zoning regulations [LU.C]
LU4.2 Alternatives to Automobiles To the extent possible, encourage alternatives to the use of private automobiles. Encourage a range of transportation options, including driving, walking, biking and transit, without allowing any one to preclude the others.		Planning	1 year	Revise zoning regulations [LU.C]
		Planning	On-going	Encourage specific plans [LU.R]
LU4.3 Building Frontages Encourage building frontages that are safe and interesting for pedestrians. Require setbacks or 15' of less Downtown, and follow the prevalent existing setback pattern in medium-density residential areas.		Planning	2 years	Develop and adopt design review guidelines [LU.G]
		Planning	On-going	Promote improvements during design review [LU.W]
		Planning	1 years	Revise zoning regulations [LU.C]
LU4.4 Streets, Paths and Bikeways Ensure that streets, paths and bikeways contribute to the system of a fully connected transportation network.		Engineering	2 years	Develop streetscape improvement guidelines [LU.I]

GOAL LU4	Ensure that Hollister has well-maintained, safe and functional streets, parking areas and pedestrian walkways.
---------------------	---

Policies	Lead Responsibility	Time Frame	Implementation Measures
LU4.5 Lighting and Furniture Require compatible pedestrian and bicycle pathways and automobile routes with design elements that use buildings, trees, lighting and street furniture to define spaces for travelers.	Engineering	2 years	Develop streetscape improvement guidelines [LU.I]
LU4.6 Signs for Pedestrians and Motorists Scale and orient signs along the street to both pedestrians and motorists.	Planning Planning	2 years 1 year	Develop and adopt design review guidelines [LU.G] Develop signage ordinance [LU.A]
LU4.7 Common Parking Areas Encourage the development of common parking areas and common access for adjoining lots in Downtown Hollister.	Planning Planning Planning	1 year On-going 5 years	Revise zoning regulations [LU.C] Encourage specific plans [LU.R] Assess existing downtown Hollister parking district [LU.O]
LU4.8 Pedestrian Environment Design safe, accessible, convenient, comfortable and functional pedestrian crossings, intersections, sidewalks, street plantings, street furniture and traffic signals.	Engineering Planning Planning	2 years 2 years On-going	Develop streetscape improvement guidelines [LU.I] Develop and adopt design review guidelines [LU.G] Encourage specific plans [LU.R]

GOAL
LU5 Develop a land use pattern and mix of uses that contribute to the financial health and stability of the community.

	Policies	Lead Responsibility	Time Frame	Implementation Measures
LU5.1	Local Jobs and Housing Balance Strive to maintain balance between the number of local jobs and the number of available housing units within the planning area.	Redevelopment Agency Redevelopment Agency	5 years 3 years	Assemble parcels for development in accordance with RDA programs [LU.N] Formulate and implement an economic development strategic plan [LU.K]
LU5.2	Mixed-Use Encourage mixed-use development types that enhance the viability of Downtown Hollister in order to preserve its social, cultural, historical and governmental significance.	Planning Planning	3 years 1 year	Formulate and implement an economic development strategic plan [LU.K] Revise zoning regulations [LU.C]
LU5.3	Retail Development in Downtown Promote retail, office and mixed uses along San Benito Street in Downtown Hollister.	Planning	1 year	Revise zoning regulations [LU.C]
LU5.4	Diversity of Downtown Retail Maintain a diversity of commercial land uses to ensure stability during economic cycles and enrich residents' lives.	Redevelopment Agency	3 years	Formulate and implement an economic development strategic plan [LU.K]
LU5.5	Small Business Retention and Attraction Retain existing small businesses and attract new ones.	Planning	3 years	Formulate and implement an economic development strategic plan [LU.K]

GOAL LU6	Promote orderly and balanced growth within Hollister's planning area boundaries.
---------------------	---

Policies	Lead Responsibility	Time Frame	Implementation Measures
LU6.1 Infill Development Facilitate infill development opportunities by establishing an annexation policy in cooperation with the County of San Benito and the Local Agency Formation Commission to annex unincorporated county areas surrounded by the City.	Planning Commission Planning	On-going On-going	Implement phasing strategy [LU.U] Encourage intergovernmental coordination [LU.Q]
LU6.2 Phasing Strategy Limit future development in accordance with the phasing concept to allow the logical extension of water services and other infrastructure improvements.	Planning Commission Planning	On-going On-going	Implement phasing strategy [LU.U] Encourage specific plans [LU.R]
LU6.3 Orderly Growth Promote concentric and contiguous growth in the planning area in accordance with the phasing strategy.	City Council Planning	On-going On-going	Offer development incentives [LU.V] Implement phasing strategy [LU.U]
LU6.4 Specific Plans Encourage the use of specific plans to set development priorities and to facilitate appropriate and coordinated development of currently undeveloped land outside the City's sphere of influence.	Planning	On-going	Encourage specific plans [LU.R]
LU6.5 Transfer of Development Credits Cooperate with the County of San Benito to investigate the feasibility of establishing a Transfer of Development Credits program.	Planning Commission	On-going	Encourage intergovernmental coordination [LU.Q]

GOAL
LU7 Promote diverse housing opportunities for existing and future residents.

Policies	Lead Responsibility	Time Frame	Implementation Measures
LU7.1 Site Planning Promote and encourage the use of creative residential site planning techniques such as clustered development and planned development to facilitate the objective of providing a mix and range of housing types.	Planning Planning City Council	2 years On-going On-going	Develop and adopt design review guidelines [LU.G] Promote improvements during design review [LU.W] Offer development incentives [LU.V]
LU7.2 Housing Diversity Promote suitably located housing and services for people from a range of age and income within the City.	Planning Housing Program	1 year 1 year	Revise zoning regulations [LU.C] Investigate inclusionary housing programs [LU.B]
LU7.3 Land Supply Ensure that adequate land is designated to meet the projected future housing needs of the City.	Planning Redevelopment Agency	1 year On-going	Revise zoning regulations [LU.C] Fund RDA housing projects [LU.T]
LU7.4 New Residential Areas Designate new residential areas in a variety of locations that offer a range of housing densities and housing product types.	Planning Redevelopment Agency City Council	1 year On-going On-going	Revise zoning regulations [LU.C] Fund RDA housing projects [LU.T] Offer development incentives [LU.V]
LU7.5 Diverse Neighborhoods Encourage the development of well-integrated neighborhoods of single-family and multi-family homes that include owner-occupied and rental housing units in single-use and mixed-use environments.	Planning City Council	1 year On-going	Revise zoning regulations [LU.C] Offer development incentives [LU.V]

GOAL Maintain the stability of existing neighborhoods.
LU8

Policies	Lead Responsibility	Time Frame	Implementation Measures
LU8.1 Blighted Areas Identify blighted areas of existing neighborhoods and target these areas for revitalization and reuse.	Code Enforcement Program Redevelopment Agency	3 years On-going	Inventory illegal or dangerous housing units [LU.M] Rehabilitate, replace or eliminate illegal or dangerous housing units [LU.X]
LU8.2 Historic Neighborhoods Ensure that the existing historical neighborhoods remain intact by prohibiting incompatible uses and development types.	Planning	On-going	Review development regulations [LU.Y]
LU8.3 Residential Character Ensure that new development in multifamily neighborhoods supports, rather than detracts from, the existing residential character of the area.	Planning Planning Planning	On-going 1 year 2 years	Review development regulations [LU.Y] Revise zoning regulations [LU.C] Develop and adopt design review guidelines [LU.G]
LU8.4 Neighborhood Scale Preserve and enhance the character of existing residential neighborhoods by limiting encroachment of new buildings and activities that are out of scale and character with surrounding uses.	Planning	2 years	Develop and adopt design review guidelines [LU.G]

GOAL
LU9 Encourage development patterns that promote energy efficiency and conservation of natural resources.

	Policies	Lead Responsibility	Time Frame	Implementation Measures
LU9.1	Natural Design Elements Ensure that building design takes into consideration air circulation, natural lighting, views, solar orientation, and shading areas to interior and exterior spaces.	Planning	2 years	Develop and adopt design review guidelines [LU.G]
LU9.2	Energy Efficiency Integrate good design with the use of energy efficient techniques and equipment and with materials and construction practices that minimize adverse environmental effects.	Planning	2 years	Develop and adopt design review guidelines [LU.G]
LU9.3	Healthy Building Materials Encourage the use of “green” and non-toxic building materials and advise builders to apply for regional, state and national incentives programs.	City Council	On-going	Offer development incentives [LU.V]
LU9.4	San Benito River Where possible, preserve and restore natural drainage ways to the San Benito River, and coordinate recreational and trail use along the river.	Planning Finance	1 year 5 years	Revise zoning regulations [LU.C] Evaluate capital improvements program [LU.P]
LU9.5	Avoidance of Hazardous Development Areas Prohibit residential development in areas that present significant environmental hazards, such as unmitigated fault hazard areas, flood zones, or areas with high liquefaction potential.	Planning	1 year	Revise zoning regulations [LU.C]

GOAL LU10	Offer accessible community amenities and gathering places.
----------------------------	---

Policies	Lead Responsibility	Time Frame	Implementation Measures
LU10.1 Gathering Spaces Encourage easy access to local businesses as focal points for neighborhood and social interaction.	Planning	1 year	Revise zoning regulations [LU.C]
LU10.2 Unique Spaces Encourage a mix of uses that promotes convenience, economic vitality, fiscal stability, public safety, a healthy environment and a high quality of life.	Planning Planning	1 year 3 years	Revise zoning regulations [LU.C] Formulate and implement an economic development strategic plan [LU.K]
LU10.3 Diversity of Economic Development Provide for economic development that assures the availability and diversity of resident-serving goods and services.	Planning Planning	1 year 3 years	Revise zoning regulations [LU.C] Formulate and implement an economic development strategic plan [LU.K]
LU10.4 Attractive Street Frontages Encourage attractive, accessible, and pedestrian-friendly street frontages that contribute to the retail vitality of Downtown and other special planning areas.	Planning Planning	2 years On-going	Develop and adopt design review guidelines [LU.G] Promote improvements during design review [LU.W]

GOAL
LU11 Encourage well-designed buildings that are compatible with their surroundings.

Policies	Lead Responsibility	Time Frame	Implementation Measures
LU11.1 Well-Articulated Buildings Ensure that buildings are well articulated. Avoid large unarticulated shapes in building design such as blank walls or an unbroken series of garage doors on street frontages.	Planning Planning	2 years On-going	Develop and adopt design review guidelines [LU.G] Promote improvements during design review [LU.W]
LU11.2 Unique Design Elements Ensure that building designs include varied building façades, rooflines, and building heights to create interesting and differentiated building forms and shapes.	Planning Planning	2 years On-going	Develop and adopt design review guidelines [LU.G] Promote improvements during design review [LU.W]

IMPLEMENTATION MEASURES

1-Year Time Frame

LU.A Develop signage ordinance

A signage ordinance is a tool to regulate the appearance, size, and location of signs in Hollister. Well-designed signs contribute to the overall visual quality of the built environment by reducing clutter; they also facilitate locating local businesses.

LU.B Investigate inclusionary housing programs

The City's housing program consists of those actions necessary to achieve the policies of the General Plan and the goals of the Housing Element. The housing program should monitor progress toward achieving these goals to ensure that suitable land and incentives are available.

LU.C Revise zoning regulations

Zoning regulations provide the standards for development, prescribe allowable uses, contain specific incentive provisions, and include other standards and procedures related to approval of development projects. The City has begun to re-evaluate its existing zoning regulations and will need to update the code to maintain consistency with the goals of the General Plan. The code should be revised to regulate the location and mixing of uses, gateway development styles, landscaping and streetscape treatments, circulation and parking requirements, and setbacks in accordance with General Plan policies.

LU.D Update public service master plans

To ensure that the City maintains an adequate number of public safety workers, including police officers and fire fighters, individual departments should update their public service master plans in conformance with the amount and type of development specified in this General Plan.

LU.E Initiate a process to amend the AMBAG forecasts

Initiate a process to amend the 2004 AMBAG Population, Housing Unit and Employment Forecasts for San Benito County to make them consistent with the City of Hollister Draft General Plan and Regional Housing Needs Determinations.



Regulating signage can improve the appearance and economic viability of downtown and other areas.

2-Year Time Frame

LU.F Conduct outreach and education

Many contractors would build projects with sustainable techniques or materials if they had more information about their benefits. Similarly, consumers would request "green" product types more often if they were better educated on this style of construction. Hollister should promote "green" building types through public education seminars and both digital and print publications.

LU.G Develop and adopt design review guidelines

Design guidelines are a tool for ensuring that development is compatible with the surrounding area and that it functions well for the community. Guidelines that are quantifiable should be incorporated into the zoning code. Hollister's guidelines should address the gateway districts, other special planning areas, architectural details, streetscape elements, open spaces, circulation patterns, site planning, and sustainability.

LU.H Develop a street tree program

A citywide street-tree planting program can dramatically enhance neighborhood streets, increase property values, and improve the overall appearance of the City.

LU.I Develop streetscape improvement guidelines

Many of the commercial streets in Hollister can be improved by making right-of-ways more attractive and pedestrian friendly. Selected streets can be improved with decorative lighting, crosswalks, and additional landscaping. Specific attention should be given to City entries; Hollister should sponsor the design and construction of entry monuments and other landscape improvement projects to improve the appearance of City streets. These gateway improvement projects can also be developed in cooperation with civic organizations or sponsored by local businesses to create entry signs, monuments and landmarks at the two major entry points to Hollister.

LU.J Develop guidelines for the preparation of lighting plans

In order to minimize light trespass and greater overall light levels in the city, new development and projects making significant parking lot improvements or proposing new lighting shall be required to prepare a lighting plan for review by City planning staff. Require design guidelines to include the following provisions for lighting plans:

- a. All light sources should be fully shielded from off-site view.
- b. All lights to be downcast except where it can be proved to not adversely affect other parcels.
- c. Escape of light to the atmosphere should be minimized.
- d. Low intensity, indirect light sources should be encouraged, except where other types of lighting is warranted for public safety reasons.
- e. On-demand lighting systems should be encouraged.
- f. Mercury, metal halide, and similar intense and bright lights should not be permitted except where their need is specifically approved and their source of light is restricted.

3-Year Time Frame

LU.K Formulate and implement an economic development strategic plan

Hollister should formulate a strategy to retain and attract businesses. This strategy should be reviewed frequently to ensure that it reflects current economic and business trends. City staff, elected officials, and business organizations should actively market Hollister as a desirable location for different types of businesses.



Hollister's architectural history should be preserved to enhance neighborhood character.

LU.L Inventory and designate historical sites

The City should initiate an inventory of structures or sites that may have architectural, historical, archeological or cultural significance to the community. Hollister should then consider action to list the most significant structures or sites on the California Register of Historical Resources and the National Register of Historic Places.

LU.M Inventory illegal or dangerous housing units

To combat the perception that there are substandard housing units in the City, Hollister should identify and catalog housing units that do not conform to code. Units that are unsafe for residents must be prioritized for improvements; other improvements can be prioritized on an individual basis.

5-Year Time Frame

LU.N Assemble parcels for development in accordance with RDA programs

In support of its economic development strategy the City may choose to use the authority of its Redevelopment Agency (RDA) to attract and retain businesses and other activities and in providing supportive public improvements. A strategy for encouraging investment is to purchase adjacent parcels of land to assemble one large lot for development, then building a RDA-funded project or offering the land to a private developer.

LU.O Assess existing Downtown Hollister parking district

Local property owners can help finance needed parking lots and structures in commercial areas by forming parking districts. Parking districts provide for centralized parking lots and shared parking structures that allow participants to build and rehabilitate existing buildings at a higher level of intensity. Downtown Hollister should periodically assess the need for its existing parking district and plan for infrastructure upgrades that will improve parking in the district.



The existing parking districts should be periodically evaluated to monitor demand for spaces.

LU.P Evaluate capital improvements program

The Capital Improvements Program (CIP) is a compilation of the capital improvements planned for construction over the next five years in Hollister. It includes cost estimates, the phasing of specific improvements and associated costs and methods with which specific improvements will be financed. The City should conduct reviews of the CIP at least every five years and add money for transportation, infrastructure, and public facility improvements as funding sources are identified.

On-going Time Frame

LU.Q Encourage intergovernmental coordination

The City should coordinate regional planning efforts with San Benito County, Caltrans and other agencies. Hollister officials should actively participate in development review for projects outside the city limits but within Hollister's planning area. The City should also cooperate with the County to investigate the development of a "transfer of development credit" program.

LU.R Encourage specific plans

Certain areas of the City need to be planned comprehensively, and in more detail than the General Plan. A specific plan can integrate land use, design, transportation, utilities and other issues into an action strategy for development.

LU.S Evaluate public facilities fees

The City should adopt a citywide public facilities impact fee ordinance to fund new community and public facilities, including public safety facilities, required to serve new residents and employees in Hollister.

LU.T Fund RDA housing projects

The City's Redevelopment Agency has the authority to fund housing projects outside of official RDA project areas in some instances. When opportunities arise for unique housing product types on sites that have the potential to trigger future private investment, the RDA should sponsor that residential development.

LU.U Implement phasing strategy

The Planning Commission should work with City Council and San Benito County planners to determine priority areas for development within Hollister's Sphere of Influence and a means for promoting these sites for development. City Council members and the Commissioners should also determine the timing sequence for promoting the long-range development phases outside the Sphere of Influence.

LU.V Offer development incentives

Providing development incentives to developers and property owners can influence good community design. Development incentives can be in the form of density and development intensity bonuses, reduced development standards (such as reductions in setback and parking requirements), or restructured development fees. Incentives should be offered when they promote a close adherence to Hollister's development objectives by providing desirable features such as in-fill housing, exceptional design, enhanced public amenities or environmental benefits.

LU.W Promote improvements during design review

The design review process includes discretionary review of development projects based on consideration of General Plan objectives and policies. Reviewers should also use City zoning and subdivision ordinances and other regulations and adopted ordinances as criteria to evaluate applications. The design review process also includes administrative review of projects to verify compliance with building codes, fire codes, engineering standards, and other regulations and ordinances.

LU.X Rehabilitate, replace or eliminate illegal or dangerous housing units

Once any dangerous or illegal residential units have been identified, Hollister should begin to improve the units. Units that are unsafe for residents must be prioritized for improvements; other improvements can be prioritized on an individual basis. Improvements can include building rehabilitation, replacement or elimination depending on the specific violations.

LU.Y Review development regulations

City staff should continuously review development regulations to ensure that Hollister's codes adequately support the General Plan. To this end, the City should review all public projects for consistency with the General Plan as early as possible in order to minimize wasted effort on projects deemed not to be in conformance.

The City should ensure that the CEQA review process identifies impacts of new development upon the transportation system, utilities, public facilities and open space systems of Hollister.

Following its inventory of structures or sites that may have architectural, historical, archeological or cultural significance to the community, Hollister should regulate development on and around these sites.

LU.Z Review impact fees

The City should consider developing a fiscal impact assessment process that would identify the economic and fiscal impacts of new development projects. The process should establish size thresholds that trigger the assessment, integrate the assessment with CEQA review, and ensure that the fiscal impact assessment is not an undue burden on economic development in Hollister.

LU.AA Study infrastructure "hook-up" fees

The City should conduct biannual reviews of the infrastructure connection fees it charges developers to build projects in Hollister. The City should investigate charging developers for transportation, infrastructure, and public facility improvements as needed.

Chapter Three: Housing Element

All California cities and counties are required to have a housing element included in their General Plan which establishes housing goals, policies and programs in response to community housing conditions and needs. This Housing Element has been prepared to respond to current and near-term future housing needs in Hollister. It contains updated information and strategic directions (policies and specific actions) that the City is committed to undertaking to address its housing needs.

HOLLISTER TODAY

The City of Hollister is the County Seat and the largest city in San Benito County, with 65% of the county population. San Benito County is situated in the Central Coast region of California, about 100 miles southeast of San Francisco, 40 miles east of Monterey and 300 miles north of Los Angeles. While agriculture continues to be the predominant economic activity in the county, development pressure is changing the rural character of the area. The county is increasingly becoming a bedroom community of the more industrialized San Francisco Bay Area counties to the north. During the 1990's, San Benito County was the fastest growing county in California. The majority of that growth has been concentrated in Hollister.

The rise in population has created a strong demand for housing which has resulted in significant housing price increases. With the increasing cost of housing has come a severe shortage of affordable housing, especially for lower and moderate income households. Thus, housing affordability in Hollister and the county as a whole has become an increasingly important issue.

The City's character has also changed dramatically since the last Housing Element was adopted in 1993. This affects the appropriateness and viability of the City's housing policies and programs (see Appendix A for an evaluation of 1993 Housing Element programs). The significant amount of new development has resulted in the loss of agricultural land and has created severe constraints upon the City's infrastructure. Primary commuter roadways, such as Highway 25, have become congested and more hazardous. Wastewater capacity issues have resulted in a moratorium for any development requiring new service connections. The moratorium will not be lifted until improvements are completed to increase capacity.

The community's attitude toward the types, quantity and quality of new development has changed significantly since the mid-1990's. In November 2002, Hollister voters enacted a growth cap initiative that limits new residential development to 244 homes per year. Similar growth cap ordinances have either been enacted or are being considered in other jurisdictions in San Benito County.

The Role of the Housing Element

The primary challenge of Hollister's Housing Element is to properly address local housing needs while ensuring that new housing will "fit-in" with the character, quality, environmental constraints and resources of the community. Questions include:

- What Kind of Housing Does Hollister Need? What kind of housing (size, type, location and price) best fits with workforce housing needs, household characteristics, and ability to pay for housing?
- Where Can Hollister Appropriately Put New Housing? Where in the community can additional residential units be accommodated, especially for very low, low, and moderate income households?
- How Can the City Work Effectively with Housing Partners? What can the City do--in collaboration with community organizations, other agencies, nonprofits, and for-profit developers--to encourage the construction of needed workforce and special needs housing?

- How Can the City Help Special Needs Groups? What can be done to assist those households with special needs including, but not limited to the elderly and people living with physical or emotional disabilities?

KEY FINDINGS AND RECOMMENDATIONS

In the past ten years, Hollister's population increased by nearly 80%, from 19,212 residents in 1990 to 34,314 in 2000, at an annualized growth rate of 6%. During that same period, the number of housing units increased by nearly 60%. Much of the increase in population can be attributed to an influx of people moving from surrounding counties, particularly Santa Clara County, where housing prices and median income are significantly higher. As a result, a dramatic change in commuting patterns has occurred, and nearly half of all Hollister residents are now commuting to areas outside of San Benito County for employment. These changes have significant impacts on housing production, needs, and affordability.

Past and Future Housing Production

Overproduction of single family homes

Hollister experienced a housing boom in the 1990s that resulted in a significant amount of new single family development. About 80% of all the homes in Hollister are single family houses. Since only above-moderate income families can afford to purchase these homes, many of Hollister's residents can't find affordable housing. The City needs more duplexes, condominiums, and apartments in order to provide a variety of housing types to fit all kinds of budgets.

Hollister will continue to grow

The population of Hollister increased dramatically over the past decade. The population is expected to continue to grow, but at a

slower rate of about 3% per year. The City is becoming increasingly urbanized as agriculture becomes less integral to the local economy. More change is inevitable, and the City needs to plan for that change.

Housing Affordability

Market rate rental housing is generally not affordable to very low-income households

One quarter of the households currently residing in Hollister are either very low or extremely low income (earning less than \$33,550 for a family of four based on 2003 Income Limits). About 70% of these households are spending more than 30% of their income on housing costs and are considered to be overpaying for their housing. New construction for very low households usually must rely on multifamily projects with some public subsidy.

Market rate ownership housing is generally not affordable to lower and moderate-income households

Even moderate-income residents (earning between \$53,700 and \$80,500 per year for a family of four) are having a hard time finding affordable housing to own in Hollister. About 40% of these households overpay for housing, too.

Single-family homes are only affordable to above moderate-income households

The median price of a conventional single-family home in Hollister was \$383,000 in 2003. An income of \$96,000 would be needed to purchase a typical single-family home. The median priced condominium or townhouse in Hollister sold for \$250,000 in 2003. An income above \$63,000 per year would be needed to purchase a condominium or townhouse in Hollister in 2003.

Diversity of Households and Housing Needs

Family sizes are large

The average household in Hollister has 3.53 persons. Hollister has one of the highest average household sizes in the state. Large families needed larger homes with 3 or 4 bedrooms.

A significant number of homes are overcrowded

The high cost of housing is forcing many families to double up and live in overcrowded conditions. Over one-quarter of all rental housing is overcrowded, meaning that there is more than one person to each room.

Senior housing need

About 13% of Hollister's residents are seniors, and a majority of them are lower-income. Many seniors have special housing needs, such as the need for smaller and more efficient housing. Typical housing to meet the needs of seniors includes smaller homes and second units for independent living as well as assisted living facilities and nursing homes. As more and more baby boomers enter their senior years, the need for senior housing will continue to increase in Hollister.

Farmworkers housing need

Although agriculture is declining within the City, a significant number of farmworkers live in Hollister. Farmworkers earn some of the lowest wages relative to other workers and most live well below the poverty line. Many farmworkers live in overcrowded housing conditions in Hollister, and some live in substandard and illegal units. While some farmworkers are migrant workers who need temporary housing, many are permanent residents. There is a need for more transitory housing as well as low-cost housing for year-round workers.

Specialized housing needs

Seniors, farmworkers, the homeless, and the disabled all have special housing needs that need to be considered when planning for more housing in the community.

Affordable Housing Types Needed

Affordable small-sized rental housing units are needed

Single person households (seniors and younger person households) will require affordable studio and one-bedroom units and single-room occupancy units.

Hollister needs more affordable family housing

Large families, new families, and single parents need affordable family housing with three and four bedrooms.

Affordable smaller for-sale housing units are needed

Smaller units can be affordable to lower income and moderate income. Developers should be encouraged to build these types of units.

More rental housing units are needed in Hollister

Market rate rentals of all types are generally affordable to low-income households. More rentals can help to meet the housing needs of these residents.

Key Housing Strategies

A. Enhance existing housing and neighborhoods

Hollister's neighborhoods should be preserved and strengthened so that they continue to improve over time, and be proactive as new housing is developed so that changes continue to enhance Hollister, making it an ever-increasingly attractive place to live. Policies on design for multifamily housing will help to ensure enhancement of neighborhood identity and sense of community so that new housing will have a sensitive transition of scale and compatibility with the surrounding neighborhood.

B. Continue to provide for affordable housing funding

The City's Redevelopment Agency provides low-interest loans for first-time homebuyers needing money for a down payment and for low-income residents needing money to rehabilitate their homes. The Redevelopment Agency has also provided funding for several affordable housing developments in Hollister. Redevelopment funding should continue to address the affordable housing needs of the community, especially for very low-income people who are having the hardest time finding affordable housing in Hollister.

C. Designate land for multi-family housing and for housing mixed with non-residential land uses

There is plenty of land available for development in and around Hollister, but most of it is reserved for single family housing. About 88% of the land within Hollister's city limits is currently zoned for single-family housing. Land needs to be zoned for multi-family housing so lower-income people can find a place to call home. Mixed use areas, especially in and around the downtown area, will support multiple City objectives for economic development.

D. Create partnerships

Resources for effective partnerships involving neighborhoods, businesses, civic and service organizations, and the County in addressing housing needs should be assembled. Housing policies should be written so that affordable housing is targeted to a variety of economic levels, integrated into projects and dispersed throughout the community.

E. Require developers to provide a portion of new units for lower and moderate income households

Affordability requirements in new housing developments should be broadened by establishing a requirement that a percentage of affordable units be built in projects of seven units or more.

F. Address growth and infrastructure needs to be able to meet the City's Regional Housing Needs Determinations

Housing policies must be integrated with related issues such as land use, design, traffic capacity, economic development, adequate infrastructure, and others.

G. Encourage appropriately designed second units

Second units shall be encouraged as a means of dispersing small, affordable units throughout the community by modifying zoning regulations and processing requirements. Second units can provide a significant source of affordable housing. Often smaller than typical homes, second units can provide housing for younger persons, seniors, single parents, and lower-income people. They can also provide a source of income for the owner of the main home, making housing more affordable for the homeowner as well.

HOUSING ELEMENT GOALS AND POLICIES

State law requires the Housing Element to include quantified objectives for the maximum number of units that can be rehabilitated, conserved, or constructed. Policies and programs establish the strategies to achieve these objectives. The City's quantified objectives are described under each program. Assumptions are based on past program performance, infrastructure constraints, construction trends, land availability, and anticipated future program funding. A timeline and description of the City's housing policies and implementing measures are included in the matrix and organized according to the following goals (See the Appendix for a Summary of Housing Element Programs and Objectives).

<i>GOAL H1</i>	Work together to build a sense of community and achieve housing goals.
<i>GOAL H2</i>	Maintain and enhance existing housing and blend well-designed new housing into neighborhoods and communities.
<i>GOAL H3</i>	Use land efficiently to encourage a diversity of housing types and to implement “smart” and sustainable development principles.
<i>GOAL H4</i>	Develop affordable housing opportunities.
<i>GOAL H5</i>	Provide housing for special needs populations.

GOAL H1	Work together to build a sense of community and achieve housing goals.
--------------------	---

	Policies	Lead Responsibility	Time Frame	Implementation Measures
H1.1	Local Government Leadership Establish affordable housing as a citywide priority, with local government taking a proactive leadership role in working with community groups and other agencies on identified housing element implementation actions in a timely manner.	City Council Redevelopment Agency	5 years On-going	Update the housing element regularly [H.BB] Prepare information and conduct outreach on housing issues [H.PP]
H1.2	Community Participation in Housing and Land Use Plans Assure effective and informed public participation from all economic segments of the community in the formulation and review of housing and land use issues, policies, and programs.	Planning	On-going	Facilitate the establishment of neighborhood associations [H.JJ]
H1.3	Managed Growth that Meets Regional Housing Needs Determinations Manage new growth and assure orderly development of vacant land while expanding public services and infrastructure to meet housing need. Assure that a growth management program does not preclude the City's ability to meet affordable housing goals for lower and moderate-income households.	Planning	5 years	Modify the growth control ordinance after the expiration of Measure U [H.DD]

GOAL H1	Work together to build a sense of community and achieve housing goals.
--------------------	---

	Policies	Lead Responsibility	Time Frame	Implementation Measures
H1.4	Timing of Housing and Infrastructure Continue to support the timing of new housing with needed infrastructure improvements.	Public Works	1 year	Expand sewer and water system capacity to meet housing needs [H.B]
H1.5	Equal Housing Opportunity Ensure equal housing opportunities for individuals and families seeking housing in Hollister are not discriminated against on the basis of race, color, religion, marital status, disability, age, sex, family status (due to the presence of children), national origin, or other arbitrary factors, consistent with the Fair Housing Act.	Redevelopment Agency Redevelopment Agency Redevelopment Agency	On-going 2 years 2 years	Respond to fair housing complaints [H.RR] Disseminate fair housing information [H.M] Adopt an anti-discrimination ordinance [H.K]
H1.6	Monitoring, Evaluation and Revisions Establish a regular monitoring and update process to assess housing needs, opportunities, and achievements, and modify policies, programs and resource allocations as needed.	Redevelopment Agency City Council Planning	On-going 5 years On-going	Implement monitoring systems [H.LL] Update the housing element regularly [H.BB] Conduct an annual housing element review [H.GG]
H1.7	Legislative Efforts Work with other jurisdictions in San Benito County and the surrounding area to support key legislation that assists cities in providing affordable housing consistent with the General Plan.	Redevelopment Agency	On-going	Prepare information and conduct outreach on housing issues [H.PP]

GOAL H2	Maintain and enhance existing housing and blend well-designed new housing into neighborhoods and communities.
--------------------	--

	Policies	Lead Responsibility	Time Frame	Implementation Measures
H2.1	Housing Design Process Review proposed new housing to achieve excellence in development and design through an efficient project review process.	Planning Commission	2 years	Adopt criteria for use in design review and refine the design review process [H.L.]
H2.2	Design that Fits into the Neighborhood Context Enhance neighborhood identity and sense of community by designing new housing with a sensitive transition of scale and compatibility with the surrounding neighborhood.	Planning Commission	2 years	Adopt criteria for use in design review and refine the design review process [H.L.]
H2.3	Housing Design Principles Provide stable, safe, and attractive neighborhoods through high quality architecture, site planning, and amenities that address the following principles: <ul style="list-style-type: none"> a. Building Bulk Requirements b. Street Patterns c. “Sense of Place” d. Visual Impact of Parking and Garages e. Quality Building Materials 	Planning Commission	2 years	Adopt criteria for use in design review and refine the design review process [H.L.]

GOAL H2	Maintain and enhance existing housing and blend well-designed new housing into neighborhoods and communities.
--------------------	--

Policies	Lead Responsibility	Time Frame	Implementation Measures
H2.4 Resource Conservation Promote development and construction standards that provide resource conservation by encouraging housing types and designs that use cost-effective energy conservation measures and fewer resources (water, electricity, etc.) and therefore cost less to operate over time, supporting long-term housing affordability.	Planning Building	5 years On-going	Publicize energy conservation programs [H.AA] Apply Title 24 requirements [H.FF]
H2.5 Renewable Energy Technologies Promote the use of renewable energy technologies (such as solar and wind) in new and rehabilitated housing when possible.	Building Planning	On-going 3 years	Promote solar design [H.TT] Encourage "green" building standards and processes [H.Q]
H2.6 Maintenance and Management of Quality Housing Support good management practices and the long-term maintenance and improvement of existing housing through housing and building code enforcement, and rehabilitation loan assistance for low and moderate income homeowners and rental property owners with lower income tenants. Make the most effective use of rehabilitation loan funds by prioritizing their use to meet the greatest need.	Building Redevelopment Agency	On-going 5 years	Link code enforcement with public information programs [H.NN] Assist in maximizing use of rehabilitation loan programs [H.V]

GOAL H3	Use land efficiently to encourage a diversity of housing types and to implement “smart” and sustainable development principles.
--------------------	--

Policies	Lead Responsibility	Time Frame	Implementation Measures
H3.1 Variety of Housing Choices Achieve a mix of housing types, densities and designs to provide choice in owner and renter housing, small and large units, single and multifamily housing, housing close to jobs and transit, mixed use housing, varying affordability levels, mobile homes and manufactured housing, assisted living and supportive housing, and other housing types.	Planning Planning	5 years 2 years	Establish mixed-use development standards [H.W] Implement zoning amendments for mobile and manufactured homes [H.N]
H3.2 General Plan and Zoning for Housing Maintain an adequate supply of land designated for all types of residential development to meet the regional housing need. Within this total, maintain a sufficient supply of land for multi family housing and mixed use housing to meet the quantitative housing need for very low, low and moderate income housing units.	Planning Planning	1 year On-going	Prepare land use plans to facilitate multi-family infill housing [H.C] Identify new sites for multi-family infill housing when opportunities arise [H.KK]

GOAL
H3 Use land efficiently to encourage a diversity of housing types and to implement “smart” and sustainable development principles.

	Policies	Lead Responsibility	Time Frame	Implementation Measures
H3.3	<p>Efficient Use of Housing Sites and Establishment of Minimum Densities</p> <p>Approve well-designed projects at the mid to high range of general plan densities; do not approve development below minimum designated General Plan densities unless physical or environmental constraints preclude its achievement. If development on a site is to occur over time require applicants to show that proposed developments do not prevent subsequent development of the site to its minimum density.</p>	Planning	1 year	Prepare land use plans to facilitate multi-family infill housing [H.C]
H3.4	<p>Development Standards</p> <p>Allow for flexibility in applying development standards, such as FAR, height limits, density, and parking, based on the location and design of the development, compatibility with adjacent uses, and the type, size, and income levels of the occupants of the housing; recognize that smaller, more affordable housing near transit and services will generate fewer trips and area-wide impacts and will require less parking.</p>	Planning	On-going	Identify new sites for multi-family infill housing when opportunities arise [H.KK]

GOAL H3	Use land efficiently to encourage a diversity of housing types and to implement “smart” and sustainable development principles.
--------------------	--

Policies	Lead Responsibility	Time Frame	Implementation Measures
H3.5 Impact and Planning Fees Reduce and/or defer fees for lower income housing to the extent possible and when possible, and encourage other agencies to also do so.	Planning	1 year	Revise impact and planning fees [H.F]
H3.6 Mixed Use Housing Promote and provide incentives for well-designed mixed use residential/non-residential developments in areas that allow mixed uses, where residential use is appropriate to the setting, and development impacts can be mitigated. Allow residential use as part of mixed use projects, particularly Downtown.	Planning	5 years	Establish mixed-use development standards [H.W]
H3.7 Employee Housing Encourage employers developing large projects (100+ employees) to provide housing opportunities for their employees onsite or offsite.	Planning	1 year	Prepare land use plans to facilitate multi-family infill housing [H.C]

GOAL H3	Use land efficiently to encourage a diversity of housing types and to implement “smart” and sustainable development principles.
--------------------	---

Policies	Lead Responsibility	Time Frame	Implementation Measures
<p>H3.8 Second Units</p> <p>Encourage additional well-designed second units as a desired use in all residential neighborhoods throughout the City by simplifying permit review and encouraging that in new subdivisions over 10 units a portion of the lots construct a second dwelling unit by creating appropriate incentives. Consistent with State housing law, exempt second dwelling units from area density calculations.</p>	<p>Planning</p> <p>Planning</p>	<p>5 years</p> <p>5 years</p>	<p>Provide information on second units for homeowners [H.Z]</p> <p>Modify second unit development standards and permit process [H.X]</p>
<p>H3.9 Encourage Site Planning Conducive to Physical Activity.</p> <p>Encourage design and site planning of residential developments that have features and amenities that support physical activities.</p>	<p>Planning</p>	<p>Ongoing</p>	<p>Prepare land use plans to facilitate multi-family infill housing [H.C]</p>

GOAL
H4

Develop affordable housing opportunities.

Policies		Lead Responsibility	Time Frame	Implementation Measures
H4.1	Fair Share Promote a “fair share” of well designed affordable and varied housing in all neighborhoods throughout the City.	City Council	1 year	Establish inclusionary housing regulations [H.A]
H4.2	Protection of Existing Affordable Housing Ensure that affordable housing provided through government subsidy programs, incentives and deed restrictions will remain affordable, and intervene when necessary to help preserve such housing.	Redevelopment Agency	5 years	Protect “at risk” units [H.Y]
H4.3	Density Bonuses and Other Incentives for Affordable and Special Needs Housing Developments Support and expand the use of density bonuses and other incentives to help achieve housing goals while ensuring that potential impacts are considered and mitigated.	Planning Planning	On-going On-going	Apply density bonus zoning and other incentives for affordable housing development [H.EE] Facilitate development at key housing sites [H.II]

GOAL
H4
Develop affordable housing opportunities.

Policies	Lead Responsibility	Time Frame	Implementation Measures
H4.4 Inclusionary Housing — Overall Approach To increase affordable housing construction, require residential developments involving seven or more units to provide a percentage of units affordable to very low, low and moderate income households. (The units provided through this policy are intended for permanent occupancy and must be deed restricted, including but not limited to single family housing, multi-family housing, condominiums, townhouses, stock cooperatives or land subdivisions.)	City Council	1 year	Establish inclusionary housing regulations [H.A]

GOAL H4	Develop affordable housing opportunities.
------------	---

Policies		Lead Responsibility	Time Frame	Implementation Measures
H4.5	<p>Options for Meeting Inclusionary Requirements.</p> <p>Establish the primary intent of the City’s inclusionary requirement as the construction of new units on-site, with the focus being multi-family housing developments with deed restrictions to support long periods of affordability or the provision of second units within single-family developments. Establish the second priority for meeting inclusionary requirements as the construction of units off-site or the transfer of land and sufficient cash to develop the number of affordable units required nearby. If these options are not practical, then consider other alternatives of equal value such as in-lieu fees or rehabilitation of existing units.</p>	<p>Redevelopment Agency</p> <p>Finance</p>	<p>3 years</p> <p>On-going</p>	<p>Participate in the creation of a nonprofit affordable housing organization [H.U]</p> <p>Implement plan to expend funding resources [H.MM]</p>
H4.6	<p>Inclusionary Housing — Income Levels</p> <p>Use inclusionary zoning requirements to target very low or low income rental units and low or moderate income ownership units.</p>	<p>Redevelopment Agency</p>	<p>3 years</p>	<p>Participate in the creation of a nonprofit affordable housing organization [H.U]</p>

GOAL
H4 **Develop affordable housing opportunities.**

Policies	Lead Responsibility	Time Frame	Implementation Measures
<p>H4.7 Payment of “In-Lieu” Fees</p> <p>Accept payment of in-lieu fees only be when it is determined that transfer of land and/or dedication of units would provide fewer affordable housing units than could be obtained by the expenditure of “in-lieu” fees on affordable housing development. Calculate fees on the basis of the cost for unit development (land and improvements).</p>	Finance	On-going	Implement plan to expend funding resources [H.MM]
<p>H4.8 Long-Term Housing Affordability</p> <p>Establish resale controls and rent and income restrictions to ensure that affordable housing provided through incentives and/or inclusionary programs and as a condition of development approval remains affordable over time to the income group for which it is intended. Implement long-term or in perpetuity agreements and/or deed restrictions with developers to govern the affordability of such units. Provide assurance through recorded agreements and monitor their continuing affordability.</p>	<p>Redevelopment Agency</p> <p>Redevelopment Agency</p>	<p>5 years</p> <p>1 year</p>	<p>Protect “at risk” units [H.Y]</p> <p>Establish resale controls and rent and income limits [H.G]</p>

GOAL
H4

Develop affordable housing opportunities.

Policies		Lead Responsibility	Time Frame	Implementation Measures
H4.9	City Actions to Achieve Affordable Housing Goals Utilize the unique powers of the City's Redevelopment Agency and other means to assist in achieving the City's housing goals, especially housing for lower income households.	Planning	On-going	Facilitate development at key housing sites [H.II]

**GOAL
H5**
Provide housing for special needs population.

Policies	Lead Responsibility	Time Frame	Implementation Measures
H5.1 Special Needs Groups Actively promote the development and rehabilitation of housing to meet the needs of special needs groups, including the needs of seniors, people with disabilities, farmworkers, the homeless, people with HIV/AIDS and other illnesses, people in need of mental health care, single parent families, large families, and other persons identified as having special housing needs.	Planning	On-going	Monitor special needs housing [H.OO]
H5.2 Provision of Affordable Housing for Special Needs Households Provide opportunities through affordable housing programs and incentives for a variety of affordable housing to be constructed or acquired for special needs groups, including assisted housing and licensed board and care facilities.	Planning	On-going	Monitor special needs housing [H.OO]
H5.3 Density Bonuses for Special Needs Housing Given the potential for less parking and traffic generation, use density bonuses to assist in meeting special housing needs for lower income elderly and persons with disabilities.	Planning	On-going	Monitor special needs housing [H.OO]

**GOAL
H5****Provide housing for special needs population.**

Policies	Lead Responsibility	Time Frame	Implementation Measures
H5.4 Group Residential Care Facilities Support the provision of residential care facilities for special needs persons provided they are based on suitable standards and help meet needs. Allow small facilities in all residential areas, while larger facilities should be permitted by use permit where the use would be compatible with the surrounding area.	Planning Commission	3 years	Modify residential care facility zoning [H.T]
H5.5 Emergency Housing Assistance for the Homeless Participate and allocate funds, as appropriate, for County and nonprofit programs providing emergency shelter and related counseling services.	Redevelopment Agency	On-going	Provide emergency housing assistance [H.QQ]
H5.6 Farmworker Housing Continue to work with the County to find solutions to farmworker housing needs and support efforts and provide assistance to develop appropriate solutions to providing temporary or permanent affordable farmworker housing.	Planning Commission	3 years	Establish zoning for farmworker and ranch hand housing [H.S]

GOAL
H5
Provide housing for special needs population.

Policies	Lead Responsibility	Time Frame	Implementation Measures
H5.7 Reasonable Accommodation for People with Disabilities Ensure equal access to housing for people with disabilities and provide reasonable accommodation for people with disabilities in the City's rules, policies, practices and procedures related to zoning, permit processing and building codes.	Planning Commission City Council Building	3 years 2 years On-going	Modify residential care facility zoning [H.T] Adopt a reasonable accommodation ordinance [H.J] Respond to requests for reasonable accommodation and disseminate information [H.SS]

IMPLEMENTATION MEASURES

1-Year Time Frame

H.A Establish inclusionary housing regulations

Consistent with Housing Element policies H4.4 through H4.7, amend the Zoning Ordinance to include Inclusionary Housing requirements for residential projects, including development of specific income targets and an "in-lieu" fee formula. Guidelines for development of an inclusionary program need to meet specific legal tests, but could include:

- a. Establishment of an in-lieu fee for residential projects involving fewer than 7 units.
- b. All residential projects of 7 or more units will be required to provide units at a rate of 20 percent affordable.
- c. Second units may be considered as partial or total fulfillment of the inclusionary requirement if site-specific conditions warrant such consideration. In such events, the total square footage of the second units shall represent 20 percent of the total square footage of the development.
- d. Some flexibility is desirable in implementing this program, depending on the size of units (number of bedrooms), affordability, and consideration of very low, low and moderate income housing need.
- e. Apply inclusionary requirements to licensed care facilities.
- f. Payment of in-lieu fees, or for fractional unit requirement, shall be at a rate adequate to create the affordable units off-site.

H.B Expand sewer and water system capacity to meet housing needs

Develop a long-term wastewater treatment program that allows the City to resume construction activity and provides adequate capacity to meet projected housing needs. Identify additional water sources in order to provide adequate water for the additional development projected under the General Plan (see programs in the Community Services and Facilities Element).

Pursuant to the Regional Water Quality Control Board Cease and Desist Order R3-2002-0105, the City of Hollister cannot issue building permits for any development that will increase use of capacity at the City's Wastewater Treatment Facility. The City has been working with San Benito County and the San Benito County Water District to develop a Water and Wastewater Master Plan for the areas within and around the City of Hollister. As part of this plan, the City of Hollister Wastewater Treatment Facility will be identified as the primary facility to serve this area. It is anticipated that this plan will be completed in late 2006 and the City of Hollister Wastewater Treatment Facility Improvements are scheduled for completion in December 2007.

Eight to six months prior to the lifting of the RWQCB Cease and Desist Order, the City Council will act on a development schedule for all projects that have received allocations or are otherwise exempt from the City's growth ordinance. The City will also act on a schedule for the processing of building permits, final maps and tentative maps. The goal of this schedule shall be to address staffing needs and to start processing development requests in anticipation of the lifting of the RWQCB Order so that the first phase of development permits can be issued once the order is lifted. Preference shall be given to projects that are 100% affordable.

Implementation is expected to occur between April and June 2007. Issuance of 300 to 500 building permits for new dwelling units is expected to occur within a year after the RWQCB Cease and Desist Order is lifted and 220 to 320 for the subsequent years until the reserve allocations are exhausted.

H.C Prepare land use plans to facilitate multi-family infill housing

While preparing the General Plan, identify areas meeting appropriate criteria for higher density zoning. Land use plans should consider the following:

- a. Use environmental assessments to expedite processing for infill and affordable housing developments.
- b. For key housing opportunity sites and areas, identify specific housing use and design objectives, and then incorporate fast track process provisions for subsequent projects that are consistent with the plan.
- c. Identify the mix of uses, minimum density standards, density bonuses, or a percentage of affordable units (sites should be rezoned at sufficient densities to create incentives for housing production within the 5-year timeframe of the housing element).
- d. Prepare area-wide or specific plan environmental baseline data and assessment of development impacts under maximum development scenarios as a way to assess area-wide impacts and required mitigation.
- e. Establish objectives and commitments in community and neighborhood plans so that project-specific review can focus on site-specific issues such as design.
- f. Link plans to be consistent with CEQA exemptions and expedited review, consistent with CEQA Section 15332.
- g. Provide clear guidelines and incentives for the development of housing in conformance with current State laws and to identify specific ways to streamline processing for subsequent development proposals.

H.D Modify the zoning ordinance to encourage affordable housing

The City will implement the following Zoning Ordinance changes by April 2007 in order to support the development of affordable housing in the City, and especially for lower income housing that will meet the RHNA:

- a Reduce the minimum parcel size for lots containing second units within the residential districts within, and adjacent to the City's downtown.
- b Create a new residential zoning district that includes a minimum new parcel size of 5,000 sq. ft. and permits zero lot line development on 4,000 sq. ft. lots.

- c Create a new Mixed-Use Zoning District that sets development standards for residential development with a minimum of 1 dwelling unit per 5,000 sq. ft. of commercial space.
- d Consider in-lieu fees or reduced parking requirements for high-density development projects and residential dwellings in the Downtown Commercial/Mixed-Use District.
- e Rezone properties to comply with the 2005 General Plan.

The City anticipates the development of 50 new second dwelling units in 2008 to 2009. An additional 30 to 40 dwellings units would be expected to be developed in the City's Downtown Commercial/Mixed-Use Designation.

H.E Modify the zoning ordinance to give priority to encourage lot consolidation for affordable housing

The City will develop criteria and mechanisms to encourage lot consolidation that increases development flexibility and to help achieve the City's affordable housing goals.

H.F Revise impact and planning fees

Assess the feasibility of establishing fees on a sliding scale so that smaller units, including multi-family and second units, are charged lower fees while maintaining adequate funding levels for infrastructure and public services. Complete feasibility study by January, 2007; implement recommended impact and planning fees by June, 2007.

H.G Establish resale controls and rent and income limits

Through the City's Redevelopment Agency, implement resale regulations for very low, low and moderate-income units and assure that these units remain at an affordable price level. Identify an appropriate nonprofit or government agency to manage affordable rental housing created through the inclusionary program.

2-Year Time Frame

H.H Increase allocations for affordable housing

The City will increase the number of allocations reserved for affordable, senior and special needs housing from 40 to 60.

H.I Implement the growth management ordinance to give priority to affordable housing

The City will develop rating criteria for the Growth Management Ordinance by September 2007 to give priority to projects that include affordable housing. The weighting for affordable housing should increase based on the percentage of the project that will be affordable and for varying degrees of affordability.

H.J Adopt a reasonable accommodation ordinance

Adopt an ordinance that includes a procedure for individuals with disabilities to make requests for reasonable accommodation in regard to relief from the various land use, zoning, or building laws, rules, policies, practices and procedures of the City.

H.K Adopt an anti-discrimination ordinance

The City will adopt an Anti-Discrimination Ordinance to prohibit discrimination based on the source of a person's income or the use of rental subsidies, including Section 8 and other rental programs.

H.L Adopt criteria for use in design review and refine the design review process

Adopt design criteria that will establish consistent development review for use by applicants, the community, staff and decision-makers in order to:

- a. Define clearly the purview and purpose of the "design review" process, issues and decisions.
- b. Create a simple and streamlined process for non-controversial projects.

- c. Provide public handouts and train planners and design review members on the design review process and criteria to be used in reviewing projects.
- d. Clarify which types of projects can have final (and exclusive) approval at the design review level, either with a design review board or with staff, subject to adequate noticing and appeal procedures (such as second units, house additions, etc.).

The principles that drive the criteria are:

- a. **Building Bulk Requirements.** In multi-unit buildings, require designs to break up the building mass and reducing bulk, including the use of upper story stepbacks and landscaping. Ensure a human scale in new development, and when possible create multi-family buildings that have the appearance of single-family homes. Windows, doors and exterior treatment, for example, are an important element of building design and are an indicator of overall building quality.
- b. **Street Patterns.** Incorporate transitions in height and setbacks from adjacent properties to respect adjacent development character and privacy. Design new housing so that it relates to the existing street pattern and creates a sense of neighborliness with surrounding buildings.
- c. **Enhance the "Sense of Place."** Design new housing around natural and designed focal points, through direct pedestrian, transit or automobile connections. Respect existing landforms, paying attention to boundary areas and effects on adjacent properties.
- d. **Minimize the Visual Impact of Parking and Garages.** Encourage driveways and garages to be located to the side of buildings and recessed, or along rear alleyways or below the building in some higher density developments. Discourage home designs in which garages dominate the public façade of the home.
- e. **Use Quality Building Materials.** Building materials should be high quality, long lasting, durable and energy efficient.

H.M Disseminate fair housing information

The Redevelopment Project Manager is the designated Equal Opportunity Coordinator in Hollister and will ensure that written materials regarding fair housing law are provided at various public locations in the City and that information regarding fair housing agencies and phone numbers is posted on the City's website and at City Hall, the Post Office, and local transit locations where feasible. The Redevelopment Project Manager will provide information to real estate professionals, property owners and tenants on their rights, responsibilities, and the resources available to address fair housing issues.

H.N Implement zoning amendments for mobile and manufactured homes

Comply with State Government Code by amending the Hollister Zoning Ordinance to establish mobile and manufactured homes on foundations as permitted uses in residential zones, subject to the City's Design Review guidelines and other applicable zoning standards.

H.O Develop an amnesty program for second units

The City will develop an amnesty program by June 2007 to legalize existing unauthorized dwelling units within the City residential zoning districts that have been in existence for 10 or more years. This program will allow some exceptions to the City zoning and building standards but will require units to comply with health and life safety standards. The City anticipates 50-100 dwelling units to be retained and upgraded between 2007 and 2009.

H.P Inventory vacant buildings in the Downtown

The City/Redevelopment Agency will inventory vacant buildings in the downtown and develop a program to provide financial assistance for the provision of affordable dwelling units within the Downtown Commercial /Mixed Use Designation.

3-Year Time Frame

H.Q Encourage "green" building standards and processes

Adopt a "Green Building Program" to encourage the use of green building materials and energy conservation.

H.R Establish zoning for emergency shelters and transitional housing facilities

Identify zoning districts where emergency shelters and transitional housing could be allowed subject to the requirement for a Use Permit. Establish standards for locating shelters and include recommended Zoning Ordinance amendments to implement recommendations. Adoption hearings will be conducted.

H.S Establish zoning for farmworker and ranch hand housing

Facilitate the approval of Farmworker and Ranch Hand housing by identifying where it is allowed, establishing applicable zoning regulations and standards, and allowing this type of housing without rezoning.

H.T Modify residential care facility zoning

Establish Residential Care Facility (RCF) zoning and apply inclusionary requirements to all licensed facilities. The zoning ordinance shall be amended to permit group residential in appropriate zoning designations per the general plan, review of parking standards, and review of other requirements for these uses.

H.U Participate in the creation of a nonprofit affordable housing organization

The City will facilitate the creation of a local nonprofit entity to assist in achieving the City's housing goals and implementing programs, and to undertake other implementation actions.

5-Year Time Frame

H.V Assist in maximizing use of rehabilitation loan programs

Publicize low-income homeowners assistance for housing rehabilitation and the availability of other funding mechanisms to help with home upkeep and maintenance, such as reverse mortgages for seniors on fixed incomes. Utilize Redevelopment Agency funds that are available for rehabilitation purposes. Facilitate greater participation in the program by increased advertising and by encouraging resident participation.

H.W Establish mixed-use development standards

Assess impediments and create incentives for mixed-use housing development, including changes to zoning and development code standards to make possible affordable housing development in mixed-use zones, such as second and third stories on buildings with commercial use at ground level and offices and housing above. Provide the following incentives:

- a. Provide flexibility in applying parking standards based on the development's location and the type and size of the housing units, and allow commercial and residential users to 'share' parking requirements.
- b. Award height limit bonuses, especially in Downtown.
- c. Allow flexibility in applying development standards (FAR, lot coverage) based on the location, type, and size of the units, and the design of the development.
- d. Encourage housing by allowing the residential component of a mixed use development to be 'additive' rather than within the established FAR for that zone.
- e. Allow tandem parking or off-site parking leases.
- f. Review Public Works, Building, Housing and Fire standards to reduce or eliminate impediments to mixed-use development where it is possible and appropriate.

H.X Modify second unit development standards and permit process

Encourage the development of affordable second units in single-family residential districts by adopting new second unit development standards and permit processing procedures in compliance with AB 1866. Establish second units as a permitted "use by right" when the single family lot, primary structure and second unit meet all of the zoning and building development standards established for the zoning district in which they are located. Below are specific items to review and consider modifying in regard to second unit development requirements:

- a. Limit the size of second units to a minimum of 150 square feet and a maximum of 850 square feet to maintain affordability.
- b. Reduce the minimum lot size requirement to allow second units on all lots zoned for single-family use.
- c. Provide for ministerial review of the second unit application at the staff level.
- d. Establish clear design review criteria that can be applied in an objective manner to allow for attractively designed and sited detached second units.
- e. Reduce per unit fees in recognition of the small size and low impacts of second units.
- f. Allow higher height limits, in limited circumstances and consistent with design policies, to permit units over detached garages.
- g. Provide flexibility in the parking standard for second units depending on the neighborhood setting. At a maximum, require one off-street parking space per studio unit or per bedroom.
- h. Require owner occupancy of either one of the units.

H.Y Protect "at risk" units

Identify assisted properties at risk of conversion to market rates and work with property owners and other parties to ensure that they are conserved as part of the City's affordable housing stock. Identify funding sources and timelines for action.

H.Z Provide information on second units for homeowners

Provide marketing and educational assistance to homeowners and develop a guide for homeowners explaining the benefits, "best practices" and procedures for adding a second unit.

H.AA Publicize energy conservation programs

Provide public information on alternative energy technologies for residential developers, contractors and property owners. Publicize energy conservation programs and weatherization services that are available to provide subsidized or at cost inspection and corrective action by making information available through websites and newsletters.

H.BB Update the housing element regulatory

Undertake housing element updates as needed, including an update to occur no later than June 2009, in accordance with State law requirements.

H.CC Annex up to 50 acres of land for residential development

Within 5 years of the lifting of the RWQCB Cease and Desist Order, the City of Hollister shall seek to annex up to 50 acres of land designated for Medium and High Density Residential Development and located within the City's 2005 Sphere of Influence, with minimum development densities of 10 dwelling units per acre for the Medium Density development and 25 dwelling units per acre for the High Density developments. This will facilitate the development of 500 to 800 dwellings affordable to lower and moderate incomes. The City expects this action to occur between January 2009 - 2013.

H.DD Modify the growth management ordinance after the expiration of Measure U

Within six months of the expiration of Measure U, the City will consider amending the Growth Management Ordinance to exempt very low and lower-income affordable housing units and new dwelling units in the Downtown Commercial/Mixed-Use Designation. Implementation is expected to occur 5-years after the RWQCB Cease and Desist Order is lifted. (Anticipated date - January 2013).

On-Going Time Frame

H.EE Apply density bonus zoning and other incentives for affordable housing development

Encourage an increase in the supply of well-designed housing for very low, low and moderate-income households. Provide the following possible financially equivalent incentives for developments containing a significant percentage of very low or low-income units on-site:

- a. **Density Bonus.** Offer density bonuses of at least 25 percent and at least one other incentive consistent with the State Density Bonus Law (Government Code Section 65915), for developments that include at least: (a) 20 percent of the units for lower-income households; or (b) 10 percent of the units for very low income households; or (c) 50 percent of the units for senior citizens. For example, establishing simplified density bonus provisions such as offering 2 bonus units for each unit affordable to low income (ownership) or very low income (rental).
- b. **Fees.** Update fee schedules to reduce and/or defer fees to the extent possible for affordable housing, and encourage other agencies to also do so. For example, waive or reduce fees on a sliding scale related to the levels of affordability, such as a rebate of all planning and building fees for affordable units based on the proportion of such units in the project.
- c. **Processing.** Establish "fast track" processing procedures, CEQA processing incentives, and other mechanisms to fit with funding requirements and to facilitate desirable affordable housing projects that have a significant portion of their total floor area committed to housing.
- d. **Development Standards.** Provide flexibility in applying development standards (e.g., parking, use of tandem parking or off-site parking alternatives, floor area, setback, height standards), subject to the type of housing, size and unit mix, location and overall design. Additional density, beyond the maximum permitted, may be appropriate where units are significantly smaller and would have less impacts than the market norm.
- e. **Coordination.** Coordinate with service providers and other agencies as necessary to create opportunities for the development to be built. In concert with Program H.DD, Identify New Sites for Multi-Family Infill Housing When Opportunities Arise, annually mail

information on incentives for affordable housing development, such as density bonuses, to private and non-profit developers who are active in San Benito County. On an ongoing basis, provide such information at the planning counter and by request to all interested parties.

- f. Redevelopment Funds. Use Redevelopment Funds as appropriate to achieve greater affordability.

Adopt Density Bonus Ordinance by December, 2006. In concert with Program H3.F, complete feasibility study by January, 2008 and implement recommended impact and planning fees by June, 2008. Develop incentive package for affordable housing development, including fast track processing and flexible development standards, by October, 2008 and conduct information campaign immediately thereafter. 2004-2009.

H.FF Apply Title 24 requirements

Meet or exceed Title 24 energy conservation requirements, and, where possible, require structural and landscaping design to make use of natural heating and cooling.

H.GG Conduct an annual housing element review

Develop a process for the assessment of Housing Element implementation through annual review by the Hollister Planning Commission and City Council in conjunction with State requirements for a written review by July 1 of each year (per Government Code Section 65583(3)). Provide opportunities for public input and discussion in the review and establishment of annual work priorities for staff, Planning Commission, and City Council. Submit an annual general plan progress report to HCD by October 1 as required pursuant to Government Code Section 5400.

H.HH Expedite processing for affordable housing development

Identify and follow through on ways to expedite the review and processing of affordable housing developments. This may include:

- a. Priority Processing. Affordable housing developments shall receive the highest priority. Efforts will be made by staff and decision-makers to: (1) provide technical assistance to potential affordable housing developers in processing requirements, including community involvement; (2) consider project funding and timing needs in the processing and review of the application; and (3) provide the fastest turnaround time possible in determining application completeness.
- b. CEQA Review. Use mitigated Negative Declarations, the General Plan EIR, or specific area EIR's to assess potential impacts and mitigation measures. Specific actions include: (1) conduct environmental review and, as appropriate, prepare an EIR for General Plan Amendments and Rezoning for identified key sites; and (2) specify appropriate densities, design guidelines and development standards to avoid known potential environmental impacts or to mitigate potential impacts.

H.II Facilitate development at key housing sites

Facilitate the construction of affordable housing at key sites to meet the City's "fair share" of the regional housing need for lower income households. Ensure that local affordable housing developments will be competitively positioned to access affordable housing finance sources (such as tax credits and tax-exempt bonds). Facilitate the development or rehabilitation of affordable housing by using redevelopment set-aside funds to assist in any on-and off-site mitigation that may be required or to provide gap financing.

H.JJ Facilitate the establishment of neighborhood associations

Encourage community members and developers to establish neighborhood associations. Establish direct communication channels with City Hall, develop shared goals and action plans, and publicize joint efforts through the City's newsletter and website.

H.KK Identify new sites for multi-family infill housing when opportunities arise

Identify additional sites for multi-family land use for the development of affordable and special needs housing where opportunities are available that will not dramatically change the visual characteristics or livability of an area. Such sites may include, but are not limited to:

- a. Land owned by other groups and governmental agencies (such as school districts).
- b. Agricultural and vacant land.
- c. Re-use of underutilized or non-viable commercial sites and, in limited circumstances, industrial sites, to encourage adaptive re-use of vacant buildings with residential or mixed residential and commercial uses.
- d. Parking lots.
- e. Residentially zoned sites where higher density is feasible or may be accommodated through lot consolidation.
- f. Identify other housing opportunity areas and sites where a special effort will be made through incentives and other means to provide affordable housing and where affordable housing will be built and provide incentives and other means to make that development happen.
- g. Provide information on housing opportunity sites that are prioritized for development according to the City's phasing strategy. Inform the development community about changes in the growth management and allocation process that encourage mixed use, senior, and affordable units, and exempt second units and legally restricted affordable units from growth control limits. Upon adoption of new land use and growth control measures, prepare a press release for distribution to the local media. On an annual basis, mail information on housing opportunity sites and incentives for development, such as density bonuses, to private and non-profit developers who are active in San Benito County. On an ongoing basis, provide information at the planning counter and by request to all interested parties.

H.LL Implement monitoring systems

Annually monitor and update housing development accomplishments, including housing type and affordability level of housing units approved and built during the planning period. Monitor general housing conditions and track the number of housing units rehabilitated and replaced against housing program objectives. Maintain an up-to-date inventory of vacant land for distribution to developers and non-profit organizations; mail this inventory to private and non-profit developers on an annual basis and provide this information at the planning counter and by request to all interested parties.

H.MM Implement plan to expend funding resources

Establish specific uses of housing funds and/or land donations generated through the inclusionary housing program, and designate the Redevelopment Housing Coordinator position to manage the program. Establish a plan by January 2008 and update annually thereafter.

H.NN Link code enforcement with public information programs

Implement housing, building and fire code enforcement to ensure compliance with basic health and safety building standards, and provide information about rehabilitation loan programs for use by qualifying property owners who are cited. In particular, contact owners of structures that appear to be in declining or substandard condition, offer inspection services, and advertise and promote programs that will assist in funding needed work.

H.OO Monitor special housing needs

Monitor special needs housing, including the following:

- a. Smaller, affordable residential units, especially for lower income single-person households.
- b. Affordable senior housing to meet the expected needs of an aging population, including assisted housing and board and care (licensed facilities).
- c. Affordable units with three or more bedrooms for large family households.
- d. Affordable housing that can be adapted for use by people with disabilities (specific standards are established in California Title 24 Accessibility Regulations for new and rehabilitation projects).

H.PP Prepare information and conduct outreach on housing issues

Coordinate with local businesses, housing advocacy groups and neighborhood groups in building public understanding and support for affordable and special needs housing. Through written materials and public presentations, inform residents of housing needs, issues, and programs (second units, rental assistance, rehabilitation loans, etc.).

Specific actions include:

- a. Provide information pamphlets on housing issues and programs at public locations and community mailings.
- b. Distribute material to neighborhood groups and associations.
- c. Provide public information through articles in the local newspapers and the City's newsletter and on the City's website.
- d. Work with unions, churches, businesses, new housing providers and other groups that might be mobilized to help support affordable and special needs housing developments.

H.QQ Provide emergency housing assistance

Participate and allocate funds, as appropriate, for nonprofit programs providing emergency shelter and related counseling services.

H.RR Respond to fair housing complaints

The Redevelopment Project Manager will investigate and deal appropriately with fair housing complaints. The City will refer discrimination complaints to the appropriate legal service, county or state agency. If mediation fails and enforcement is necessary, the City will refer tenants to the State Department of Fair Employment and Housing or HUD, depending on the nature of the complaint.

**H.SS Respond to requests for reasonable accommodation
and disseminate information**

Designate an ADA Coordinator to coordinate and carry out the City's compliance with the nondiscrimination requirements of Title IIA of the Americans with Disabilities Act (ADA). Direct questions, concerns, complaints, and requests regarding accessibility for people with disabilities to the City's ADA Coordinator. Provide information to the public regarding reasonable accommodations related to zoning, permit processing and building codes on the City's website and in City handouts.

H.TT Promote solar design

Promote the use of solar energy and develop design standards relating to solar orientation, including landscaping, fences, impervious surfaces, and parking-space requirements to conserve energy.

Chapter Four:

Circulation Element

The primary purpose of the Circulation Element is to facilitate the orderly, efficient, and context sensitive expansion and development of Hollister's circulation systems in support of the Land Use Element. The Circulation Element addresses a comprehensive set of public concerns that include the location and design of streets and roadways, vehicular circulation, parking, pedestrian accessibility and enjoyment, bicycle access, local and regional transit systems, and the transport of public and private goods.

The following sections will:

- Describe the existing transportation system,
- Report some useful information concerning how the system is used,
- Quantitatively evaluate the quality of service provided by the roadway system,
- Describe the previously planned roadway system improvements shown in the Circulation Element,
- Report the projected increase in traffic attributable to the expected future population and employment growth,
- Quantitatively evaluate the projected quality of service,
- Identify projected roadway capacity deficiencies, and
- Recommend improvements that will mitigate the projected level of service deficiencies back to insignificant levels.

HOLLISTER TODAY

The City of Hollister and San Benito County together maintain approximately 900 centerline miles of major streets and highways, 11.7 miles of heavy rail track, two airports, and a few bicycle facilities within the City of Hollister. Many more miles of local residential streets are also maintained. The transportation system also includes transit and paratransit systems, taxi service, over the road trucking services, and transportation demand management programs such as a ridesharing program. The primary road networks in Hollister are described in the following sections.

Regional Context

The Council of San Benito County Governments (SBCOG) was established in 1974. SBCOG's jurisdiction follows the boundaries of San Benito County and consists of five members - two representatives each from the San Benito County Board of Supervisors and the Hollister City Council, and one representative from the San Juan Bautista City Council. The actions of SBCOG are governed by Transportation Development Act (TDA) regulations, the California Administrative Code, and Memorandums of Understanding with Caltrans govern the actions of SBCOG.

While SBCOG plays a major role in developing local transportation policy and transportation planning programs, project implementation is the responsibility for the local jurisdictions, Caltrans, County Express and the private sector.

In July 2000, SBCOG adopted a Regional Transportation Plan that contained approximately \$230 million in constrained transportation improvement projects. The plan evaluated three alternative growth scenarios: Alternative 1 - Grow the Existing Hollister Urban Area; Alternative 2 - Push Future Growth to the North County Area; and Alternative 3 - Consolidate Future Growth Around Commuter Rail Stations. SBCOG selected Alternative 1 as its preferred alternative.

The plan also set forth transportation goals and policies for the region, which established the framework for locally-adopted circulation plans.

Existing Roadway Network

The majority of the roadways within the City of Hollister are two-lane roadways, with a few three-lane and four-lane segments. Map 8 shows a schematic diagram of the main streets in the Hollister area and is color-coded to indicate the number of travel lanes.

These roadways are classified into different functional classifications:

- 1) highways,
- 2) major thoroughfares,
- 3) major collectors,
- 4) collectors, and
- 5) residential.

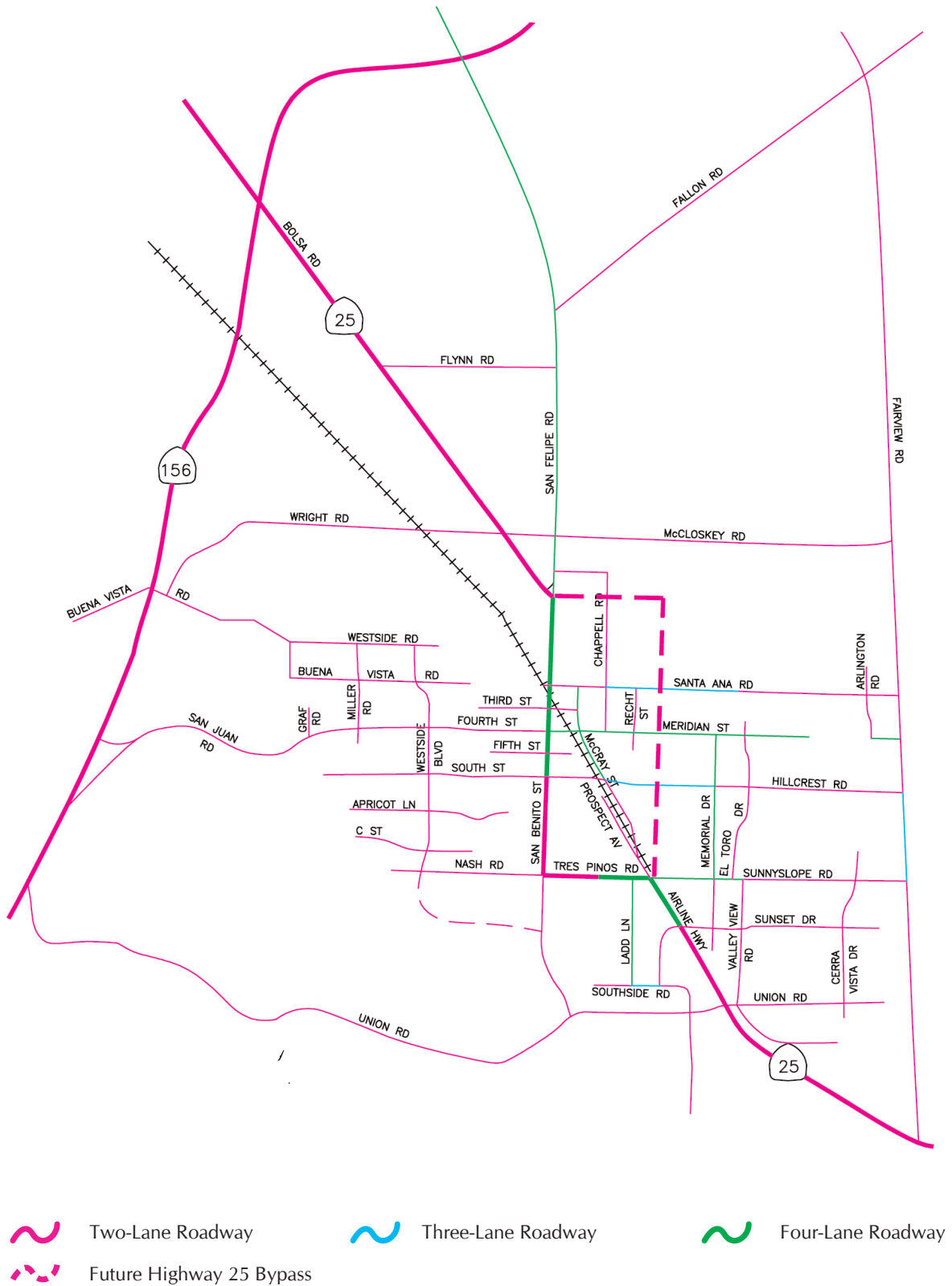
Map 9 illustrates the functional classification of the Hollister area roadways and Map 10 shows existing peak-hour traffic volumes on Hollister's major streets..

The California Department of Transportation (CalTrans) maintains five state highways in San Benito County (Routes 25, 101, 129, 146, and 156). Two of these routes, Routes 25 and 156, pass through the City of Hollister. These are described below.

State Route (SR) 25 transverses the entire length of San Benito County from the southern county boundary at the junction of SR 198 near King City north through Paicines, Tres Pinos, and Hollister. It connects to US 101 just past the northern county boundary near Gilroy. In Hollister, SR 25 occupies Airline Highway, Tres Pinos Road, Nash Road, and San Benito Street. Caltrans classifies this route as a minor arterial, and the route is primarily a rural two-lane facility, except for a short, 1/3-mile section in Hollister where it is four lanes.



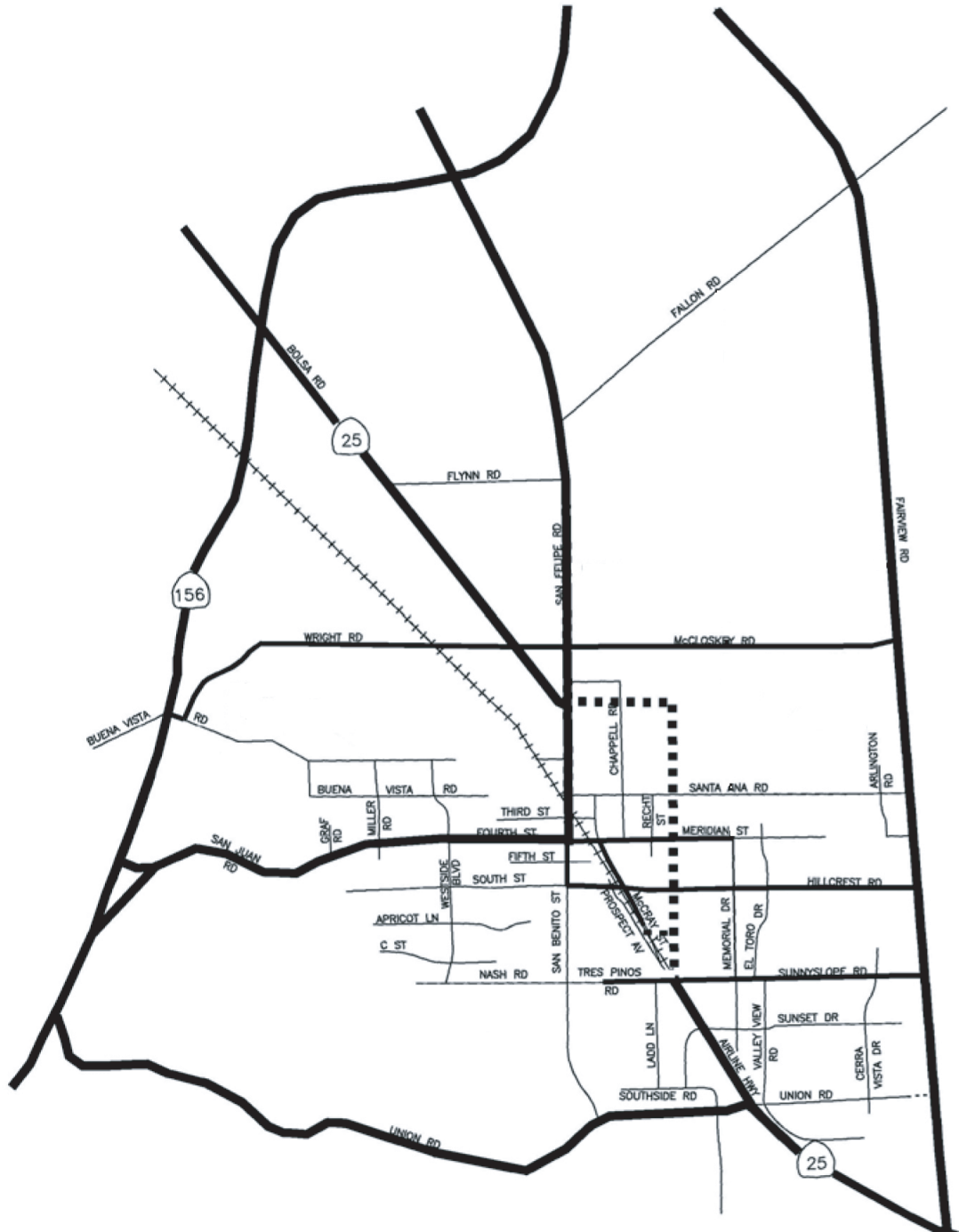
SR 25 shown at Third Street in downtown Hollister.






Map prepared by Hexagon Transportation Consultants, Inc. - August 2004

Map 8
Existing Roadway Network

City of Hollister 2005 General Plan



 Major Thoroughfare
 Major Collector

 Collector
 New Street/New Designation

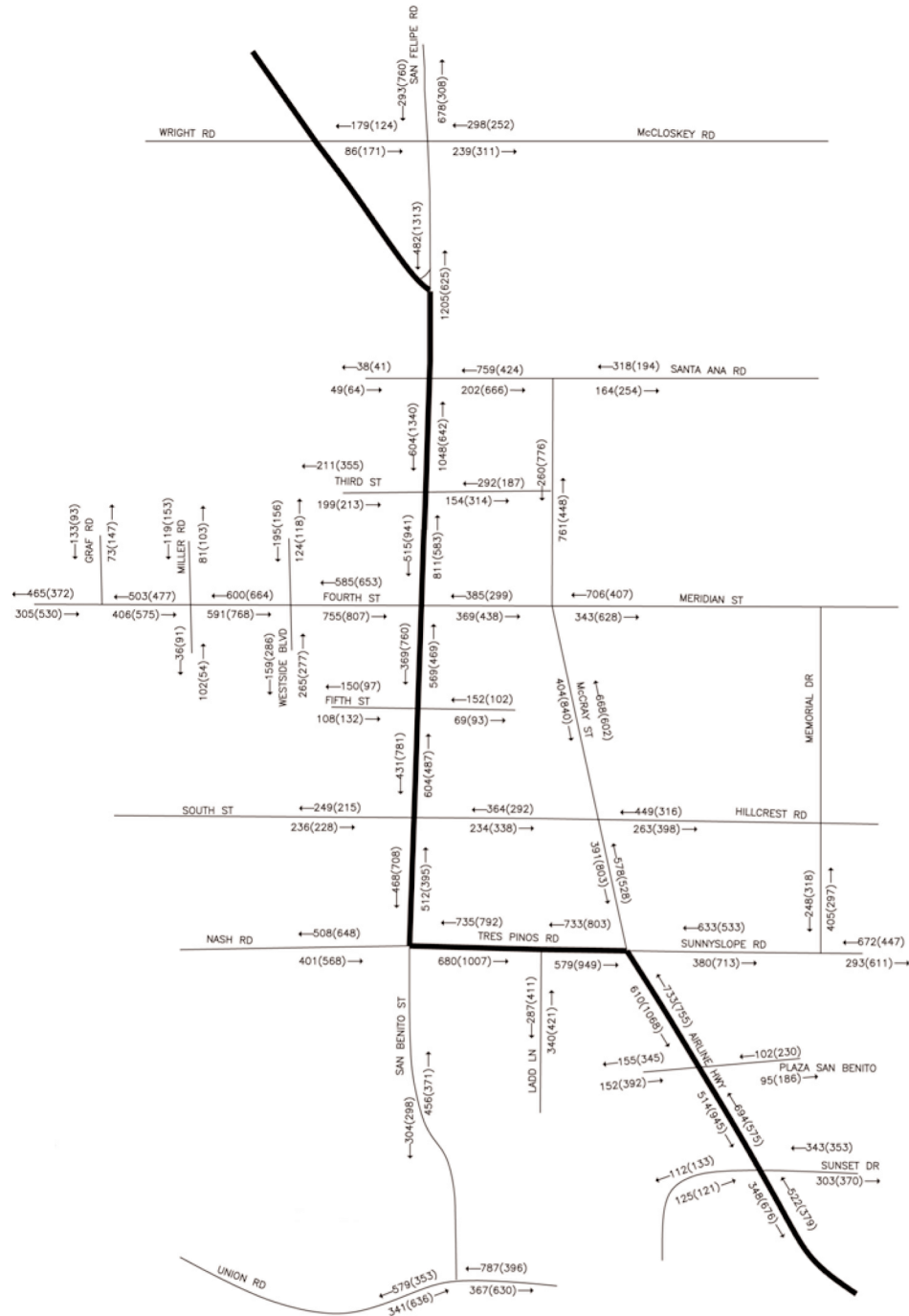
 Railroad



Map prepared by Hexagon Transportation Consultants, Inc. - August 2004

Map 9 Classification of Streets

City of Hollister 2005 General Plan



XX (XX) = AM (PM) Peak Hour Volume



Map prepared by Hexagon Transportation Consultants, Inc. - August 2004

Map 10
Existing Peak-Hour Traffic Volumes

City of Hollister 2005 General Plan

SR 25 is a primary commuter route between Hollister and Gilroy. Commuter traffic on this rural two-lane highway has increased steadily over the last 15 years. During peak commute periods, SR 25 experiences high levels of traffic congestion, and the operating conditions have substantially deteriorated. The number of accidents along the corridor is currently the highest in the County. In addition, traffic operations have deteriorated on SR 25 south of Sunnyslope Road, due in large part to increased traffic volumes from new residential development in south Hollister.



SR 25 shown at Hillcrest Road.

State Route (SR) 156 transverses Northern San Benito County from US 101 west of San Juan Bautista through San Juan Bautista and Hollister to the San Benito-Santa Clara County line where it connects with SR 152. In Hollister, the SR 156 bypass skirts north of the city limits, while Business Route 156 passes through Downtown Hollister.

The corridor serves interregional traffic, including substantial amounts of truck traffic during the week and recreational traffic between the Central Valley and the Monterey Bay area on the weekends. CalTrans classifies SR 156 as a rural minor arterial and includes it as part of the Interregional Route System. It is also designated as a Federal Aid Primary Route and is part of the Freeway and Expressway System, although a large portion of the route is conventional highway.

SR 156 is a four-lane expressway from US 101 to San Juan Bautista, where it narrows into a conventional two-lane rural highway. In the Hollister area, SR 156 becomes a two-lane expressway as it bypasses Hollister and maintains that configuration to the San Benito-Santa Clara County line. Business Route 156 is a two lane rural highway from the SR 156 (bypass) to San Felipe Road, where it becomes a four-lane expressway to SR 156 (end of bypass). SR 156 is a major corridor for commuters traveling to Monterey and Santa Clara Counties. The segment of SR 156 between San Juan Bautista and Hollister is a two-lane highway with high commuter volumes, as well as substantial truck and farm equipment traffic.

Local Facilities

San Felipe Road is a north/south four-lane highway that begins north of Hollister (north of SR 156) and extends southward into Hollister to the intersection of Santa Ana Road where it changes designation to San Benito Street.

Fairview Road is a north/south two-lane major thoroughfare that extends northward from its intersection with SR 25 to the south to San Felipe Road, north of Hollister.

Wright Road/McCloskey Road is an east/west two-lane major collector. It begins as Wright Road at its intersection with Buena Vista Road and extends eastward to San Felipe Road where it changes designation to McCloskey Road. McCloskey Road extends eastward and terminates at its intersection with Fairview Road.

San Juan Road/Fourth Street is an east/west two-lane major collector that begins to the west at its intersection with SR 156 and extends eastward transitioning into Fourth Street at Line Street. Fourth Street again changes designation to Meridian Street at its intersection with McCray Street, east of San Benito Street.

Santa Ana Road is an east/west major collector. Mainly a two-lane roadway, Santa Ana Road includes a small three-lane (two eastbound and one westbound lanes) roadway segment. This roadway begins at its intersection with San Felipe Road and extends eastward to Fairview Road, where it terminates.

Hillcrest Road is an east/west major collector composed of a small three-lane roadway segment (two eastbound and one westbound lanes) from McCray Street to Memorial Drive, and a two-lane roadway segment from Memorial Drive to Fairview Road, where it terminates. West of McCray Street, Hillcrest Road changes designation to South Street.

Tres Pinos Road/Sunnyslope Road is an east/west two- to four-lane major collector that begins at its intersection with Rancho Drive (east of San Benito Street) as Tres Pinos Road and extends to the east to Prospect Avenue where it transitions into Sunnyslope Road. Sunnyslope Road terminates at its intersection with Fairview Road. West of Rancho Drive, Tres Pinos Road changes designation to Nash Road.

Public Transit Service

Public bus service within San Benito County is supplied by the County Express transit system. The Council of San Benito County Governments (SBCOG) currently monitors the transit system.

County Express Transit System operates three fixed-route bus lines in Hollister on weekdays between 7 AM to 6 PM. In 2003, fares for fixed-route service were \$0.75 for general public and \$0.50 for youth (5-17), seniors (65+), and disabled persons. All three lines connect at Fourth and San Benito Streets, which is also the transfer point for inter-county service. The routes of the three lines are as follows:

- Green Line: An eastbound loop serving an approximately 2-mile radius around the core of Hollister
- Blue Line: A westbound loop in the same corridor as the Green Line
- Red Line: A north south linear corridor from the south edge of Downtown Hollister to the employment center near Hollister Airport.

County Express also provides Dial-a-Ride service to Northern San Benito County, including Hollister, San Juan Bautista, and Tres Pinos, on weekdays between 7 AM and 6 PM and on weekends between 7 AM and 5 PM.

County Express Transit System provides two types of Dial-a-Ride service - general public and paratransit. General public Dial-a-Ride serves those persons whose trips begin or end in a location more than one-half mile from the fixed route. Paratransit service provides rides to persons who have been determined to be Americans-With-Disabilities-



The County Express Transit Bus serves downtown Hollister.

Act (ADA) eligible through the Local Transit Authority application process. Appointments for Dial-a-Ride service can be made up to 14 days in advance but no later than 24 hours in advance.

County Express Transit System's inter-county service includes service to Gilroy's Caltrain station, Gavilan Junior College, and Gilroy's Greyhound station. Shuttle service to the Caltrain station and Gavilan Junior College (school year only) operates Monday through Friday from 4:30 AM to 8 PM and connects to all trains operating between Gilroy and San Jose (eight per day). Service to Gilroy's Greyhound station operates seven days a week from 7:30 AM to 5 PM. The fare for all inter-county routes is \$1.25 for all patrons, and patrons may purchase a monthly pass for \$40.



The Hollister Branch Rail Line connects the City to Gilroy.

Commuter Rail Service

The nearest connection to commuter rail service is located in Gilroy, with service to Santa Clara County and points north. SBCOG is evaluating the feasibility of extending Caltrain from Gilroy using the Hollister Branch Line. In 1999, SBCOG commissioned a study of the Hollister Branch Rail Line to investigate the cost of branch line improvements needed for commuter rail operations between Hollister, San Jose, and San Francisco. In late 1999, the SBCOG continued its rail development program by commissioning a detailed feasibility analysis of commuter rail for San Benito County. This study, by R.L. Banks, was completed at the end of 2000.

Aviation Services

The City of Hollister has one public airport, Hollister Municipal Airport. Hazel Hawkins Hospital also maintains a heliport at its Hollister facility.

The Hollister Municipal Airport is located approximately two miles north of downtown Hollister, adjacent to SR 156. It is owned and operated by the City of Hollister. The facility is a general aviation air-

port and is included in the National Airport Systems Plan. In its operational role, it is classed as General Utility and accommodates all current aviation aircraft except certain business jets. There are 195 aircraft currently based at the airport with annual operations such as landings and take-offs estimated at 57,300.

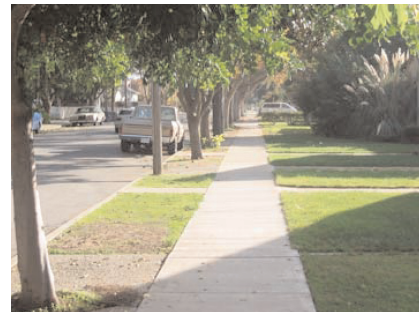
The five-member Hollister Airport Commission oversees the operation of the facility, and a part-time airport manager manages day-to-day activities. In 1986, the Hollister City Council adopted the Airport Master Plan, which projected use and needed improvements through 2005. The Airport Master Plan is currently being updated.

Commodity Movement Facilities

Commodities in San Benito County are transported in and out of San Benito County by truck and rail, with the large majority of goods being moved by truck. San Benito County experiences a higher than average amount of truck traffic, and this activity, while largely confined to state highways, impacts local streets and rural roads not designed to handle large, heavy trucks. The sole rail line in San Benito County is the 12-mile-long Hollister Branch Line running from Hollister to Carnadero in Santa Clara County. The facility is owned by the Union Pacific Railroad.

Pedestrian Facilities

An important first step in promoting pedestrian activity (and therefore healthy cities and neighborhoods) is to recognize that city streets are not just for cars. In fact, while city streets must accommodate automobile traffic, an equal or greater focus should be placed on accommodating the pedestrian (and bicyclist). Hollister is filled with beautiful tree-lined streets, wide sidewalks, and neighborhoods built on a pedestrian scale. In many cases, these streets are well preserved and function as they were originally designed to function. In downtown Hollister, for example, San Benito Street has wide sidewalks that support the commercial uses in the downtown area.



Tree-lined sidewalks are common in Hollister.

Bicycle Facilities

There are currently limited bicycle facilities in Hollister. Most bicycling is done on roadway shoulders, which are not striped for bike lanes. In many cases, bicycles can be accommodated on well-designed streets without the need for separate bike lanes. However, as many of the major city streets in Hollister become impacted by heavy traffic, increased emphasis must be placed on accommodating bicycle travel when designing streets. This can be accomplished by adding Class II bicycle lanes on existing streets and by providing alternative routes dedicated to bicycle and pedestrian use (Class I facilities).

At present, there are two Class I bicycle facilities in the Hollister Area. One of these is adjacent to Prospect Avenue/Airline Highway, between Hawkins Street and Sunset Drive; the other is adjacent to State Route 25, from Tres Pinos School to Southside Road.

In 2001, the SBCOG adopted a revised County Bikeway Plan, which designates routes that can be used by commuters, recreational riders, students, and others for safe, convenient access to major employers, shopping centers, and schools throughout Hollister.

INTERSECTION LEVELS OF SERVICE ANALYSIS

Traffic conditions at the intersections under study were evaluated using level of service (LOS). Level of Service is a qualitative description of operating conditions ranging from LOS A, or free-flow conditions with little or no delay, to LOS F, or jammed conditions with excessive delays.

Intersection levels of service were analyzed using TRAFFIX, which is based on the Highway Capacity Manual (HCM) 2000 method for signalized intersections. TRAFFIX evaluates signalized intersection operations on the basis of average control delay time for all vehicles at the intersection. The City of Hollister level of service standard for signalized intersections is LOS C or better. The correlation between average delay and level of service is shown in Table 4.1.

Table 4.1: Level of Service Definitions for Signalized Intersections

Level of Service	Vehicle Delay(Seconds)	Description
A	0-5.0	Free flow, no congestion (very little delay)
B	5.1-15.0	Stable flow, limited congestion (slight delay)
C	15.1-25.0	Stable flow, moderate congestion (acceptable delay)
D	25.1-40.0	Approaching unstable flow, high congestion (tolerable delay)
E	40.1-60.0	Unstable flow, near breakdown (typically unacceptable delay)
F	>60.0	Forced flow, breakdown (excessive delay)

Existing Traffic Conditions

Existing peak hour traffic volumes were obtained from recent manual turning-movement counts at the key study intersections. The existing lane configurations at the study intersections were obtained from field observations.

Existing Intersection Levels of Service

It is the intent of this plan that most streets should operate with no more than a tolerable level of congestion, LOS C. The concept of maintaining no worse than a tolerable level of congestion is important, not only to provide a reasonable LOS for motorists, but also to protect neighborhoods from the impact of excessive through traffic. To the extent that the arterial and major collector street system is operating with limited congestion, there will be less incentive for drivers to use local streets to bypass areas of congestion.

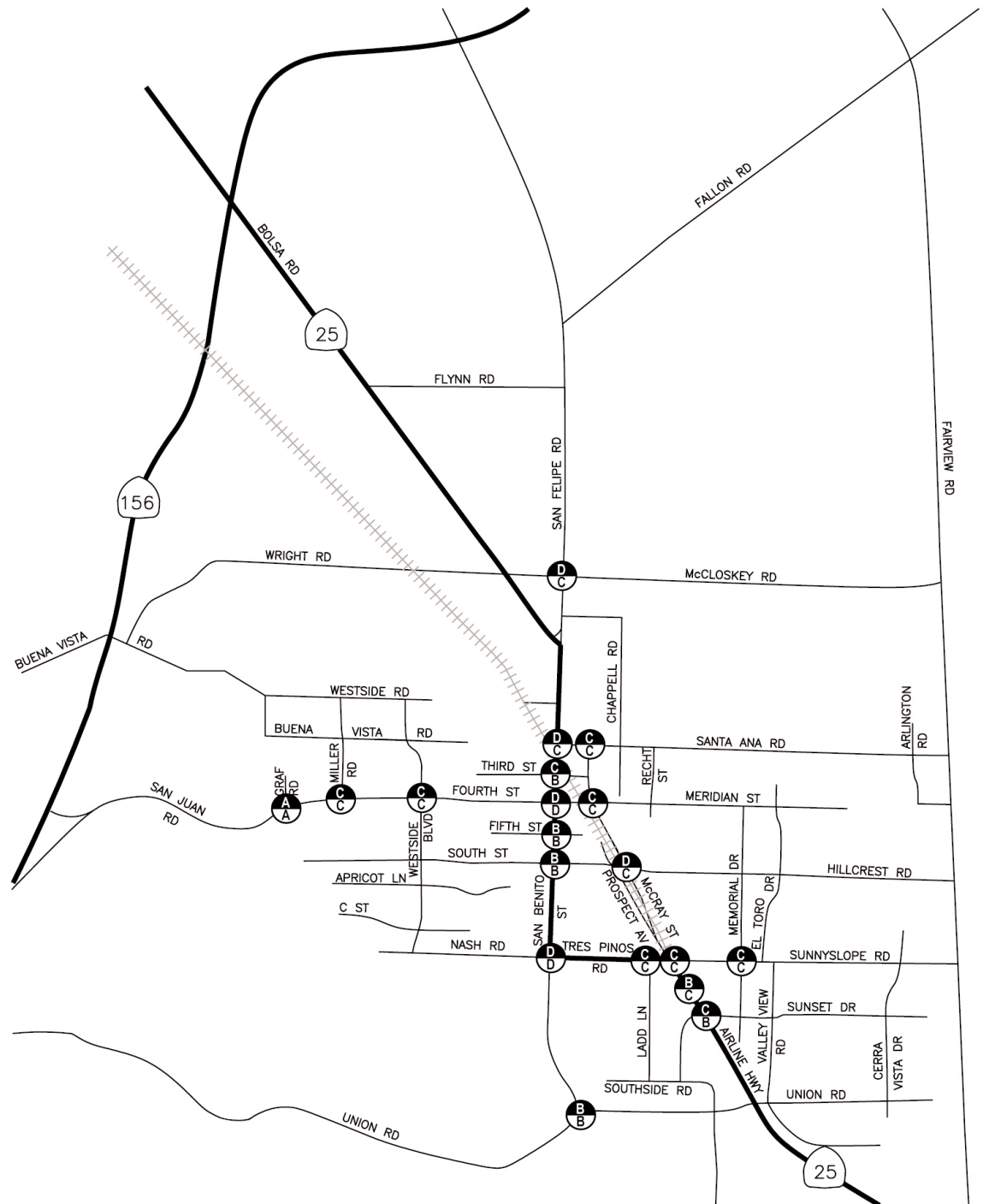
The results of the level of service analysis under existing conditions are summarized in Table 4.2. The results show that four of the study intersections currently operate at an unacceptable LOS D during at least one of the peak hours.

- San Felipe/San Benito and Santa Ana Road
- San Benito Street and Fourth Street
- San Benito Street and Nash Road
- McCray Street and Hillcrest Road

All other study intersections were found to operate at LOS C or better. The level of service results under existing conditions are summarized on Map 11.

Table 4.2: 2003 Intersection Levels of Service

		Peak	Count	Ave.	
	Intersection	Hour	Date	Delay	LOS
1	San Felipe Rd and Wright Rd./McCloskey Rd.	AM	10/1/2003	23	C
		PM	10/1/2003	26	C
2	San Felipe/San Benito and Santa Ana Rd.	AM	10/1/2003	36	D
		PM	10/1/2003	30	C
3	San Benito St. and Third St.	AM	10/1/2003	21	C
		PM	10/1/2003	19	B
4	San Benito St. and Fourth St.	AM	9/23/2003	43	D
		PM	9/23/2003	41	D
5	San Benito St. and Fifth St.	AM	10/1/2003	13	B
		PM	10/1/2003	10	B
6	San Benito St. and South St.	AM	10/2/2003	18	B
		PM	10/2/2003	16	B
7	San Benito St. and Nash Rd.	AM	10/2/2003	40	D
		PM	10/2/2003	41	D
8	McCray St. and Santa Ana Rd.	AM	10/1/2003	26	C
		PM	10/1/2003	26	C
9	McCray St. and 4th St./Meridian St.	AM	10/2/2003	29	C
		PM	10/2/2003	33	C
10	McCray St. and Hillcrest Rd.	AM	10/2/2003	36	D
		PM	10/2/2003	35	C
11	Airline Hwy (SR 25) and Sunnyslope Rd.	AM	10/2/2003	34	C
		PM	10/2/2003	34	C
12	Airline Hwy (SR 25) and Sunset Dr.	AM	9/30/2003	22	C
		PM	9/30/2003	17	B
13	Westside Blvd. and San Juan Rd./4th St.	AM	10/1/2003	22	C
		PM	10/1/2003	22	C
14	Ladd Ln. and Tres Pinos Rd.	AM	10/2/2003	20	C
		PM	10/2/2003	23	C
15	Memorial Dr. and Sunnyslope Rd.	AM	9/30/2003	24	C
		PM	9/30/2003	26	C
16	San Benito St. and Union Rd.	AM	9/30/2003	18	B
		PM	9/30/2003	18	B
17	Airline Hwy (SR 25) and Plaza San Benito	AM	9/30/2003	15	B
		PM	9/30/2003	23	C
18	Graf Rd. and San Juan Rd.	AM	9/30/2003	10	A
		PM	9/30/2003	6	A
19	Miller Rd. and San Juan Rd.	AM	9/30/2003	21	C
		PM	9/30/2003	20	C



Levels of Service

Note: 2000 Highway Capacity Manual (HCM)
Level of Service Methodology Used



Map prepared by Hexagon Transportation Consultants, Inc. - August 2004

Map 11
2003 Intersection Levels of Service

City of Hollister 2005 General Plan

KEY FINDINGS AND RECOMMENDATIONS

Forecasts of future demand on the City's transportation system were prepared using the San Benito County/Hollister travel demand model. This model uses widely accepted transportation planning formulas to convert forecasts of future land use into the number and distribution of future vehicle trips on the roadway network. The forecast volumes are compared to the roadway design capacities to identify transportation corridors, roadway segments, or intersections where a prescribed level of service will be exceeded.

Various roadway improvements have been identified and assumed in place in the year 2023. These improvements are designed to maintain or improve the current levels of service for the roadways and meet future traffic demand within the City of Hollister and the San Benito County. These improvements are summarized in Table 4.3.

Table 4.3: Hollister 2023 Network Improvements

Roadway	Description of Improvement				
City of Hollister					
State Route 25 (SR 25)	Bypass, connecting from San Felipe Road to Airline Highway/Sunnyslope intersection				
Buena Vista Road	Connect Buena Vista Road to North Street				
Memorial Drive	Extend from Meridian Street to Santa Ana Road				
Sunnyslope Road	Widen from two to four lanes from El Toro Drive to Fairview Road				
Union Road	Widen from two to four lanes				
Airline Highway	Widen from two to four lanes				
Fairview Road	Widen from two to four lanes south of McCloskey Road				
Westside Boulevard	Extend from Nash Road to San Benito Street				
San Benito County					
State Route 25 (SR 25)	Widen from two to four lanes				
State Route 156 (SR 156)					
State Route 156 (SR 156)	Widen from two to four lanes				

The network improvements that are included are based on information from several recent planning efforts. These include the 1995 General Plan, the 2001 San Benito County Regional Transportation Plan and the planning associated with the traffic impact fee programs for Hollister, San Juan Bautista and San Benito County. One of the common characteristics of all these previous planning efforts was that they relied upon a planning horizon of approximately 10 years.

A variety of factors led to the decision to set the year 2023 as the long-range planning horizon for this update of the Hollister General Plan. Therefore, a set of population, housing and employment projections were developed based on the land use designations shown on the draft Hollister General Plan Map, and other state and regional projections of population and employment growth. The constrained projections adopted by the Association of Monterey Bay Area Governments (AMBAG) were used as the controlling values for the Hollister 2023 growth projections.

These projections were then allocated to the traffic analysis zones used by the City's traffic forecasting model. The traffic forecasting model was then used to develop projections of future traffic demand on the area's roadway system. The results were then analyzed to determine where there were projected roadway capacity deficiencies, and to develop recommendations for further improvements.

Hollister Growth Areas

The draft General Plan includes a Phasing Diagram that indicates the City's priorities for locating future residential growth. The General Plan also includes a similar diagram showing the preferred locations for retail growth. These diagrams and their associated growth allocations were the basis for developing the 2023 projected distribution of population and employment.

The phasing diagram designates a large number of infill sites as the first priority for future residential growth. Subsequent phases provide for new residential areas outside of, but contiguous to, the existing urbanized area. These new residential areas include land northeast, south, east, and eventually northwest of the City respectively as the preferred progression of development. New employment growth is focused within the existing downtown, new retail gateways north and west of the downtown, and in the industrial park near the airport.

A total of about 7,200 new residential units were included in the above described residential areas. Employment growth of approximately 7,800 was also included. This amount of household and employment growth is projected to occur between 2004 and 2023.

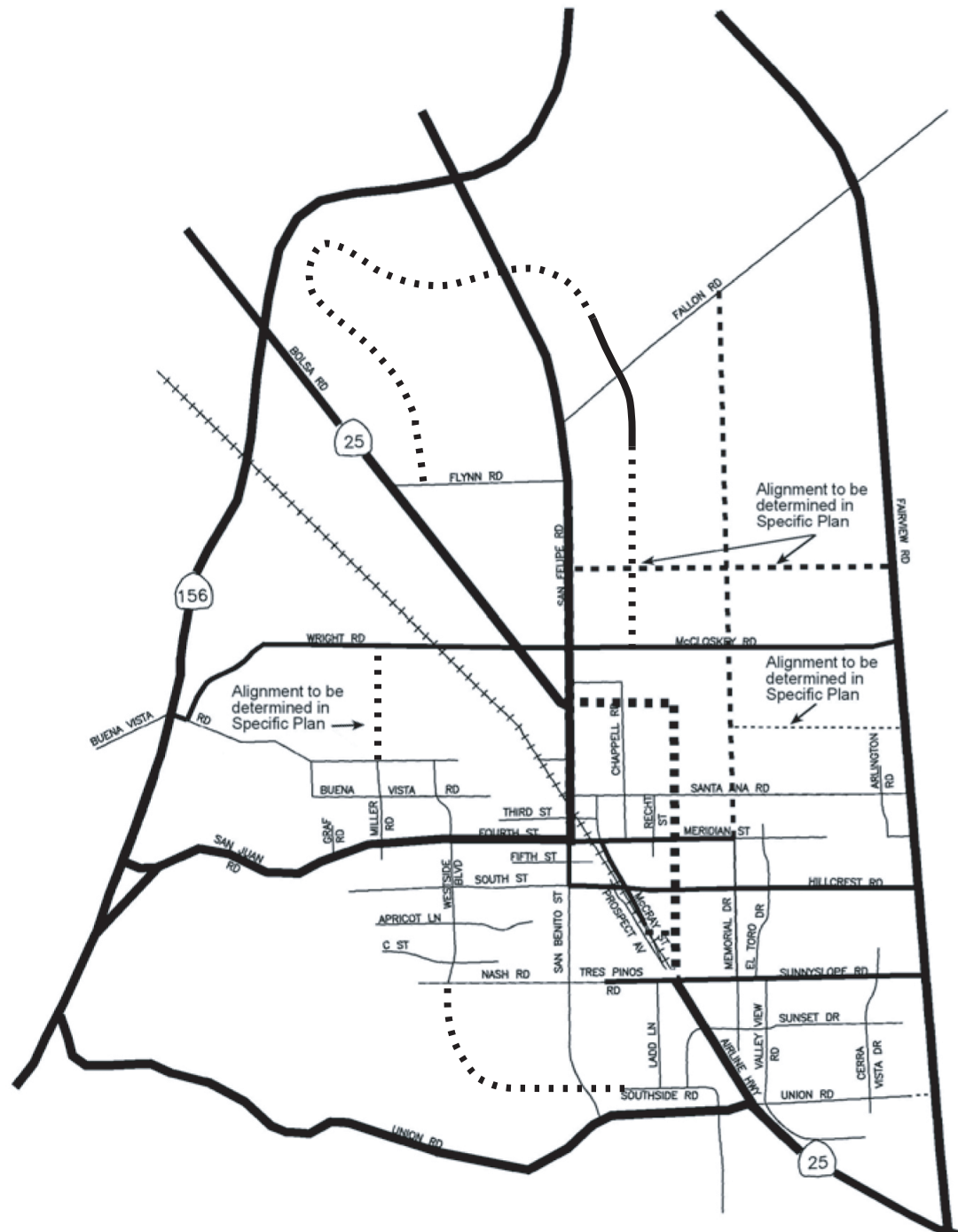
Planned Circulation Improvements



This section sets forth Hollister's Circulation Diagram and describes each major circulation improvement project planned over the 20-year planning horizon.



Circulation Diagram

The Circulation Diagram is intended to be the definitive source for future changes in Hollister's circulation system. The intended effect of this diagram and the street classifications show therein is to govern the growth and character of major circulation facilities, including street and railroad facilities. The street classifications used in this diagram are described in the following section, and streets in all classifications are intended to be influenced by their land use context.

Map 12 shows the Hollister General Plan Circulation Diagram.



 Major Thoroughfare
 Major Collector

 Collector
 New Street/New Designation

 Railroad



Map prepared by Hexagon Transportation Consultants, Inc. - August 2004

Map 12
Circulation Diagram

City of Hollister 2005 General Plan

Street Classification and Design

This section sets forth the street classifications used in the Circulation Diagram to designate how streets will be developed during the 20-year planning horizon of this plan.

The street classifications set forth in this Circulation Element combine traditional street classifications, which define design and operational characteristics based on the need to accommodate the movement of motor vehicles, with context-sensitive street classifications, which factor in neighboring land uses and the need to accommodate pedestrians, bicyclists, and transit users. The resulting matrix of street classifications creates a framework within which street design is influenced by both function and context.

Table 4.4 shows the relationship between street classifications and land use.

Table 4.4: Street Classification and Land Use Context

Function/ Design Context	Major Thoroughfare Street	Major Collector Street	Collector Street	Residential Street
Commercial Use	X	X	–	–
Main Street Use	–	X	X	–
Mixed Use	X	X	X	X
Residential Use	–	X	X	X
Industrial Use	X	X	X	X

Major Thoroughfares

Function

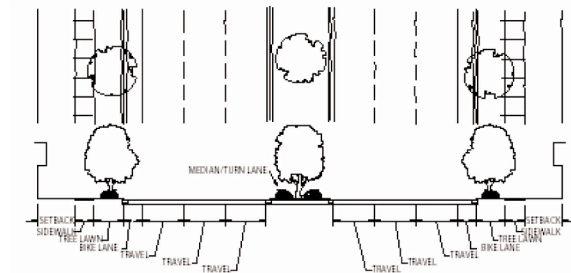
The primary function of the major thoroughfare is to provide a high degree of mobility and generally serve longer vehicle trips to and from the urban area. Its secondary function is to serve longer trips within the urban area connecting major urban elements such as the Downtown Central Business District, industrial facilities, large urban and suburban commercial centers, and other key activity centers.

Major thoroughfares may be four to eight lanes in width and may accommodate up to 30,000 vehicles or more per day. Major thoroughfares often have a large median area used as a left turn lane at intersections. Access to major thoroughfares should be limited to signalized intersections with major and minor collector streets and major commercial driveways. Direct access to adjacent properties should be limited to right-turn-in and right-turn-out movements only. Posted speed limits on thoroughfare facilities generally range between 30 and 45 mph, varying based on the type of area being served.

With an emphasis on mobility, a thoroughfare facility is generally designed to accommodate vehicle trips in the form of passenger cars, trucks, and buses. Bicycle facilities may be provided. Pedestrian facilities are always provided, but the width of these facilities varies depending on adjacent land use and the level of pedestrian activity.



Design elements for commercial thoroughfares in Hollister are driven by the land use context.



A typical cross section for a major commercial thoroughfare.

Design Context

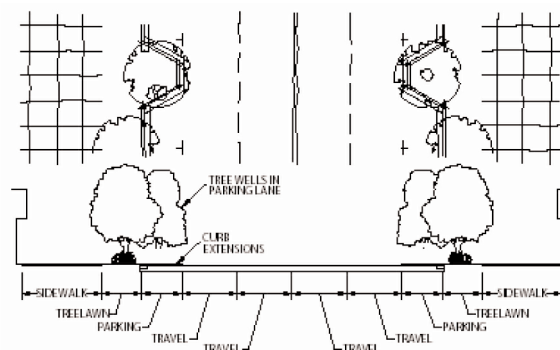
As with all functional street types, the design of a major throughfare depends on its land use context. Traffic-dependent commercial land uses, such as suburban shopping centers, are the most common land use along major arterials. Where this is the case, for example Airline Highway, primary design considerations are lane width and access management.

Major Collectors

Function

The primary function of the major collector is to serve longer trips within the urban area connecting major urban elements such as the Downtown Central Business District, industrial facilities, large urban and suburban commercial centers, major residential areas, and other key activity centers. Its secondary function is to provide backup capacity for regional traffic in the event of emergency or temporary road construction.

Major collectors are two to four lanes wide and may accommodate up to 20,000 vehicles per day. Major collectors often have a median or third lane for turning movements. Direct access to properties should be consolidated where feasible. Posted speed limits on major collector facilities generally range between 30 and 35 mph.



A typical cross section for a major Main Street collector.

Design Context

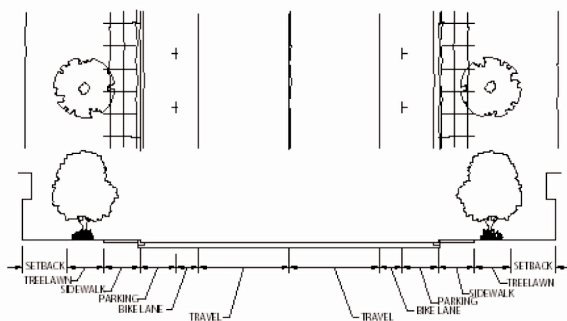
A mix of land uses, such as office and residential, is the most common land use along major collectors. Where this is the case, for example on San Benito Street south of South Street, high priority design elements include wide sidewalks and transit facilities with high amenities. Alternatively, in a Main Street context with limited right-of-way, for example Fourth Street, lane width and access management may be compromised in favor of wide sidewalks, planting strips that separate the sidewalk from the street, and on-street parking.

Collectors

Function

The primary function of a collector is to provide access between local streets and arterials. Its secondary function is to provide access to land within residential, commercial, and industrial areas.

Collectors are two lanes wide and may accommodate up to 10,000 vehicles per day. Direct access to adjacent properties is discouraged. Speed limits are typically in the 25-to-35 miles per hour range.



A typical cross section for a industrial collector.

Design Context

Residential or industrial land uses are the most common land use along collector streets. In residential areas, collector streets provide access to local residential streets and occasionally provide direct access to residential properties. Where this is the case, for example on Buena Vista Road, high priority design elements include detached sidewalks and street trees in planting strips. Alternatively, in an industrial context, for example on Chappell Road, emphasis shifts to lane width and intersection design for large trucks.

Residential Streets

Function

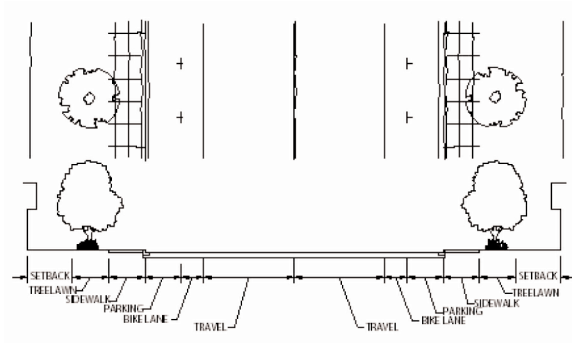
The primary function of a residential street is to provide direct access from collector streets to residential, industrial, and mixed-use property. In the residential and mixed-use contexts, the primary function of the residential street is also to provide a high amenity environment for pedestrians. Its secondary function is to provide access to alternative collectors in high traffic periods. Mobility on local streets is typically incidental and involves relatively short trips at lower speeds to and from collector facilities.

Because of their "neighborhood" nature, travel speeds are generally lower than collectors and throughfares. Posted speed limits on residential streets generally range between 25 and 30 mph, depending on available right-of-way and the adjacent land uses. Traffic volumes on local streets are generally less than 5,000 vehicles per day, and also vary depending on available right-of-way and the adjacent land uses.

Pedestrian and bicycle safety and aesthetics are generally high priorities on local streets in residential and commercial areas. Wider travel lanes and broader turning radii to accommodate larger vehicle size are major considerations on residential streets in industrial areas.

Design Context

Residential and mixed land uses are the most common land uses along residential streets. In residential areas, high priority design elements include detached sidewalks, street trees in planting strips, and on-street parking. In mixed-use areas, high priority design elements include wide sidewalks with transit access, bicycle lanes on designated bike routes, and on-street parking.



A typical cross section for a residential street.

Year 2023 Intersection Levels of Service

The results of the level of service analysis under Year 2023 conditions are summarized in Table 4.5. The results show that two of the study intersections would operate at an unacceptable LOS D and E during at least one of the peak hours under year 2023 conditions:

- San Benito Street and Fourth Street (LOS E), and
- Airline Highway (SR 25) and Sunnyslope Road (LOS D)

All other study intersections would operate at LOS C or better. The level of service results under year 2023 conditions are summarized on Map 13.

Roadway Capacity Deficiency Analysis

Roadway capacity deficiencies were identified in several areas. These deficiencies are directly related to the future land use designations shown on the updated General Plan Land Use Plan. The deficiencies can be grouped into several categories of roadway capacity needs.

These include:

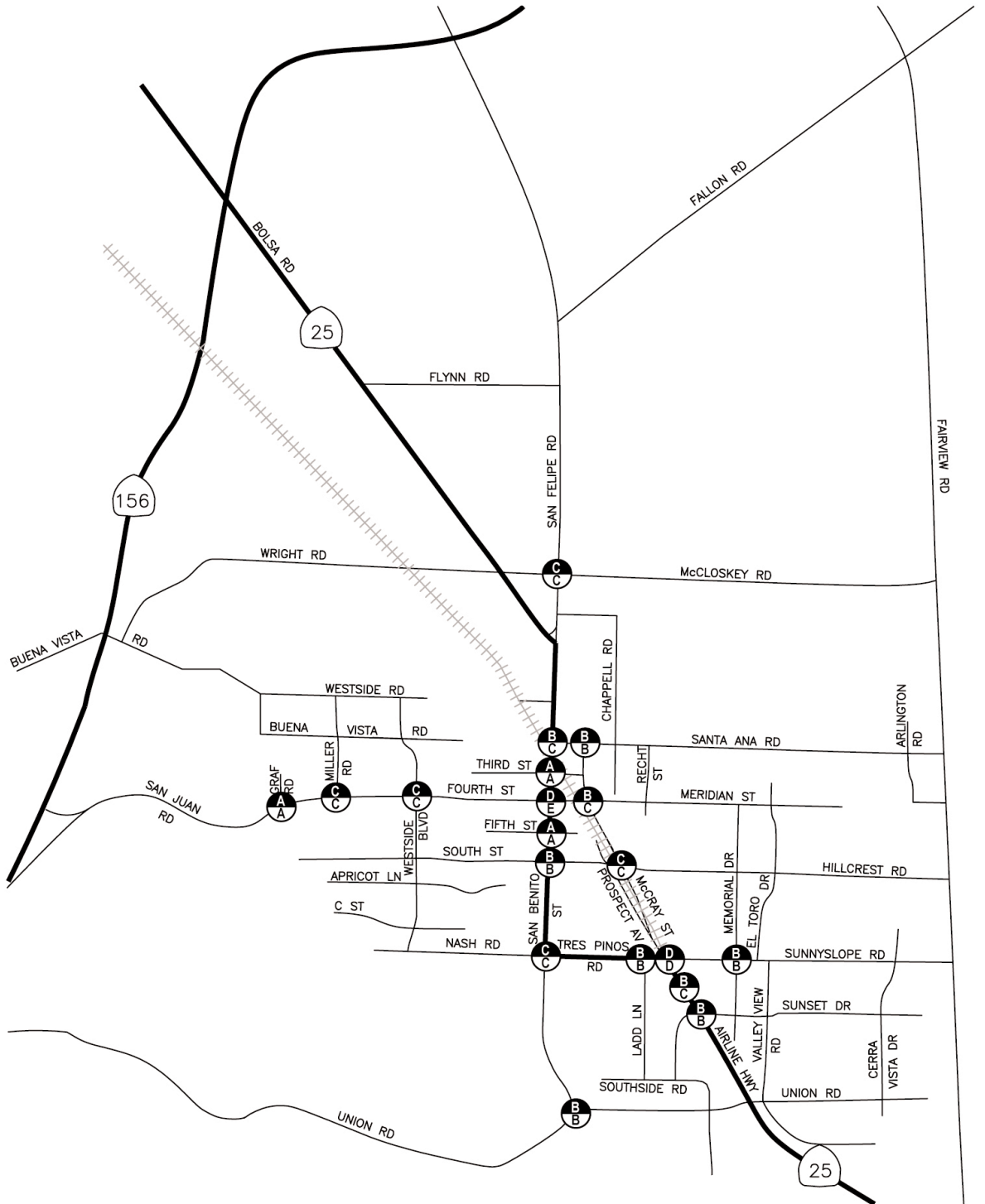
- Regional commuting,
- Northwest Hollister circulation needs,
- Southeast Hollister circulation needs, and
- Additional roadway capacity serving the Industrial Park.

Regional Commuting Deficiencies

The household and employment projections through the year 2023 show a reasonable balance between new housing and new jobs. The projected household growth was about 7,200 residential units and the projected employment growth was about 7,800. However, since most households tend to have more than one worker, each new residential unit can be expected to contribute to the demand for inter-regional commuting. Consequently, the travel forecasts show projected roadway capacity deficiencies for the major highways and arterial streets serving regional commuters.

Table 4.5: Year 2023 Intersection Levels of Service

	Intersection	Peak Hour	Count Date	Existing		2023 Project			
				Ave. Delay	LOS	Ave. Delay	LOS	Incr. In Crit. Delay	Incr. In V/C
1	San Felipe Rd and Wright Rd./McCloskey R	AM	10/01/03	23	C	29	C	13	0.33
		PM	10/01/03	26	C	34	C	20	0.41
2	San Felipe/San Benito and Santa Ana Rd.	AM	10/01/03	36	D	18	B	-19	-0.28
		PM	10/01/03	30	C	21	C	-12	-0.04
3	San Benito St. and Third St.	AM	10/01/03	21	C	9	A	-12	0.00
		PM	10/01/03	19	B	9	A	-8	0.04
4	San Benito St. and Fourth St.	AM	09/23/03	43	D	40	D	-2	0.04
		PM	09/23/03	41	D	61	E	29	0.24
5	San Benito St. and Fifth St.	AM	10/01/03	13	B	6	A	-6	0.11
		PM	10/01/03	10	B	6	A	-2	0.14
6	San Benito St. and South St.	AM	10/02/03	18	B	16	B	-2	0.07
		PM	10/02/03	16	B	18	B	6	0.15
7	San Benito St. and Nash Rd.	AM	10/02/03	40	D	30	C	-6	-0.15
		PM	10/02/03	41	D	31	C	-5	-0.16
8	McCray St. and Santa Ana Rd.	AM	10/01/03	26	C	14	B	-7	-0.33
		PM	10/01/03	26	C	15	B	-15	-0.37
9	McCray St. and 4th St./Meridian St.	AM	10/02/03	29	C	20	B	-6	-0.01
		PM	10/02/03	33	C	23	C	-6	0.06
10	McCray St. and Hillcrest Rd.	AM	10/02/03	36	D	22	C	-9	-0.25
		PM	10/02/03	35	C	23	C	-5	-0.28
11	Airline Hwy (SR 25) and Sunnyslope Rd.	AM	10/02/03	34	C	37	D	12	0.27
		PM	10/02/03	34	C	44	D	20	0.35
12	Airline Hwy (SR 25) and Sunset Dr.	AM	09/30/03	22	C	12	B	-9	0.14
		PM	09/30/03	17	B	14	B	-7	0.22
13	Westside Blvd. and San Juan Rd./4th St.	AM	10/01/03	22	C	26	C	7	0.21
		PM	10/01/03	22	C	33	C	17	0.28
14	Ladd Ln. and Tres Pinos Rd.	AM	10/02/03	20	C	17	B	3	0.04
		PM	10/02/03	23	C	16	B	-2	-0.08
15	Memorial Dr. and Sunnyslope Rd.	AM	09/30/03	24	C	19	B	-6	0.01
		PM	09/30/03	26	C	20	B	-11	0.10
16	San Benito St. and Union Rd.	AM	09/30/03	18	B	19	B	1	0.20
		PM	09/30/03	18	B	20	B	14	0.30
17	Airline Hwy (SR 25) and Plaza San Benito	AM	09/30/03	15	B	15	B	0	0.00
		PM	09/30/03	23	C	23	C	0	0.00
18	Graf Rd. and San Juan Rd.	AM	09/30/03	10	A	10	A	0	0.00
		PM	09/30/03	6	A	6	A	0	0.00
19	Miller Rd. and San Juan Rd.	AM	09/30/03	21	C	21	C	0	0.00
		PM	09/30/03	20	C	20	C	0	0.00
Box indicates significant impact									
* Denotes CMP intersection.									



Levels of Service

Note: 2000 Highway Capacity Manual (HCM)
Level of Service Methodology Used



Map prepared by Hexagon Transportation Consultants, Inc. - August 2004

Map 13
Year 2023 Intersection Levels of Service

City of Hollister 2005 General Plan

Capacity deficiencies were identified along the two major State Highways 25 and 156, and along Fairview and Shore Roads. The Fairview/Shore Road route is frequently used by commuters who are avoiding the high traffic volumes on Highway 25 between Hollister and Route 101 and Highway 152 between Gilroy and the intersection with Highway 156.

Circulation Needs In Northwest Hollister

The updated General Plan includes new residential and gateway commercial designations for the northwest area of Hollister. The new designations cover not only the areas near and between Fourth Street and Buena Vista Road, but also the land between Buena Vista Road and Wright Road. The area is large enough to eventually support more than 2,000 new residential units.

Capacity deficiencies were identified on Wright Road, Buena Vista Road, and Fourth Street.

Circulation Needs in Southeast Hollister

The circulation needs for the southeast area of Hollister have been previously studied and the 2023 traffic forecasts reinforce the earlier conclusions regarding needed roadway improvements. Union Road and Airline Highway will eventually require widening to four or more lanes.

Additional Roadway Capacity Serving the Industrial Park

Fallon Road is the major thoroughfare leading in to Hollister's industrial park near the municipal airport. The industrial park has the largest amount of land available for employment growth in the area. It is projected that about 25 percent of the non-retail employment growth will likely occur at the industrial park. The segment of Fallon Road just east of its intersection with San Felipe Road is projected to have a capacity deficiency by the year 2023. Fallon Road should be widened to 4 lanes through the industrial park.

CIRCULATION ELEMENT GOALS AND POLICIES

The matrix presented on the following pages is intended to guide implementation of the City's Circulation element. In addition to identifying a timeline for implementation in the matrix, each lettered item is described in detail in the "Implementation Measures" section that immediately follows. The matrix is organized according to the following circulation goals:

- GOAL C1* Design and implement the City's circulation system to serve the planned residential and economic growth specified in the General Plan.
- GOAL C2* Provide a variety of pedestrian and bicycle facilities to promote safe and efficient non-motorized vehicle circulation in Downtown and throughout Hollister. Facilities should accommodate recreational and commuter circulation patterns.
- GOAL C3* Cooperate with Caltrans, the Council of San Benito County Governments (COG), the County of San Benito and any other regional transportation authorities to ensure the funding and implementation of the transportation improvements specified in the San Benito County Regional Transportation Plan.
- GOAL C4* Continue to implement a uniform set of standards for Hollister's transportation system including standard rights-of-way and typical sections. These standards may be amended as necessary in response to changes in technology and industry design standards.

GOAL C1 Design and implement the City's circulation system to serve the planned residential and economic growth specified in the General Plan.

	Policies	Lead Responsibility	Time Frame	Implementation Measures
C1.1	LOS C or Better Arterial Roads Ensure, to the maximum extent feasible, that the designated arterial roadway system is planned to operate at Level of Service (LOS) C or better during peak and off-peak hours as of the horizon year of the adopted General Plan.	Engineering	On-going	Monitor LOS levels [C.D]
C1.2	Sub-Standard Roads Determine the most practical (cost effective) means for bringing segments/intersections into compliance with the LOS standard when it has been determined that one more segments/intersections along the designated arterial system is operating at LOS D or worse (below the City standard).	Engineering	On-going	Prioritize roadway improvements [C.E]

GOAL C2	Provide a variety of pedestrian and bicycle facilities to promote safe and efficient non-motorized vehicle circulation in Downtown and throughout Hollister. Facilities should accommodate recreational and commuter circulation patterns.
--------------------	---

Policies		Lead Responsibility	Time Frame	Implementation Measures
C2.1	Bicycle Facilities Cooperatively work with COG, Caltrans, and San Benito County to develop, implement and maintain bicycle facilities providing direct access to major public facilities, schools and employment centers as described in the San Benito County Bicycle Master Plan.	Planning	On-going	Encourage intergovernmental coordination [C.C]
C2.2	"Safe Routes to School" Program Work cooperatively with local school districts to develop, implement and maintain the "Safe Routes to School" program.	Planning	On-going	Encourage intergovernmental coordination [C.C]
C2.3	Pedestrian Connections Work with local businesses, private developers, and public agencies to ensure provision of safe pedestrian pathways to major public facilities, schools and employment centers. Require new developments to provide internal pedestrian connections and linkages to adjacent neighborhoods and community facilities.	Planning Planning	On-going On-going	Encourage intergovernmental coordination [C.C] Promote walkability through design review [C.G]

GOAL C3	Cooperate with Caltrans, the Council of San Benito County Governments (COG), the County of San Benito and any other regional transportation authorities to ensure funding and implementation of the transportation improvements specified in the San Benito County Regional Transportation Plan.
--------------------	---

Policies		Lead Responsibility	Time Frame	Implementation Measures
C3.1	Regional Transportation Measures Continue to collect traffic impact fees and require other site related transportation improvements from private developers to ensure implementation of transportation system improvements to local and regional facilities attributable to proposed development.	Finance	On-going	Evaluate public facilities fees [C.C]
C3.2	Rail Corridor Planning. The City will coordinate with appropriate agencies to assure that development projects planned adjacent to or near the rail corridor will be planned with safety of the rail corridor in mind.	Engineering	On-going	Encourage intergovernmental coordination [C.C]

GOAL C4	Continue to implement a uniform set of standards for Hollister's transportation system including standard rights-of-way and typical sections. These standards may be amended as necessary in response to changes in technology and industry design standards.
--------------------	--

Policies		Lead Responsibility	Time Frame	Implementation Measures
C4.1	Trucks to Avoid Residential Areas Discourage or prohibit the movement and parking of large trucks within residential neighborhoods.	Planning Planning	1 year 1 year	Develop truck routes [C.B] Classify roadways [C.A]
C4.2	Public Transit Cooperatively work with COG, Caltrans, and San Benito County to develop, implement and maintain public transit services	Planning	On-going	Encourage intergovernmental coordination [C.C]
C4.3	Park and Ride Facilities Cooperatively work with COG, Caltrans, and San Benito County to develop, implement and maintain park and ride facilities.	Planning	On-going	Encourage intergovernmental coordination [C.C]

IMPLEMENTATION MEASURES

1-Year Time Frame

C.A Classify roadways

Classify the roadways within the Sphere of Influence by function, and specify the improvement concept for each major roadway. The public right-of-way associated with the specified improvement concepts shall be protected through the use of City Council adopted plan lines.

C.B Develop truck routes

Truck routes should be developed with COG, Caltrans and San Benito County and must include enforcement mechanisms to encourage the appropriate routes.

On-going Time Frame

C.C Encourage intergovernmental coordination

The City should coordinate regional planning efforts with COG, Caltrans, San Benito County and other applicable agencies. Hollister officials should actively participate in development review for circulation projects outside the city limits but within Hollister's planning area.

C.D Evaluate public facilities fees

The City should consider adopting a citywide public facilities impact fee ordinance to fund new circulation improvement projects required to serve new residents and employees in Hollister.

C.E Monitor LOS levels

Monitor the LOS for intersections along the arterial roadways at least once every two years to ensure compliance with the City's LOS standards. This information shall be presented to the City Council for their use in evaluating amendments to the City's transportation plan.

C.F Prioritize and implement roadway improvements

Develop a priority plan for the implementation of transportation improvements (all transportation modes) within the City. This plan shall be recommended to the City Council for inclusion within the Capital Improvement Program.

The projects described in this section have partial or complete funding and are consistent with SBCOG's constrained projects list for street and highway improvements. There are 10 short-term street and highway improvement projects with identified funding sources.

C.F.1: Highway 25 Bypass

Segment San Felipe Road to Sunset Road
Location:

Improvement Construct a four-lane arterial from San Felipe to
Description: East Park Street; a six-lane arterial to Sunset Drive; and a four-lane minor arterial from Route 25 Bypass to Prospect

Purpose and Need: This new roadway is needed to accommodate increased traffic volumes, improve traffic operations, and relieve congestion in Downtown Hollister. The proposed project will provide a new 2.7-mile long roadway on a new alignment east of the Hollister central business district. The roadway will generally parallel San Benito Street, and will provide a direct connection between the intersection of Highway 25 and San Felipe Road in north Hollister and the intersection between Highway 25 and Sunset Drive in south Hollister. The new roadway will have four and six lane segments, and seven signalized intersections.

Responsible Agency: Measure A Authority

Estimated Cost: \$23,457,494

C.F.2: Buena Vista Road Construction

Segment Location: Westside Boulevard to McCray Street

Improvement Description: Construct two-lane road

Purpose and Need: Buena Vista Road currently exists along a discontinuous alignment in northeast Hollister. There is an opportunity to improve this roadway so that it can serve as a westward extension of Santa Ana Road. Improvement is needed from McCray Street westward to intersect with the planned Westside Boulevard. The objective is to provide a continuous 2-lane collector street across north Hollister. The improved roadway would significantly improve the accessibility of the neighborhoods in northeast Hollister. Future plans could include a westward extension of Buena Vista Road that could intersect with the Highway 156 Bypass.

Responsible Agency: City of Hollister

Estimated Cost: \$4,792,000

C.F.3: Memorial Drive Construction

Segment Location: Meridian Street to Santa Ana Road

Improvement Description: Construct four-lane road

Purpose and Need: Memorial Drive is being planned and constructed to serve as a minor arterial route for the neighborhoods west of the proposed Highway 25 Bypass. This project will construct a segment that is about 0.3 miles in length that runs between Meridian Street and Santa Ana Road. The objective is to provide a direct connection between the residential neighborhoods located

adjacent to Memorial Road and Santa Ana Road. Santa Ana Road provides good connections east to Fairview Road, and west to San Felipe Road and thence to Highway 25. Another phase of construction described below will extend Memorial northward into the industrial area located east of the airport off of Fallon Road.

Responsible Agency: City of Hollister

Estimated Cost: \$2,432,166

C.F.4: Sunnyslope Road Construction

Segment Location: El Toro Drive to Fairview Road

Improvement Description: Construct four-lane major collector

Purpose and Need: Sunnyslope Road is the minor east west arterial street in southeast Hollister. This roadway provides the primary connection between the residential neighborhoods in southeast Hollister and the commercial areas located near the intersection with Airline Highway, and those located downtown. Sunnyslope Road needs to be a 4-lane roadway, and the proposed project would widen the remaining mile of roadway between El Toro Drive and Fairview Road. This project may be implemented in two phases, El Toro to Highland, and then Highland to Fairview.

Responsible Agency: City of Hollister

Estimated Cost: \$4,791,510

C.F.5: Union Road (formerly Crestview Drive) Construction

Segment Location:	Cerra Vista Road to Fairview Road
Improvement Description:	Construct four-lane major throughfare
Purpose and Need:	<p>Union Road has been planned and constructed to provide a continuous arterial connection through the southern portion of the Hollister area.</p> <p>Union Road currently runs from its intersection with Highway 156 eastward through an intersection with Airline Highway (Highway 25), and into the residential neighborhoods in southeast Hollister. A 0.6-mile extension is needed to complete the connection through to Fairview Road.</p> <p>Union Road has been planned to relieve congestion along Nash Road by providing a more direct path for commuters living in south Hollister.</p>
Responsible Agency:	City of Hollister
Estimated Cost:	\$4,864,332

C.F.6: Airline Highway (State Route 25) Widening

Segment Location:	Sunset Drive to Fairview Road
Improvement Description:	Widen to four lanes
Purpose and Need:	<p>The Airline Drive project is needed to relieve traffic congestion along this major north south arterial caused in large degree by new residential development in South Hollister. The project widens Airline Highway from two to four lanes.</p>
Responsible Agency:	Caltrans
Estimated Cost:	\$10,115, 410

C.F.7: Fairview Road Widening

Segment Location:	State Route 25 to McCloskey Road
Improvement Description:	Widen to four-lane major thoroughfare
Purpose and Need:	Fairview Road is the major north south arterial serving east Hollister. The segment of Fairview Road from McCloskey Road south to Highway 25 serves a rapidly developing residential area, and needs to be widened to 4-lanes in order to improve safety and provide increased roadway capacity.
Responsible Agency:	City of Hollister; County of San Benito
Estimated Cost:	\$19,116,000

C.F.8: Westside Boulevard Extension

Segment Location:	Nash Road to San Benito Street
Improvement Description:	Construct new two-lane major thoroughfare
Purpose and Need:	Currently Nash Road runs through the middle of Hollister High School creating noise and safety problems. This new street pulls traffic off of Nash Road and completes a semi-bypass around Downtown Hollister. Eventually, Nash Road may be closed or restricted to limit disruption to the high school.
Responsible Agency:	City of Hollister COG Council of Governments
Estimated Cost:	\$4,259,120

C.F.9: New Traffic Signals

Segment Location: [various as warranted]

Improvement Description: Add traffic signals

Purpose and Need: Growth in and around Hollister will cause increased congestion on urban streets in Hollister. The purpose of this project is to increase capacity at various intersections in Hollister.

Responsible Agency: City of Hollister

Estimated Cost: \$2,240,000

C.F.10: Street and Highway Maintenance

Segment Location: [various as warranted]

Improvement Description: Maintenance and reconstruction countywide

Purpose and Need: Continued and increased use of street and highway facilities countywide causes deterioration of these facilities. The purpose of this project is to undertake improvements to repair and maintain existing street and highway facilities.

Responsible Agency: City of Hollister

Estimated Cost: [unknown]

The projects described in this section have no funding and are consistent with SBCOG's unconstrained projects list. There are five long-term street and highway improvement projects.

C.F.11: Memorial Drive Construction

Segment Location: Santa Ana Road to Shelton Drive, Fallon Road, and/or Flynn Road

Improvement Description: Construct two-lane major collector

Purpose and Need: This proposed project is the northward extension of Memorial Drive. As described above, this extension will complete a new arterial connection between the residential neighborhoods in eastern Hollister with the City's largest industrial regions located off of Fallon Road near the airport. This connection is needed in order to provide additional roadway capacity and relieve congestion on San Felipe Road.

Responsible Agency: City of Hollister

Estimated Cost: \$13,842,140

C.F.12: Fairview Road/San Felipe Road East West Arterial

Segment Location: Fairview Road to San Felipe Road (north of McCloskey)

Improvement Description: Construct new 4-lane major thoroughfare

Purpose and Need: The largest growth area in the Hollister Area will be within the area bounded by San Felipe Road, Fallon Road, Fairview Road, and Meridian Street. Growth in this area will require the development of a new minor arterial street to connect Fairview Road with San Felipe Road in the area north of McCloskey Road. The purpose of the Fairview Road/San Felipe Road East West Connector is to provide access between Fairview Road and San Felipe Road in the Northeast Hollister Area.

Responsible Agency: City of Hollister; County of San Benito

Estimated Cost: [unknown]

C.F.13: Fairview Road/Memorial Drive East West Collector

Segment Location:	Fairview Road to Memorial Drive (south of McCloskey)
Improvement Description:	Construct new 2-lane collector
Purpose and Need:	The largest growth area in the Hollister Area will be within the area bounded by San Felipe Road, Fallon Road, Fairview Road, and Meridian Street. Growth in this area will require the development of a new collector street to connect Fairview Road with Memorial Drive in the area south of McCloskey Road. The purpose of the Fairview Road/Memorial Drive East-West Connector is to provide access to arterial streets in the Northeast Hollister Area.
Responsible Agency:	City of Hollister; County of San Benito
Estimated Cost:	[unknown]

C.F.14: North Fairview Road Widening

Segment Location:	McCloskey Road to State Route 156
Improvement Description:	Widen to four lane major thoroughfare
Purpose and Need:	Over the long term, most growth in San Benito County will be in the Hollister Area, east, north, and south of existing Hollister city limits. This growth will create traffic impacts on Fairview Road between McCloskey Road and State Route 156. The purpose of the North Fairview Road Widening Project is to accommodate growth in the Hollister Area by increasing road and intersection capacity in this corridor.
Responsible Agency:	City of Hollister; County of San Benito
Estimated Cost:	[unknown]

C.F.15: Union Road Widening

Segment Location:	State Route 25 to State Route 156
Improvement Description:	Widen to four lane arterial
Purpose and Need:	Long-term growth east and south of existing Hollister city limits will create impacts on Union Road. Also, automobiles traveling through Hollister to reach regional destinations impact urban streets in Hollister. The purpose of the Union Road Widening Project is to alleviate through-traffic impacts in Hollister and accommodate growth in the Hollister Area by expanding road capacity around Hollister.
Responsible Agency:	City of Hollister; County of San Benito
Estimated Cost:	[unknown]

C.G Promote walkability through design review

Develop guidelines for appropriate sidewalk and pedestrian trail design. During the design review process of new projects, ensure that proposals provide adequate internal pedestrian connections as well as linkages to adjacent neighborhoods and community facilities.

C.H Collaborate with Caltrans during development review.

Coordinate with Caltrans and other appropriate agencies to consider pedestrian circulation patterns/destinations and plan for grade separations, improvements to existing at-grade rail crossings, and appropriate fencing to limit the access of trespassers onto the railroad right-of-way.

Chapter Five:

Community Services and Facilities Element

HOLLISTER TODAY

Hydrology

There are two significant surface water features within the Planning Area - the San Benito River and Santa Ana Creek. The San Benito River flows from southeast to northwest in the southern portion of the Planning Area. Much of the Planning Area drains northerly to Santa Ana Creek, which flows into San Felipe Lake, located approximately seven miles north of the Hollister Municipal Airport. Annual rainfall, most of which takes place during the fall and winter, generally limit the amount of surface water in local stream systems.

The Planning Area overlies three hydrologic sub-basins: the San Juan sub-basin, the Gilroy-Bolsa sub-basin and the Hollister sub-basin. These sub-basins are separated by faults that serve as barriers to water flow. Groundwater recharge occurs mostly through infiltration from streams (mainly the San Benito River and Tres Pinos Creek south of Hollister).

Non-point Source Pollution

Non-point source (NPS) pollution, unlike pollution from industrial and sewage treatment plants, comes from many diffuse sources. NPS pollution is caused by rainfall moving over and through the ground. As the runoff moves, it picks up and carries away natural and human-made pollutants, finally depositing them into bodies of water.

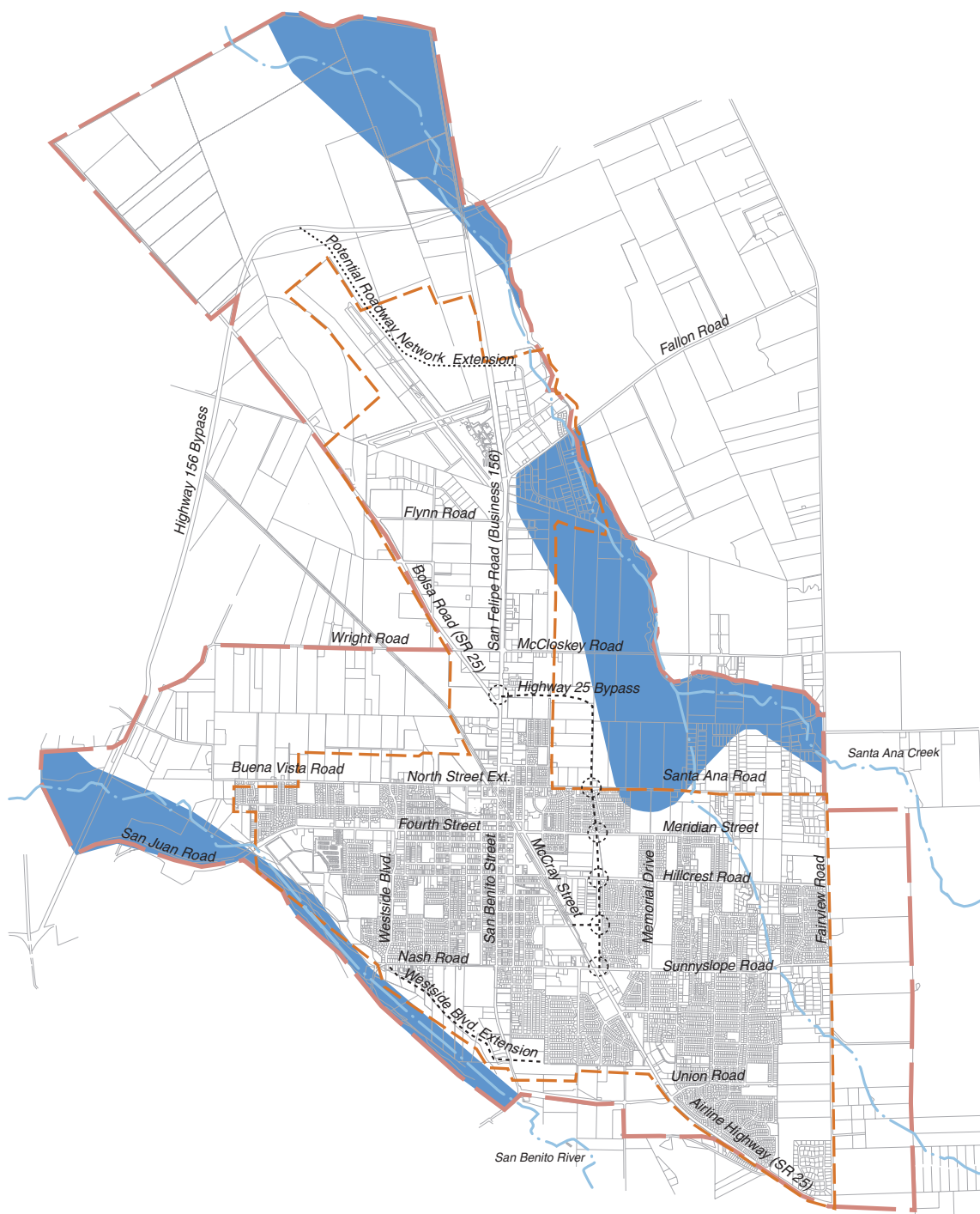
Best Management Practices (BMP's)



Best Management Practices are guidelines used to ensure that project design, construction, and maintenance are conducted so as to control urban runoff and to minimize the impact on the surrounding environment.

Drainage

The principal drainage basins in the Hollister Planning Area are the San Benito River and the Santa Ana Creek basins. All runoff from the Planning Area flows to one of these basins. The San Benito River flows through the southern and western portion of the Planning Area, while Santa Ana Creek and its tributary flow through the eastern and northern portions of the Planning Area. Hollister and its environs have historically been subject to flooding and a number of improvements have been installed to drain the area.

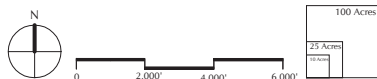
In response to growth that was occurring in and around the Planning Area, the City of Hollister commissioned a series of planning and engineering studies to address drainage needs. The Storm Drainage Element of the Public Works Master Plan (1985) was completed and the need for a series of storm drainage 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 of the Santa Ana Creek and its tributary is underway to determine the extent of storm drainage improvements required in this basin. In 1991, a flood insurance study commissioned by the Federal Emergency Management Agency (FEMA) was com-



 Sphere of Influence
 Planning Area

 Creeks and Rivers

 100 Year Flood Zone



Map prepared by MIG, Inc. - October 2005

Map 14
Hollister Flood Zones

City of Hollister 2005 General Plan

pleted, which addresses floodplain patterns and floodplain management.

Solid Waste Disposal

Solid waste disposal within the Hollister Planning Area is currently provided under contract via the Hollister Disposal Company. Solid waste is disposed of at the John Smith landfill that is the only permitted landfill (a Class III non-hazardous solid waste disposal facility) serving the Hollister area. The landfill is located on John Smith Road east of Fairview Road, and just east of the Hollister Planning Area. The landfill is owned by the County of San Benito and is operated by Hollister Disposal Company, under contract with the County.

Currently, only 28 acres of the 57-acre landfill are being utilized, and this would provide sufficient capacity to dispose of waste at a level of 250 tons per day for an estimated 15 to 18 years. The landfill currently handles an average of approximately 75 tons per day. The Hollister Disposal Company is currently updating its permit to allow full utilization of all 57 acres of the landfill site. Although it is uncertain how technology will alter current packaging and disposal methods and affect long-term success of recycling efforts, it is estimated that the full utilization of the full site would provide a life span of between 40 and 45 years, based upon projected population growth in the service area.

Utilities

The Pacific Gas and Electric Company provides electricity and natural gas to residences and businesses in the Hollister Planning Area. SBC provides telephone service, while Charter Communications provides cable television service.

Parks and Recreation

Lighted softball fields used for league and tournament play are provided at Veteran's Memorial Park and the Rancho San Justo Sports Facility. The fields at the R.O. Hardin School, the Calaveras School and

Vista Park Hill are suitable practice facilities. An additional four acres of irrigated turf will accommodate two softball/soccer field combinations at the R.O. Hardin School, and another softball/soccer field will be available at Calaveras Park.

The Parks and Recreation Master Plan for the City of Hollister indicates that Hollister currently provides approximately 4.1 acres of parks and recreational facilities per 1,000 residents, if the Veteran's Memorial Park (owned and operated by the County of San Benito) is included. This is above the standard of four acres per 1,000 residents that has been established by the Parks and Recreation Master Plan.

The City of Hollister currently has a very limited system of pedestrian trails and bikeways. Existing bikeways in Hollister consist of: two off-street bike paths (Class I): a six-foot-wide asphalt path adjacent to Prospect Avenue and Airline Highway between Hawkins Street and Sunnyslope Road; and a six-foot-wide concrete bicycle and pedestrian path which fronts a shopping center adjacent to Airline Highway between Sunnyslope Road and Sunset Drive. The County of San Benito has adopted a Bikeway Plan that is designed to provide connections between parks, special use facilities, major shopping centers and employment centers. The proposed bikeways would consist of on-street bike lanes (Class II), in which a five-foot-wide bike lane is designated on the street by striping and bike routes (Class III), with right-of-ways designated by signs.

Maintenance of all parks and recreational facilities, as well as over 9,000 street trees, all public medians, City buildings and greenways, is provided by the Hollister Division of Parks, which is managed by the Director of the Department of Public Services. Full-time staff members include one supervisor, three park maintenance workers and two tree maintenance workers. The California Conservation Corps also perform work on special projects for the City.

Public Safety and Emergency Preparedness

Fire protection within the Hollister Planning Area is provided by the Hollister Fire Department within the city limits. The San Benito County Fire Department (which is operated under contract with the California Department of Forestry), serve the unincorporated areas of the County which are not designated as wildland, and the California Department of Forestry serve the unincorporated wildland areas. The County fire department provides initial response in certain areas of the City under an automatic aid agreement between Hollister and the County of San Benito; in turn, the City provides initial response in areas protected by the County on the western boundaries of the City. The Hollister Fire Department is located at 110 Fifth Street, and is staffed by 10 full-time personnel, supplemented by 15 volunteer firefighters. The San Benito County Fire Station (operated under contract with the California Department of Forestry) is located at 1979 Fairview Road, and is staffed by three full-time personnel, supplemented by volunteer firefighters. The Hollister Fire Department has a mutual aid agreement with the County of San Benito for fire protection in unincorporated areas just beyond the Hollister city limits.

The Hollister Fire Department provides first responder emergency medical services and responds to all automatic aid areas as the first responder for EMS incidents. The California Department of Forestry is not automatically dispatched to EMS calls either within their districts or the automatic aid areas, but responds only on the request of a law enforcement agency or other fire protection agency. A private ambulance company provides basic life support services and emergency medical technician-level ambulance services in the Hollister area. A 24-hour emergency medical department staffed by a group of emergency physicians is maintained at Hazel Hawkins Memorial Hospital. In the event of a major earthquake or other disaster, additional emergency response support from beyond the local area would be available through the state mutual aid plan. If it were to become necessary to

evacuate portions of the Hollister area, the primary evacuation routes would be along State Highways 25 and 156, although the selection of optimal evacuation routes would hinge on the damage that may have been sustained by these roadways, which might limit their ability to support a mass evacuation of the area.

Police protection within the Hollister Planning Area is provided by the Hollister Police Department within the city limits and the San Benito County Sheriff's Department in unincorporated areas. The Hollister Police Department is headquartered at 395 Apollo Court, and the Sheriff's Department is headquartered at 710 Flynn Road.

Public Schools

Public school students within the Hollister Planning Area are currently served by the Hollister School District and the San Benito High School District (see Figure 24).

Although not located within the Hollister Planning Area or San Benito County, Gavilan College provides post-secondary educational opportunities for Hollister residents and students from other areas.

Library Services

San Benito County provides public library services to the Hollister community through the library (located on Fifth Street) and a bookmobile. In recent years, the library system has experienced funding problems, and has reduced the number of hours in which library facilities are open to the public.

KEY FINDINGS AND RECOMMENDATIONS

Key finding and recommendations include:

Maintain and Improve Water Quality

Maintaining and improving water quality is essential to protect public health, wildlife, and watersheds, and to ensure opportunities for public recreation and economic development in Hollister. Water pollution can be dramatically curbed through proactive efforts of residents and through City policies for stormwater management and public participation, education and appropriately designed development. The City encourages the use of practices that enable water to percolate into the surrounding soil, instead of letting sediment, metals, pesticides and chemicals flow directly into creeks or through the storm drain system. Improving the water quality in Hollister's creeks and groundwater is a priority. The City supports efforts to clean up existing areas and to prevent further degradation.

Protect Sensitive Receptors

Sensitive receptors are facilities where sensitive receptor population groups (children, the elderly, the acutely ill, and the chronically ill) are likely to be located. These land uses include schools, retirement homes, convalescent homes, hospitals and medical clinics

Provide for Community Education of Ways to Maintain Clean Air and Water

Through education, participation in ongoing programs, and innovative strategies, the City seeks to provide clean air and water and, to the best of its ability, contribute to a healthy region.

COMMUNITY SERVICES AND FACILITIES ELEMENT GOALS AND POLICIES

The matrix presented on the following pages is intended to guide implementation of the City's Community Services and Facilities element. In addition to identifying a timeline for implementation in the matrix, each lettered item is described in detail in the "Implementation Measures" section that immediately follows. The matrix is organized according to the following community service and facility goals:

<i>GOAL</i> <i>CSF1</i>	Coordinate with other agencies and plan for the provision of adequate infrastructure, facilities and services.
<i>GOAL</i> <i>CSF2</i>	Plan for adequate sewer and water facilities.
<i>GOAL</i> <i>CSF3</i>	Provide adequate drainage facilities, limit erosion and maintain clean water.
<i>GOAL</i> <i>CSF4</i>	Provide for an adequate level of community services and facilities to ensure the continued health, education, welfare and safety of all residents and businesses.

GOAL	Coordinate with other agencies and plan for the provision of adequate infrastructure, facilities and services.
CSF1	

Policies	Lead Responsibility	Time Frame	Implementation Measures
CSF1.1 Adequate Capabilities and Capacity of Local Public Services Ensure that future growth does not exceed the capabilities and capacity of local public services such as wastewater collection and treatment, local water supply systems, fire and police protection, maintenance of streets and roads, local school systems, parks and recreational facilities, and landfill capacity, and ensure that public services meet Federal and State standards and are available in a timely fashion.	City Council Finance	2 years On-going	Adopt a performance standards ordinance [CSF.D] Maintain an up-to-date CIP [CSF.CC]
CSF1.2 New Development Requirements for Public Services Require new development applications to identify the impacts that the proposed development would have on the provision of public services, and approve those applications that can mitigate impacts or contribute a proportional fair share so that local public services can be maintained at an acceptable level.	Finance	On-going	Evaluate coordinated funding strategies for infrastructure and services [CSF.Y]

GOAL CSF1	Coordinate with other agencies and plan for the provision of adequate infrastructure, facilities and services.
----------------------------	---

Policies	Lead Responsibility	Time Frame	Implementation Measures
CSF1.3 Performance Standards Require all applicants proposing development projects within the Hollister Planning Area to meet performance standards for community services and facilities to be established in the Performance Standards Ordinance. Once adopted, require applications for new development to provide evidence that such development will meet all performance standards prior to approval, as provided by the Performance Standards Ordinance.	City Council	2 years	Adopt a performance standards ordinance [CSF.D]
CSF1.4 Coordinate Facilities and Services Planning Cooperate and coordinate with the County of San Benito, LAFCO and other local agencies in the provision of infrastructure and services within the Hollister Planning Area.	Finance	On-going	Evaluate coordinated funding strategies for infrastructure and services [CSF.Y]
CSF1.5 Capital Improvements Maintenance and Replacement Ensure that the City's Capital Improvement Program is coordinated with responsible districts and agencies and provides for ongoing, preventative maintenance of infrastructure facilities and the timely replacement of City equipment.	Finance	On-going	Maintain an up-to-date CIP [CSF.CC]

GOAL CSF1	Coordinate with other agencies and plan for the provision of adequate infrastructure, facilities and services.
----------------------	---

Policies	Lead Responsibility	Time Frame	Implementation Measures
CSF1.6 Other Infrastructure Planning Require the preparation of infrastructure master plans in areas outside the designated Sphere of Influence as a prerequisite to annexation. Such plans shall contain, but not be limited to, plans for sewer services, water service, storm drainage, traffic circulation, recreation facilities, school facilities and funding alternatives for police and fire services.	Finance Planning	On-going 2 years	Maintain an up-to-date CIP [CSF.CC] Coordinate with the San Benito County Water District, San Benito County and the Sunnyslope County Water District in water and wastewater system expansion needs [CSF.F]
CSF1.7 Development Review Criteria for Public Services Prior to granting approval, evaluate each new development in terms of the following criteria: 1. Would the proposed development share a common border with a property that has already been developed? 2. Would the proposed development be adequately served by infrastructure (water, sewer, streets, schools, parks, etc.), which is already in place or mitigated? 3. Would the proposed development be located within the existing service areas of local service providers (fire protection, police protection, solid waste disposal, schools, etc.), and not result in a reduction in their current capabilities?	City Council	2 years	Adopt a performance standards ordinance [CSF.D]

GOAL Plan for adequate sewer and water facilities.
CSF2

Policies	Lead Responsibility	Time Frame	Implementation Measures
CSF2.1 Sewer and Water Facilities Coordinate with responsible districts and agencies to assure that sewer and water facility expansion and/or improvements meet Federal and State standards and occur in a timely manner.	Community Services Community Services Community Services	On-going On-going On-going	Coordinate with the water resources association of San Benito County [CSF.V] Implement plans for a regional wastewater treatment facility [CSF.Z] Monitor water quality at the wastewater treatment plant [CSF.EE]
CSF2.2 Provision of Sanitary Sewerage Capacity for Commercial and Industrial Uses Reserve sanitary sewerage capacity for future commercial and industrial uses.	Community Services	On-going	Implement plans for a regional wastewater treatment facility [CSF.Z]
CSF2.3 Development Outside of the Airport or Santa Ana Sewer Systems Require those proposing development outside of the service areas of the Airport or Santa Ana sewer systems to develop plans for, to finance and to install the sewer facilities required to serve the proposed development.	Planning	2 years	Coordinate with the Sunnyslope County Water District in water system expansion needs [CSF.G]

GOAL
CSF2 Plan for adequate sewer and water facilities.

Policies	Lead Responsibility	Time Frame	Implementation Measures
CSF2.4 Local Water Supply System Encourage development in those portions of the Hollister Planning Area which are already served by the local water supply systems or to which water supply systems can reasonably be extended.	Engineering	On-going	Maintain data on sewer and water system capacity [CSF.DD]
CSF2.5 Costs of New Development Ensure that the cost of providing sewer and water service to new development proposed outside existing service areas should be borne solely by those proposing the development, thus eliminating any financial burden to existing customers for any required expansion of the sewer and water system network to serve such development.	Community Services	On-going	Coordinate with the water resources association of San Benito County [CSF.V]

GOAL Plan for adequate sewer and water facilities.
CSF2

Policies	Lead Responsibility	Time Frame	Implementation Measures
CSF2.6 Provision of Water Service to New Development Require developers who will require water service for their project to apply to the City of Hollister, the Sunnyslope County Water District and the San Benito County Water District, in that order, for service. Only if the proposed development is denied service by all three agencies can it then be allowed to use groundwater as a source of water.	Planning	3 years	Update the City's Water System Master Plan [CSF.R]
CSF2.7 Water Conservation Measures Encourage water-conserving practices and features in the design of structures and landscaping, and in the operation of businesses, homes and institutions, and increase the use of recycled water.	Planning Planning Community Services	2 years 2 years 3 years	Establish requirements for water conservation in new development [CSF.I] Provide information on water conserving landscaping [CSF.M] Identify opportunities for water recycling [CSF.Q]

GOAL Provide adequate drainage facilities, limit erosion and maintain clean water.
CSF3

Policies	Lead Responsibility	Time Frame	Implementation Measures
CSF3.1 Adequate Drainage Facilities Require project developers to provide adequate storm drains for storm water runoff. Review all proposed development projects to ensure that adequate provisions have been included to accommodate peak flows and that projects will not significantly impact downstream lands, and will avoid impacts on riparian vegetation.	Community Services Planning	On-going On-going	Inspect drainage channels and culverts [CSF.HH] Require storm water runoff measures [CSF.LL]
CSF3.2 Erosion and Sediment Control Require project developers to implement suitable erosion control measures.	Planning	On-going	Require storm water runoff measures [CSF.LL]
CSF3.3 Local, State and Federal Standards for Water Quality Continue to comply with local, State and Federal standards for water quality.	Community Services	On-going	Continue to require proper disposal of pollutants [CSF.U]

GOAL	Provide adequate drainage facilities, limit erosion and maintain clean water.
CSF3	

Policies	Lead Responsibility	Time Frame	Implementation Measures
<p>CSF3.4 Water Quality Tests and Mitigation</p> <p>As part of the development review process, require developers to conduct well and ditch tailwater tests to determine the presence of "Category I" herbicides and pesticides, and triazide herbicides, as well as other chemicals that have the potential to pollute the groundwater and cause health risks. Based on findings, and at the project applicant's expense, implement appropriate requirements to protect public health.</p>	Planning	3 years	Adopt a Storm Water Master Plan [CSF.O]
<p>CSF3.5 Infiltration Areas</p> <p>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 basins and multiple systems which may enhance water quality.</p>	Community Services	On-going	Continue to require proper disposal of pollutants [CSF.U]
<p>CSF3.6 Education and Outreach on Water Quality Programs</p> <p>Support public education regarding water pollution prevention and mitigation programs.</p>	<p>Planning</p> <p>Community Services</p>	<p>5 years</p> <p>On-going</p>	<p>Prepare guidelines for water quality source control program [CSF.S]</p> <p>Conduct water quality education programs [CSF.T]</p>

GOAL Provide adequate drainage facilities, limit erosion and maintain clean water.
CSF3

Policies	Lead Responsibility	Time Frame	Implementation Measures
CSF3.7 Pollution from Urban Runoff Address non-point source pollution and protect receiving waters from pollutants discharged to the storm drain system by requiring Best Management Practices. This would include: 1. Support alternatives to impervious surfaces in new development, redevelopment, or public improvement projects to reduce urban runoff into storm drain system and creeks; 2. Require that site designs work with the natural topography and drainages to the extent practicable to reduce the amount of grading necessary and limit disturbance to natural water bodies and natural drainage systems; and, 3. Where feasible, use vegetation to absorb and filter fertilizers, pesticides and other pollutants.	Building Community Services Community Services	2 years 3 years 2 years	Establish procedures and requirements for well and ditch tail water tests [CSF.H] Identify drainage system improvements [CSF.P] Implement actions for pesticide and fertilizer management [CSF.L]

GOAL CSF4	Provide for an adequate level of community services and facilities to ensure the continued health, education, welfare and safety of all residents and businesses.
----------------------	--

Policies	Lead Responsibility	Time Frame	Implementation Measures
CSF4.1 Providing Quality Education Maintain a close, collaborative relationship with the school districts to maximize public benefit, and collaborate with schools, from preschools to the college level, in fostering educational programs to benefit the community.	Community Services City Council	On-going On-going	Provide for new elementary and middle schools [CSF.FF] Support construction of a second high school [CSF.NN]
CSF4.2 Community Use of School Facilities Collaborate with schools to provide access to school facilities for neighborhood and community activities, and encourage joint planning with local school districts in determining the location of educational facilities. All new development shall be required to mitigate its fair share of the impact of such development on school facilities to the maximum extent permitted under state law.	City Council	1 year	Implement joint use agreements with school districts [CSF.C]
CSF4.3 Coordination with Utility Providers Promote the availability and adequate delivery of reliable, modern, and competitively priced utilities necessary for businesses to prosper, such as power, water and telecommunications.	Planning	On-going	Require utility providers review [CSF.MM]

GOAL CSF4	Provide for an adequate level of community services and facilities to ensure the continued health, education, welfare and safety of all residents and businesses.
----------------------	--

Policies	Lead Responsibility	Time Frame	Implementation Measures
CSF4.4 Park and Recreation Standards Provide for high-quality neighborhood and community parks to meet the recreational, open space, leisure and play needs and desire of existing and future residents. Coordinate efforts with the County of San Benito to provide an average of four acres of developed parks and recreational facilities for every 1,000 residents within the Hollister Planning Area.	Community Services	On-going	Implement the Parks and Recreation Master Plan [CSF.BB]
CSF4.5 Parks and Recreation Master Plan Ensure an equitable distribution of parks and recreational facilities throughout the City. The City will strive to improve, operate, maintain and rehabilitate existing parks, facilities and other public amenities, and will design all new parks to meet the quality standards established in the Parks and Recreation Master Plan.	Community Services	On-going	Implement the Parks and Recreation Master Plan [CSF.BB]
CSF4.6 Recreation Programs Provide high-quality facilities and recreation programs to meet the recreational and cultural needs and desires of existing and future residents of all groups, ethnicities and income levels.	Community Services	On-going	Implement the Parks and Recreation Master Plan [CSF.BB]

GOAL CSF4	Provide for an adequate level of community services and facilities to ensure the continued health, education, welfare and safety of all residents and businesses.
----------------------	--

Policies	Lead Responsibility	Time Frame	Implementation Measures
CSF4.7 Police Services Ensure that development within the Hollister Planning Area does not exceed the capability of the Hollister Police Department and the San Benito County Sheriff's Department to provide an adequate level of police protection.	Police Finance	On-going On-going	Require law enforcement review [CSF.KK] Enhance facilities for fire and police services [CSF.X]
CSF4.8 Fire Safety Ensure that development within the Hollister Planning Area does not exceed the capability of the Hollister Fire Department and the San Benito County Fire Department to provide an adequate level of fire protection.	Fire Fire Finance	2 years 2 years On-going	Update the Fire Protection Master Plan [CSF.N] Consider the formation of a planning area-wide Fire District [CSF.E] Enhance facilities for fire and police services [CSF.X]
CSF4.9 Library Services Cooperate with the County of San Benito and local schools in all efforts to maintain or enhance local library services.	Finance	2 years	Identify opportunities for library service expansion [CSF.J]
CSF4.10 Solid Waster Management Coordinate with the County of San Benito in addressing solid waste management needs consistent with the Hollister General Plan.	City Manager's Office	3 years	Coordinate with San Benito County on landfill capacity needs [CSF.R(2)]

GOAL CSF4	Provide for an adequate level of community services and facilities to ensure the continued health, education, welfare and safety of all residents and businesses.
----------------------	--

	Policies	Lead Responsibility	Time Frame	Implementation Measures
CSF 4.11	Waste Reduction and Recycling Encourage efforts to promote recycling, such as encouraging businesses to recycle building and other materials, promoting composting by restaurants, institutions and residences, and supporting programs to promote recycling. Encourage residential, commercial and industrial concerns to evaluate and reduce their waste streams and to participate in waste exchanges and used goods resale programs.	Community Services Community Services Community Services	2 years On-going On-going	Identify recycling program opportunities [CSF.K] Publicize the City's waste management program [CSF.GG] Implement the City's Solid Waste Management Plan [CSF.AA]
CSF 4.12	Requirements for Fire Safety Ensure that all new development will be adequately designed to minimize risks to life and property through the implementation of the Fire Protection Master Plan. New development will be protected from fire hazards through the provision of peak load water supply systems capable of providing the flow required for fire suppression, through the design of roads with adequate widths and turning radii, and through adequate separation between buildings, prior to project approval.	Fire Fire Planning Fire	On-going On-going On-going 1 year	Require fire agency review [CSF.II] Require fire protection mitigation in new development [CSF.JJ] Enforce strict requirements for development in high fire hazard areas [CSF.W] Evaluate fire service consolidation opportunities [CSF.B]

GOAL CSF4	Provide for an adequate level of community services and facilities to ensure the continued health, education, welfare and safety of all residents and businesses.
----------------------	--

	Policies	Lead Responsibility	Time Frame	Implementation Measures
CSF 4.14	Telecommunications and Technology Ensure that residents, schools, businesses and organizations have access to reliable, modern and cost-effective telecommunications.	Community Services	1 year	Adopt an Information Technology Plan [CSF.A]
CSF 4.15	Develop Public Information Campaigns. Collaborate with schools, governmental agencies and community organizations to expand existing programs and establish new outreach campaigns to promote physical activity and nutritious meals.	Community Services	1 year	Implement joint use agreements with school districts [CSF.C]

IMPLEMENTATION MEASURES

1-Year Time Frame

CSF.A Adopt an Information Technology Plan

Coordinate with San Benito County and adopt a five-year Information Technology Plan to guide investment in the City's hardware and software.

CSF.B Evaluate fire service consolidation opportunities

In coordination with the County of San Benito and/or the California Department of Forestry, investigate fire service consolidation as a means of expanding and improving service in the Hollister Planning Area.

CSF.C Implement joint use agreements with school districts

Implement joint use agreements with the Hollister School District and the San Benito High School District for joint use of school facilities for recreational purposes and public-health education campaigns.

2-Year Time Frame

CSF.D Adopt a performance standards ordinance

Adopt a Performance Standards Ordinance that will include specific requirements that will be applied to all proposed development projects. As part of the ordinance, establish procedures for the review and referral of applications. The following standards should be considered in the ordinance:

1. Adequate water supply of sufficient quantity and quality can be provided to service the proposed development.
2. Adequate sanitary sewer capacity and treatment capability can be provided to service the proposed development.
3. Adequate fire protection can be provided for the proposed development.
4. Adequate level of police protection can be provided for the proposed development.
5. The proposed development will either result in no impact on local parks and recreational facilities or the applicant will provide the resources required to mitigate the impacts associated with the proposed development.
6. An adequate level of solid waste collection services and disposal capacity can be provided to serve the proposed development.
7. An appropriate level of utility services (gas, electric and telephone) can be provided to serve the proposed development.
8. The applicant will finance the full costs associated with any drainage improvements necessary to accommodate peak flows due to the proposed development.
9. The proposed development will not make a significant contribution to the emission of regional air pollutants (i.e., carbon monoxide, reactive hydrocarbons and nitrogen oxides).
10. Adequate elementary, middle and high schools are available to serve the proposed development

CSF.E Consider the formation of a planning area-wide Fire District

Evaluate the benefits and costs of forming a Fire District, including the provision of paramedic services, to cover the entire Hollister Planning Area.

CSF.F Coordinate with the San Benito County Water District, San Benito County and the Sunnyslope County Water District in water and wastewater system expansion needs

As a follow-up to the Memorandum of Understanding (MOU) between the City of Hollister, San Benito County, and San Benito County Water District, the City will work with the San Benito County Water District and San Benito County to develop and implement plans for meeting the water needs of the City of Hollister consistent with the General Plan. Issues to be addressed include:

- (1) Implementation of the Groundwater Management Plan, including:
 - a. Purchasing of additional water supplies.
 - b. Percolation of the San Felipe Project water into the underlying aquifers.
 - c. Obtaining access to water from the San Felipe Project.
 - d. Monitoring groundwater levels and the quantities of water recharged to and extracted from the underlying sub-basins.
 - e. Sharing water resources data between the agencies to allow for responsible decisions regarding water supply development and land use planning.
 - f. Developing policies regarding the provision of service to community water systems and small local water systems.

(2) Develop and implement the Hollister Urban Water and Wastewater Master Plan, including:

- a. Purchasing of additional water supplies.
- b. Percolation of the San Felipe Project water into the underlying aquifers.
- c. Obtaining access to water from the San Felipe Project.
- d. Monitoring groundwater levels and the quantities of water recharged to and extracted from the underlying sub-basins.
- e. Sharing water resources data between the agencies to allow for responsible decisions regarding water supply development and land use planning.
- f. Developing policies regarding the provision of service to community water systems and small local water systems.

Upon completion of the Hollister Urban Water and Wastewater Master Plan the City will reassess the population, employment and other growth projections of the General Plan to be consistent with the adopted Urban Water and Wastewater Master Plan and in compliance with State law requirements for future water supplies.

CSF.G Coordinate with the Sunnyslope County Water District in water system expansion needs

In cooperation with the Sunnyslope County Water District, develop and implement plans to address the following:

1. Phasing the construction of additional water storage reservoirs to match increases in local water demand.
2. Adding new wells in accordance with current capital improvement plans to assure adequate safe pumping supply to meet peak day demand for water.
3. Constructing the Wastewater Treatment Plant in a phased process.
4. Sharing water resources data between the agencies to allow for responsible decisions regarding water supply development and land use planning.

CSF.H Establish procedures and requirements for well and ditch tail water tests

Implement procedures requiring developers to conduct well and ditch tail water tests and to implement appropriate actions to protect public health and safety associated with the presence of herbicides, pesticides, and other chemicals that have the potential to pollute the groundwater and cause health risks.

CSF.I Establish requirements for water conservation in new development

Identify, evaluate and establish requirements for project developers to incorporate water-conserving plumbing fixtures, plant drought-resistant landscaping, include dual water lines for residential projects (one for clear water and the other for the recirculation of gray-water), and reduce golf course irrigation requirements (if applicable) to prevent further groundwater drawdown relative to existing agricultural operations.

CSF.J Identify opportunities for library service expansion

In coordination with the County of San Benito, investigate and implement, where economically feasible, funding mechanisms to develop and expand library services in the Hollister Planning Area. In addition, the City will, in coordination with the County of San Benito, enter into discussions with area school districts to utilize school library services for the community.

CSF.K Identify recycling program opportunities

Consider the adoption of a formal recycled product procurement program and work with local industry and commercial enterprises to encourage the purchase and use of recycled materials where possible.

CSF.L Implement actions for pesticide and fertilizer management

On City property, encourage the appropriate reduction of pesticides and fertilizers to the maximum extent feasible. Ensure that the application of pesticides on City property is accomplished in accordance with all applicable rules and regulations.

CSF.M Provide information on water conserving landscaping

Make available to property managers, designers and homeowners information about waterconserving landscaping and water-recycling methods and resources.

CSF.N Update the Fire Protection Master Plan

Update the City's Fire Protection Master Plan. Include consideration of a fire protection expansion plan to fund and operate additional fire stations in the City, including the Airport area and the southeastern section of the Hollister Planning Area.

3-Year Time Frame

CSF.O Adopt a Storm Water Master Plan

Update plans for the City's storm water system needs.

CSF.P Identify drainage system improvements

Establish a program for drainage system improvements that would include, but not be limited to, the following:

1. Continue to monitor and pursue improvements to areas with insufficient drainage.
2. Improve storm drainage performance by constructing new system improvements.
3. Evaluate storm water volumes when replacing undersized or otherwise inadequate lines with larger or parallel lines.
4. Establish development guidelines to protect areas that are particularly susceptible to erosion and sediment loss.
5. Comply with the Storm Water National Pollutant Discharge Elimination System (NPDES) requirements.

CSF.Q Identify opportunities for water recycling

Support the extension of recycled water distribution infrastructure, and identify opportunities for the use of recycled water where available.

CSF.R Update the City's Water System Master Plan

Update the City's Water System Master Plan in coordination with the Sunnyslope County Water District and San Benito County Water District, and the San Benito County Groundwater Master Plan.

CSF.R(2) Coordinate with San Benito County on Landfill Capacity Needs.

Coordinate with San Benito County and San Benito County Integrated Waste Management to expand landfill capacity beyond the currently expected life of the John Smith Road Landfill.

5-Year Time Frame

CSF.S Prepare guidelines for water quality source control program

Develop guidelines for a water quality source control program which incorporates public education, planning, management, material use and disposal controls, spill prevention and cleanup, street sweeping and sewer maintenance.

On-going Time Frame

CSF.T Conduct water quality education programs

Develop a public information and education program to enhance water quality. Such a program may include storm drain stenciling, presentations to schools and community groups and watershed planning efforts.

CSF.U Continue to require proper disposal of pollutants

Continue to promote proper disposal of pollutants to the sanitary sewer or hazardous waste facilities rather than to the storm drainage system. Develop an illicit discharge elimination program, which will seek to eliminate illegal connections to the storm drain system and the illegal dumping of toxic materials into the storm drain system. Include requirements for contractors to comply with accepted storm water pollution prevention planning practices for all projects subject to erosion potential, and continue to require the proper use, storage and disposal of on-site materials.

CSF.V Coordinate with the water resources association of San Benito County

Coordinate with the Water Resources Association of San Benito County to identify and implement countywide strategies to conserve water.

CSF.W Enforce strict requirements for development in high fire hazard areas

Require project-level development in the High Fire Hazard Zone within the planning area to occur in accordance with the California Uniform Fire Code to provide needed safeguards and facilities to control the spread of fire in any fire hazardous area. Provisions may include the following: (a) required spark arresters for any chimney; (b) prohibition of open-flame devices; (c) clearance of brush or vegetative growth 30 feet from structures; and (d) the clearance of brush 10 feet from roadways.

CSF.X Enhance facilities for fire and police services

Implement plans for new facilities and identify opportunities for shared use of facilities by both Police and Fire.

CSF.Y Evaluate coordinated funding strategies for infrastructure and services

In cooperation with other jurisdictions, develop funding strategies for governmental infrastructure and services that take into account local and regional economic development goals and consider the costs and benefits to the jurisdictions and the county as a whole.

CSF.Z Implement plans for a regional wastewater treatment facility

Implement plans for a regional Wastewater Treatment facility based upon projections consistent with the Hollister General Plan through the year 2023. Consider the following as plans are finalized and implemented:

1. Conduct design and environmental review of the proposed facility in a timely manner consistent with mandates.
2. Construct the Wastewater Treatment plant to handle a minimum average flow of 4.76 million gallons per day (MGD) to appropriately handle flow through the planning horizon of 2023.
3. Include potential requests from outside agencies who may contribute wastewater flow.
4. Construct the plant in a phased process.

CSF.AA Implement the City's Solid Waste Management Plan

Monitor and evaluate the continued implementation of the City's adopted Solid Waste Management Plan.

CSF.BB Implement the Parks and Recreation Master Plan

Develop parks and recreational facilities in a manner consistent with the Parks and Recreation Master Plan.

CSF.CC Maintain an up-to-date CIP

Plan for the maintenance and improvement of public facilities and infrastructure through maintenance of a multi-year capital improvement program (CIP). The purposes of the CIP are to:

1. Identify present and future needs for physical improvements in the City.
2. Identify the potential costs of requested improvements.
3. Identify possible sources of revenue to pay for the requested improvements.
4. Develop a procedure for City Council to set priorities among request improvements.
5. Promote coordination of construction programs among public agencies and private interests.
6. Provide an effective tool for implementing the General Plan.

CSF.DD Maintain data on sewer and water system capacity

In coordination with the Sunnyslope County Water District and San Benito County Water District, establish the extent and capacity of the existing water supply systems and the wastewater collection, treatment and disposal system, and update this information on an annual basis. This information is to be used by the Planning Commission and the City Council to evaluate the impacts on sanitary sewerage facilities, which would result from proposed development.

CSF.EE Monitor water quality at the wastewater treatment plant

Monitor the wastewater treatment plant to ensure that the nitrate levels stay within legal limits.

CSF.FF Provide for new elementary and middle schools

As development occurs, coordinate with the Hollister School District in identifying safe, accessible, and adequately sized elementary and middle school sites. All new development will be required to mitigate its fair share of the impact of such development on school facilities as housing development occurs, including offering land to the school district at fair market value. Opportunities for locating City parks and school facilities together should also be explored.

CSF.GG Publicize the City's waste management program

Establish a consumer awareness program as part of the City's current waste management program.

CSF.HH Inspect drainage channels and culverts

Ensure that all active drainage channels and culverts associated with subdivisions and large-scale developments are inspected for accumulated sediment after construction has been completed. If the inspections indicate that sediment accumulation has occurred, then these drainage structures should be cleared of debris and sediment.

CSF.II Require fire agency review

Require the appropriate fire protection agency to review all development proposals within the Hollister Planning Area to verify that the peak-load water supply system will provide an adequate flow of water for fire suppression, and to ensure that there are adequate road widths and turning radii, and adequate separation distances between buildings to meet the fire protection standards established in the Fire Protection Master Plan.

CSF.JJ Require fire protection mitigation in new development

Require individual project developers to negotiate with the Hollister Fire Department to determine additional mitigation for proposed projects prior to the issuance of building permits. Such mitigation may include the payment of impact fees, the development of new fire protection facilities and/or the provision of firefighting equipment.

CSF.KK Require law enforcement review

Require the appropriate law enforcement agency to review all development proposals within the Hollister Planning Area to ensure that crime prevention concerns are considered.

CSF.LL Require storm water runoff measures

Continue to incorporate measures for storm water runoff control and management in construction sites. Actions may include but are not limited to:

1. Minimizing soil movement into and immediately adjacent to the San Benito River and storm diversion channels during road building and sewer pipe installation.
2. Sedimentation control structures, bank seeding, or other similar measures.
3. Minimizing the use of culverts around swales and creeks and maximizing the use of vegetative, non-structural approaches to control erosion.
4. Contributing to maximizing recharge potential by participating in the provision of a regional system of detention basins.
5. Inclusion of catchments or sediment traps, mulching and landscaping for slowing down and/or holding water and contour trenches or grasslined swales to maximize water retention.

CSF.MM Require utility providers review

Coordinate land use planning activities with the Pacific Gas and Electric Company, SBC and Charter Communications to ensure that utility systems are available for new development and are installed to meet the needs of new residents.

CSF.NN Support construction of a second high school

Work with the San Benito High School District to construct a new high school.

Chapter Six:

Open Space and Agriculture Element

HOLLISTER TODAY

Topography

The land within the Hollister Planning Area generally slopes upward from north to south, with elevations of approximately 210 feet near the Hollister Municipal Airport, 290 feet near City Hall and 500 feet near the intersection of Fairview Road and Airline Highway (Highway 25). Although the topography is relatively flat in most areas, the terrain is hilly near the San Benito River, west of the Southern Pacific railroad line northwest of Hollister and in the eastern portion of the Planning Area.

Open Space

Open Space is vacant land in the City that is primarily maintained in its natural condition. In some cases this land includes landscaped areas which are maintained but which are not actively used for recreational purposes.

Soils

The Soil Conservation Service of the U.S. Department of Agriculture has classified the soils within the Hollister Planning Area using three soil associations. Soils of the Sorrento-Yolo Mocho association consist of nearly level to sloping soils that formed in very deep alluvium derived from sedimentary rocks, and underlie the central and western portions of the Planning Area. The dominant soils in this association are very deep and well drained, and include some of the most produc-

tive soils in the country. Soils of the Rincon-Antioch-Cropley association consist of nearly level to strongly sloping soils on fans and terraces, and underlie the southeastern quadrant of the Planning Area. These soils are very well drained, although erosion is a problem on the more sloping soils. Soils of the Clear Lake-Pacheco-Willows association consist of nearly level and gently sloping soils that formed in alluvium derived from sedimentary rocks, and underlie the northern portion of the Planning Area. In order for these soils to support agricultural activity, drainage is needed in most areas, and reclamation may be necessary in those areas affected by salts and alkali.

Agricultural Land

When the State of California evaluates agricultural land, areas are designated as "Prime Farmland" when they are found to have the best combination of physical and chemical characteristics for crop production, and have the soil quality, growing season and moisture supply needed to produce sustained yields of crops when treated and managed. Lands identified as "Prime Farmland" must have been used for the production of irrigated crops within the last three years. Areas designated as "Farmland of Statewide Importance" represent land other than "Prime Farmland" which has a good combination of physical and chemical characteristics for the production of crops. As in the case of "Prime Farmland", these areas must have been used for the production of irrigated crops within the last three years.

Under the Land Conservation Act ("Williamson Act"), farmers are able to enter into land conservation contracts with San Benito County which enable them to enjoy reduced property taxes in exchange for maintaining their land in agricultural production. Once entered into by a farmer, a Williamson Act Contract is binding for a period of ten years. Contracts are automatically renewed each year unless the farmer files a Notice of Non-Renewal. After the filing of such a Notice, the land may not be converted to other uses for ten years, during which time the property taxes are gradually increased to reflect the full market



Map prepared by MIG, Inc. - October 2005

City of Hollister 2005 General Plan

value of the land. Ten years after the filing of a Notice of Non-Renewal, the land is free of contractual land use restrictions and the farmer is denied further property tax benefits associated with the former Williamson Act contract.

KEY FINDINGS AND RECOMMENDATIONS

Maintenance and Improvement of Open Space

A growing population is expected to place an increased demand on local open space resources, and as land that currently provides an open space function is converted to other uses, the amount of open space remaining within the Planning Area will be reduced. Preservation policies that protect open space features

Continued Coordination with San Benito County

Surrounding Hollister are large tracts of agricultural land, some of which is classified by the California Department of Conservation (Division of Land Resource Protection) as "Prime Farmland" or "Farmland of Statewide Importance". A central concern of the General Plan, therefore, in considering the location, design, intensity and type of land uses in the City, is to continue to protect natural resource areas as development occurs and to concentrate development to minimize sprawl. It is also important to coordinate City land use policies with San Benito County General Plan policies that call for protection of the County's existing rural atmosphere, the encouragement of industry that is sensitive to and compatible with the environment and surrounding land uses, and the encouragement of building in areas where impacts are minimized and services and facilities can easily be provided.

Protection of Agriculture and Soils

Agricultural soils and other natural features and assets are important to preserve through land use planning. As development pressures in the Hollister area increase, the demand for land suitable for residential development is expected to result in the conversion of some land which is currently in agricultural production, and some development may take place on soils which have been identified as among the most productive in the country. As construction takes place in developing areas, soil erosion would be expected to increase.

OPEN SPACE AND AGRICULTURE ELEMENT GOALS AND POLICIES

Preservation of open space and the natural environment have been a priority for Hollister residents for many years. Whenever possible, the natural terrain and vegetation of the community should be preserved and maintained. Recognizing the importance of agriculture to the community, the City will protect agricultural lands by maintaining parcels large enough to sustain agricultural production, preventing conversion to non-agricultural uses, and prohibiting uses that are incompatible with long-term agricultural production.

- | | |
|---------------------------|---|
| <i>GOAL</i>
<i>OS1</i> | Preserve and protect open space and the natural environment for all to enjoy. |
| <i>GOAL</i>
<i>OS2</i> | Preserve viable agricultural activities and lands. |

GOAL **Preserve and protect open space and the natural environment for all to enjoy.**
OS1

Policies	Lead Responsibility	Time Frame	Implementation Measures
<p>OS1.1 Open Space Preservation</p> <p>Retain and protect open space areas whenever practical through the protection of prime farmlands, the prevention of new development in areas subject to natural hazards, that serve as wildlife habitat or as visual assets for the community, and where the development of additional parks and trails is possible. Open space areas can also function as connections between neighborhoods, for example with the creation of pathways in environmentally appropriate areas.</p>	Planning	On-going	Create open space preservation opportunities [OS.H]
<p>OS1.2 Cluster Development</p> <p>Wherever feasible, encourage those proposing development to cluster planned residential development, leaving open space buffers in proposed site plans, particularly on the borders of development facing agricultural uses and State Routes 25 and 156. This will diminish the potential for land use conflicts and improve opportunities for visual harmonization between agricultural and urban activities.</p>	<p>City Council</p> <p>Planning</p>	<p>2 years</p> <p>On-going</p>	<p>Develop open space management plan(s) [OS.B]</p> <p>Manage private open space [OS.F]</p>

GOAL Preserve and protect open space and the natural environment for all to enjoy.
OS1

Policies	Lead Responsibility	Time Frame	Implementation Measures
<p>OS1.3 Site Planning to Preserve Open Space</p> <p>Hollister shall consider the use of creative site planning in a way that is responsive to open space values. Require those proposing new development to design open spaces to minimize paved areas and to maximize landscaping to reduce outdoor air temperatures around buildings in warm weather.</p>	Planning	On-going	Manage private open space [OS.F]
<p>OS1.4 Open Space Management</p> <p>Designate appropriate uses to specific sites. Determine maintenance needs to address uses and the preservation of natural amenities. Address illegal camping and campfires, disease control, erosion control, urban/wildlife interface, recreation and other activities harmful to open space environment, vegetation management and protection issues.</p>	City Council	2 years	Develop open space management plan(s) [OS.B]
<p>OS1.5 Open Space Use</p> <p>Protect and preserve the natural value of open space and wildlife habitat areas while permitting educational and recreational uses compatible with these resources. Uses of open space areas shall be secondary to open space preservation.</p>	<p>Planning</p> <p>City Council</p>	<p>On-going</p> <p>2 years</p>	<p>Restrict utilities in open space [OS.I]</p> <p>Develop open space management plan(s) [OS.B]</p>

GOAL OS1	Preserve and protect open space and the natural environment for all to enjoy.
---------------------------	--

Policies	Lead Responsibility	Time Frame	Implementation Measures
OS1.6 Utilities in Open Space Discourage utilities in open space areas. Necessary utilities in open space should be located and designed to minimize harm to the area's environmental and visual quality.	Planning	On-going	Restrict utilities in open space [OS.I]
OS1.7 Coordination with Other Jurisdictions Coordinate San Hollister's open space system with San Benito County, the State, and regional and private open space systems.	Planning	On-going	Coordinate with other jurisdictions in open space planning [OS.E]
OS1.8 Access to Open Space Encourage provision of access to open space areas in the design of adjacent development. Secure access paths as part of subdivision approvals and design access paths to avoid or minimize neighborhood and user conflicts with sensitive wildlife habitat areas.	Planning	On-going	Provide open space access points [OS.G]

GOAL **Preserve viable agricultural activities and lands.**
OS2

Policies	Lead Responsibility	Time Frame	Implementation Measures
OS2.1 Premature Conversion of Prime Farmland Whenever possible, minimize the premature conversion of prime farmland to non-agricultural uses by directing urban growth toward portions of the Hollister Planning Area which have not been identified as prime farmland.	City Council City Council	5 years 2 years	Enact a farmland trust [OS.D] Investigate voluntary "Subscription Farming" or Community Supported Agriculture (CSA) programs [OS.C]
OS2.2 Coordination with San Benito County to Preserve Prime Farmlands Encourage the County of San Benito to maintain existing County land use policies that discourage urban development in rural areas within the County as a way to ensure continuing agricultural operations within portions of the Hollister Planning Area. Coordinate with the County of San Benito in efforts to maintain prime farmlands in active agricultural use whenever possible and in all efforts to maintain the continued economic viability of agriculture within the Hollister Planning Area.	Planning City Council	On-going 5 years	Coordinate with other jurisdictions in open space planning [OS.E] Enact a farmland trust [OS.D]

GOAL **Preserve viable agricultural activities and lands.**
OS2

Policies	Lead Responsibility	Time Frame	Implementation Measures
OS2.3 Williamson Act Contracts Encourage the sponsors of subdivisions on agriculturally viable land to enter and maintain prime soils of the proposed subdivision in Williamson Act contracts as a means of off-setting the loss of agricultural land.	City Council	5 years	Enact a farmland trust [OS.D]
OS2.4 Residential Development Near Agricultural Areas Require developers to inform potential buyers of homes near agricultural areas of the possible hazards associated with the application of pesticides/herbicides and nuisances from other cultivation practices. In those cases where the County of San Benito's "Right-to-Farm" Ordinance applies to the City review of projects, homeowners shall also be informed of this ordinance by developers.	City Council	1 year	Create an agricultural community disclosure ordinance [OS.A]

IMPLEMENTATION MEASURES

1-Year Time Frame

OS.A Create an agricultural community disclosure ordinance

Hollister shall consider the adoption and enforcement of an Agricultural Community Disclosure Ordinance (similar to the County of San Benito's "Right to Farm" Ordinance No. 577) for all future residents of subdivisions adjacent to or incorporating agricultural operations.

2-Year Time Frame

OS.B Develop open space management plan(s)

Establish a committee with representatives from neighborhood associations, environmental organizations, user groups and other stakeholders to prepare an Open Space Management Plan(s). The plan should address use and ongoing maintenance of open space areas. The management plan should address appropriate access points, parking areas, public information signage, trail extensions, restoration of erosion and other degraded areas, and guidelines for the location of amenities such as picnic tables and benches. Amend zoning provisions as needed.

OS.C Investigate voluntary "Subscription Farming" or Community Supported Agriculture (CSA) programs

Consider promoting the development of a voluntary "Subscription Farming" or Community Supported Agriculture (CSA) program as part of proposed development on sites where conditions may be suitable.

5-Year Time Frame

OS.D Enact a farmland trust

The establishment of a farmland trust, which could accept donations of land or conservation easements, may provide a mechanism to permanently preserve prime farmland within the Hollister Planning Area.

On-going Time Frame

OS.E Coordinate with other jurisdictions in open space planning

Continue to work with public agencies managing open space within the Hollister Planning Area to ensure a coordinated system.

OS.F Manage private open space

In designating open space as part of a development project or with the dedication of land for open space, identify limitations to uses in those areas, such as restrictions on ornamental landscaping, structures and fences.

OS.G Provide open space access points

Through the development review process, identify access points and parking areas to be retained and required improvements.

OS.H Create open space preservation opportunities

Through the development review process, preserve open space areas. Encourage the dedication of open space areas that are adjacent to public open space. When potential open space is not contiguous to existing public open space, the preference is to retain the open space in private ownership. When portions of a site are retained as private open space, ensure the preservation and management of that open space through appropriate means, including required maintenance, as determined through development review. Work with other public and non-profit agencies to identify sources for acquisition and maintenance of open space.

OS.I Restrict utilities in open space

Use zoning ordinance provisions and the design and environmental review processes to evaluate the location and design of public utilities.

Chapter Seven:

Natural Resources and Conservation Element

HOLLISTER TODAY

Natural Habitats and Wildlife

Hollister is rich with diverse habitats, such as creeks and drainageways, that are valued resources for Hollister's wildlife. Protection, restoration or enhancement of damaged habitats is important for the continued health of Hollister's natural environment.

Protection of the creeks and drainageways and wetlands, and the plants and animals that live in and near them, can be achieved by managing public access along these areas and by minimizing encroachment by new development to only that which is unavoidable. This can be accomplished by preserving buffer areas along creeks and drainageways, associated riparian areas and wetlands. Another way to protect creeks is to improve public access points so that uncontrolled foot traffic does not damage these sensitive habitats.

Vegetation, fish, and wildlife habitat are essential to the community of Hollister. As development pressures grow, the need for preservation of the valuable diversity of species becomes increasingly important. The City recognizes the ecological, scientific, aesthetic and cultural values of threatened and endangered species as well as their inherent and legal right to exist without undue disturbance. Protection of threatened and endangered species shall also extend to habitat that might reasonably be expected to support populations of those species, consistent with the requirements of state and federal law. By providing protection to special status species, the City is recognizing the need to contribute to

the protection of native plants and animals, and their habitats, before their populations are so low that they must be listed as threatened or endangered under the state and federal endangered species acts.

The San Joaquin kit fox (*Vulpes macrotis mutica*) is listed as a federally endangered and state threatened species, and has been identified in the Natural Diversity Database (prepared by the California Department of Fish and Game) as the only species endangered, threatened or of special concern which may be found within the Hollister Planning Area. The nearest sighting of a San Joaquin kit fox in relation to the Hollister Planning Area occurred in 1972, when one was seen approximately 3,000 feet east of the southeast corner of the Planning Area. However, the San Joaquin kit fox is known to range within two miles of sightings, and San Benito County has designated the area east of Fairview Road as a potential San Joaquin kit fox habitat area.

Wetlands

Wetlands are defined as: "Those areas that are inundated or saturated by surface or ground water at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands generally include swamps, marshes, bogs, and similar areas." Wetlands are fragile, natural resources subject to flooding, erosion, soil-bearing capacity limitations and other hazards. In addition they are resources of special significance due to the modulation of flood waters, water quality and habitat functions they perform, and resulting values identified by man such as control of flood velocities, floodwater storage, floodwater passage, aquifer recharge, erosion control, pollution control, wildlife habitat, education, scientific study, open space and recreation.

Protection of the creeks and drainageways and wetlands, and the plants and animals that live in and near them, can be achieved by managing public access along these areas and by minimizing encroachment by

new development to only that which is unavoidable. This can be accomplished by preserving buffer areas along creeks and drainage-ways, associated riparian areas and wetlands. Another way to protect creeks is to improve public access points so that uncontrolled foot traffic does not damage these sensitive habitats.

Mineral Deposits

The State Mining and Geology Board has designated portions of the Hollister Planning Area as having construction aggregate deposits (sand, gravel and crushed rock) of regional significance (see Figure 7), pursuant to the Surface Mining and Reclamation Act (Public Resources Code Section 2710 et seq.). These resources remain potentially available near the San Benito River and are needed to meet future demands in the region. Land uses that require a high public or private investment in structures, land improvements, and landscaping and that would prevent mining (i.e., high density residential development, public facilities, intensive industrial and commercial uses) are inherently incompatible with mining. Those land uses that require a low public or private investment in structures, land improvements, and landscaping that would allow mining (i.e., extensive industrial, recreation, agricultural and open space uses) may be compatible with mining in these areas. Interim land uses that require structures, land improvements, and landscaping of a limited useful life may be able to accommodate mining at the end of that useful life.

Energy Conservation

Supplies of non-renewable energy resources, such as petroleum, natural gas and other fossil fuels, are finite and, therefore, considered scarce in the long term. Renewable energy resources, such as solar and geothermal energy, have been available for decades. With technological advances, increasing concerns about the potential for supply disruption and the rising costs of conventional resources, renewable energy resources are an attractive alternative for homes and businesses.

Energy conservation is viewed as an energy resource, since the efficient use of energy allows our energy supplies to be consumed at a slower rate. Energy conservation includes such measures as turning off lights and equipment when not needed, planting trees that shade buildings during the summer and using fuel-efficient vehicles. Reducing demand and reducing wasted energy can be accomplished through residential, commercial, and industrial programs designed to educate the consumer about options for energy conservation, and energy-efficient site and architectural design. Transportation-related measures that lead to energy conservation might include urban design and land use patterns that reduce trip lengths, thereby reducing fossil fuel consumption.

Title 24 Standards

The California Building Code establishes building energy efficiency standards for new construction (including requirements for entire new buildings, additions, alterations, and in nonresidential buildings, repairs). Since first established in 1977, the Building Energy Efficiency Standards (along with standards for energy efficiency in appliances) have helped Californians save more than \$11.3 billion in electricity and natural gas costs. The Standards are updated periodically to allow incorporation of new energy efficiency technologies and methods

LEED Leadership in Energy and Environmental Design

The LEED (Leadership in Energy and Environmental Design) Green Building Rating System™ is a voluntary, consensus-based national standard for developing high-performance, sustainable buildings. LEED provides a complete framework for assessing building performance and meeting sustainability goals. Based on well-founded scientific standards, LEED emphasizes state of the art strategies for sustainable site development, water savings, energy efficiency, materials selection and indoor environmental quality. LEED recognizes achievements and promotes expertise in green building through a comprehensive system offering project certification, professional accreditation and training.

Water Conservation

Reuse and conservation of water throughout the year helps to provide a reliable source and reduces the need and cost of securing out-of-area supplies. Examples of water conservation measures include aerators for faucets and showerheads, low-flow toilets, irrigation system timers and monitors, drought-tolerant landscaping, and water-efficient dishwashers and washing machines. Water also can be recycled: car washes, commercial laundries and air-conditioning towers are candidates for reuse (the major use of recycled water is landscaping with gray water).

KEY FINDINGS AND RECOMMENDATIONS

Continue to Protect Wildlife Habitat.

Additional development could put increased pressure on existing wildlife habitat areas. Development proposed within the County-designated kit fox habitat area boundaries will be assessed an impact fee for every home or acre developed, under the terms of a Habitat Conservation Agreement with the U.S. Fish and Wildlife Service. Developers must conduct pre-construction kit fox surveys within this area. Riparian habitat areas are commonly found within all or portions of the 100-year floodplain. California Department of Fish and Game policy is to permit no net loss of riparian habitat, which means that those who propose to develop or otherwise modify a riparian habitat must, at a minimum, preserve or recreate a habitat area equal in area to the amount of riparian habitat which would be lost in implementing their plans.

Identify Ways to Reduce, Reuse, Recycle

Reducing, reusing and recycling resources saves raw materials. Reduction refers to use of less of a resource material, such as the purchase of products with minimal packaging; reuse of a product involves the reapplication of a used product additional times before disposal, such as

donating clothes to a charitable organization; recycling involves the reprocessing of the used product into the same or new product, such as reprocessing of used paper into newsprint.

Opportunities for Saving Energy

Conserving processes also save energy, since less energy is used than in the mining/harvesting, processing and transport of finished product. This is true of all resource types, from the commonly recycled items, such as glass, paper, aluminum, and tin, to fossil-fuel-based resources, such as plastics and automobile-related waste oils. Reduction of waste has been an issue in California due to the limited amount of land available for landfills. Residents, businesses and government should do all that is possible to reduce, reuse and recycle materials.

Utilize Mineral Deposits Appropriately

Increased development within the region is likely to create a growing demand for the regionally significant construction aggregate deposits which are located within the Hollister Planning Area.

NATURAL RESOURCES AND CONSERVATION ELEMENT GOALS AND POLICIES

The following matrix of policies and implementation measures is organized according to five major goals dealing with natural resources and conservation.

<i>GOAL</i> <i>NRC1</i>	Assure enhanced habitat for native plants and animals, and special protection for threatened or endangered species.
----------------------------	---

<i>GOAL</i> <i>NRC2</i>	Provide for clean air.
----------------------------	------------------------

<i>GOAL</i> <i>NRC3</i>	Conserve and manage natural resources.
----------------------------	--

GOAL NRC1	Assure enhanced habitat for native plants and animals, and special protection for threatened or endangered species.
----------------------	--

	Policies	Lead Responsibility	Time Frame	Implementation Measures
NRC 1.1	Protection of Environmental Resources Protect or enhance environmental resources, such as wetlands, creeks and drainageways, and habitat for threatened and endangered species.	Planning Building	On-going On-going	Require project mitigation for habitat [NRC.V] Require wetlands delineation [NRC.X]
NRC 1.2	Protection of Endangered Species Habitat Identify and protect the habitats of endangered species which may found within the Hollister Planning Area, in cooperation with the U.S. Fish and Wildlife Service and the California Department of Fish and Game, through the review all development proposals for compliance with regulations established by the U.S. Fish and Wildlife Service and the California Department of Fish and Game as they apply to the protection of endangered species and their habitats.	Planning	On-going	Require project mitigation for habitat [NRC.V]
NRC 1.3	Compensatory Habitat, Habitat Enhancement or Habitat Protection Require developers to assure the provision of compensatory habitat, habitat enhancement or habitat protection if impacts to sensitive species that could result from proposed development cannot be avoided.	Planning	On-going	Require project mitigation for habitat [NRC.V]

GOAL NRC1	Assure enhanced habitat for native plants and animals, and special protection for threatened or endangered species.
----------------------	--

	Policies	Lead Responsibility	Time Frame	Implementation Measures
NRC 1.4	Other Habitat Planning Measures Utilize regional planning and the use of concepts such as mitigation banking to offset the cumulative effects of piecemeal development on the habitat of special status species.	Planning	2 years	Explore regional planning opportunities to preserve habitats [NRC.B]
NRC 1.5	Wetlands Preservation Maintain existing riparian areas in their natural state to provide for wildlife habitat, groundwater percolation, water quality, aesthetic relief and recreational uses that are environmentally compatible with wetland preservation. Require appropriate public and private wetlands preservation, restoration and/or rehabilitation through compensatory mitigation in the development process for unavoidable impacts. Support and promote acquisition from willing property owners, and require those development projects, which may result in the disturbance of delineated seasonal wetlands to be redesigned to avoid such disturbance.	Building Planning	On-going On-going	Require wetlands delineation [NRC.X] Require wetlands replacement plans [NRC.Y]

GOAL NRC1	Assure enhanced habitat for native plants and animals, and special protection for threatened or endangered species.
----------------------	--

	Policies	Lead Responsibility	Time Frame	Implementation Measures
NRC 1.6	Enhancement of Creeks and Drainageways Explore enhancement of, and support continuous upgrades to, drainageways to serve as wildlife habitat corridors for wildlife movement and to serve as flood control facilities to accommodate storm drainage. Require setbacks, creek enhancement and associated 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.	Building Planning	On-going On-going	Require wetlands delineation [NRC.X] Require wetlands replacement plans [NRC.Y]
NRC 1.7	Specialized Surveys for Special Status Species Require specialized surveys for special status species for those projects that have been proposed in areas that contain suitable habitat for such species. All surveys should take place during appropriate seasons to determine nesting or breeding occurrences.	Planning Building Building Planning	3 years On-going On-going 3 years	Establish and update the list of species [NRC.F] Require pre-construction surveys for nesting raptors [NRC.U] Conduct surveys for burrowing owls [NRC.K] Establish mitigation for the burrowing owl colony in the Fairview Road/Santa Ana Road area [NRC.G]

GOAL
NRC2 Provide for clean air.

	Policies	Lead Responsibility	Time Frame	Implementation Measures
NRC 2.1	State and Federal Standards for Air Quality Continue to comply and strive to exceed state and federal standards for air quality. Review all development proposals for consistency with the current Air Quality Management Plan of the Monterey Bay Unified Air Pollution Control District.	Planning	On-going	Apply standards to sensitive air quality receptors [NRC.I]
NRC 2.2	Air Quality Considerations in Land Use Planning To ensure excellent air quality, promote land use compatibility for new development by using buffering techniques such as landscaping, setbacks, and screening in areas where different land uses abut one another.	Planning Planning Building	3 years On-going On-going	Apply air quality standards in development review [NRC.H] Require appropriate landscaping to mitigate air quality impacts [NRC.R] Establish buffers to protect air quality [NRC.M]
NRC 2.3	Air Quality Planning and Coordination Integrate air quality considerations with the land use and transportation processes by mitigating air quality impacts through land use design measures, such as encouraging project design that will foster walking and biking.	Planning	On-going	Coordinate with other agencies in air quality planning [NRC.L]

GOAL NRC2	Provide for clean air.
--------------	------------------------

Policies		Lead Responsibility	Time Frame	Implementation Measures
NRC 2.4	Particulate Matter Pollution Reduction	Building	On-going	Require construction techniques that minimize wind erosion [NRC.T]
	Promote the reduction of particulate matter pollution from roads, parking lots, construction sites, agricultural lands and other activities. This would include: (1) requiring the watering of exposed earth surfaces during excavation, grading and construction activities; (2) requiring the daily (or as needed based upon actual circumstances) cleanup of mud and dust carried onto street surfaces by construction vehicles; and (3) requiring that appropriate measures to be taken to reduce wind erosion during construction, such as watering of soil, replanting and repaving.	Building	On-going	Establish buffers to protect air quality [NRC.M]
NRC 2.5	Circulation Alternatives to Reduce Impacts on Air Quality	Engineering	2 years	Conduct air quality education programs [NRC.A]
	Promote circulation alternatives that reduce air pollution.	Planning	On-going	Identify opportunities for transit-oriented development [NRC.N]

GOAL
NRC3 **Conserve and manage natural resources.**

	Policies	Lead Responsibility	Time Frame	Implementation Measures
NRC 3.1	Development Practices to Conserve Resources Promote development practices, which will result in the conservation of energy, water, minerals and other natural resources, and promote the use of renewable energy technologies (such as solar and wind) when possible.	Building Building Planning	On-going On-going On-going	Publicize energy conservation programs [NRC.Q] Apply Title 24 requirements [NRC.J] Implement the LEED program [NRC.O]
NRC 3.2	Resource-Efficient Organizations and Businesses Encourage businesses, commercial property owners, apartment building owners and non-profit organizations to be resource, energy and water efficient.	City Council	3 years	Encourage "green" building standards and processes [NRC.E]
NRC 3.3	Resource Efficiency in Site Development Encourage site planning and development practices that reduce energy demand, support transportation alternatives and incorporate resource- and energy-efficient infrastructure.	Building Building Planning	On-going On-going 2 years	Require building and site design review for energy conservation [NRC.S] Promote solar design [NRC.P] Identify opportunities for PG&E assistance [NRC.C]

GOAL NRC3	Conserve and manage natural resources.
--------------	--

Policies		Lead Responsibility	Time Frame	Implementation Measures
NRC 3.4	Resource-Efficient Building Design	City Council	3 years	Encourage "green" building standards and processes [NRC.E]
	Promote and encourage residences to be resource, energy and water efficient by creating incentives and removing obstacles to promote their use. Require those proposing new development to incorporate energy conservation measures in the design and construction of all proposed residential, commercial, industrial and public buildings. This would include: 1. High-efficiency heating-ventilation-air conditioning (HVAC) systems for maximum energy efficiency; 2. Design window systems to reduce thermal gain during warm weather and heat loss during cool weather; and, 3. Install high-efficiency sodium lamps for all street and parking lot lighting.	Building	On-going	Require building and site design review for energy conservation [NRC.S]
		Planning	On-going	Require project review for energy conservation measures [NRC.W]
NRC 3.5	Efficiency in Government Promote and serve as an effective leader in implementing conservation practices and incorporating resource-efficient alternatives in government facilities and services.	Engineering	2 years	Provide for backup energy provision [NRC.D]

GOAL
NRC3 Conserve and manage natural resources.

	Policies	Lead Responsibility	Time Frame	Implementation Measures
NRC 3.6	Energy-Efficient Transportation Programs Encourage the creation of programs such as Transportation Systems Management (TSM), public transit, carpools/vanpools, ride-match, bicycling, and other alternatives to the energy-inefficient use of vehicles.	Building	On-going	Publicize energy conservation programs [NRC.Q]

IMPLEMENTATION MEASURES

2-Year Time Frame

NRC.A Conduct air quality education programs

Support and participate in air quality education programs.

NRC.B Explore regional planning opportunities to preserve habitats

Explore opportunities for regional planning and the use of concepts such as mitigation banking to offset the cumulative effects of piece-meal development on the habitat of special status species.

NRC.C Identify opportunities for PG&E assistance

Obtain the assistance of the Pacific Gas and Electric Company in reviewing proposals for commercial buildings and major subdivisions of more than 25 units during the design and approval process to assure the incorporation of energy efficiency recommendations into the plans.

NRC.D Provide for backup energy provision

Evaluate backup energy provisions for critical city facilities and upgrade as needed. Encourage the use of alternatives, such as fuel cell and solar generator backups, to the sustained use of gasoline-powered generators.

3-Year Time Frame

NRC.E Encourage "green" building standards and processes

Adopt a "Green Building Program" to encourage the use of green building materials and energy conservation. Provide a resource list of local suppliers and builders that promote green building materials and practices. Adopt green architecture standards that can be used in the rating system for approving development under the City's growth management program.

NRC.F Establish and update the list of species

Maintain a current list of threatened and endangered and special status species.

NRC.G Establish mitigation for the burrowing owl colony in the Fairview Road/Santa Ana Road area

Require project applicants in the Fairview Road/Santa Ana Road area 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 should be developed in coordination with the California Department of Fish and Game.

On-going Time Frame

NRC.H Apply air quality standards in development review

Through development review, require developers to implement strategies for air quality improvement. Ensure that any proposed new sources of particulate matter use latest control technology (such as enclosures, paving unpaved areas, parking lot sweeping and landscaping) and provide adequate buffer setbacks to protect existing or future sensitive receptors.

NRC.I Apply standards to sensitive air quality receptors

Through development review, ensure that siting of any new sensitive receptors provides for adequate buffers from existing sources of toxic air contaminants or odors.

NRC.J Apply Title 24 requirements

Meet or exceed Title 24 energy conservation requirements, and, where possible, require structural and landscaping design to make use of natural heating and cooling. Encourage the use of solar and alternative energy technologies to meet or exceed Title 24 requirements.

NRC.K Conduct surveys for burrowing owls

Require project applicants with proposed projects on grazing or fallow agricultural land to conduct a spring survey for the presence of burrowing owls.

NRC.L Coordinate with other agencies in air quality planning

Cooperate with the Monterey Bay Unified Air Pollution Control District and other agencies in their efforts to ensure compliance with existing air quality regulations.

NRC.M Establish buffers to protect air quality

Through development review, ensure that any proposed new sources of toxic air contaminants or odors provide adequate buffers to protect sensitive receptors and comply with existing health standards.

NRC.N Identify opportunities for transit-oriented development

Assist in educating developers and the public on the benefits of pedestrian and transit-oriented development.

NRC.O Implement the LEED program

Encourage developers to use "Leadership in Energy and Environmental Design" Standards.

NRC.P Promote solar design

Promote the use of solar energy and develop design standards relating to solar orientation, including landscaping, and appropriate impervious surfaces.

NRC.Q Publicize energy conservation programs

Provide public information on alternative energy technologies for residential developers, contractors and property owners. Publicize energy conservation programs and weatherization services that are available to provide subsidized or at cost inspection and corrective action by making information available through websites and newsletters.

NRC.R Require appropriate landscaping to mitigate air quality impacts

Continue to implement Zoning Guideline for landscaping in order to absorb pollutants.

NRC.S Require building and site design review for energy conservation

Evaluate as part of development review, proposed site and building design for energy-efficiency, such as: (1) shading of parking lots and summertime shading of south-facing windows; (2) requiring those proposing new development to design all proposed commercial, office and industrial structures with high-efficiency heating-ventilation-air conditioning (HVAC) systems for maximum energy efficiency; (3) requiring those proposing new development to design all window systems to reduce thermal gain during warm weather and heat loss during cool weather; (4) requiring those proposing new development to install high-efficiency sodium lamps for all street and parking lot lighting; and (5) encouraging the use of domestic solar energy.

NRC.T Require construction techniques that minimize wind erosion

Require appropriate measures to be taken to reduce wind erosion during construction, such as watering of soil, replanting and repaving, and cleanup of mud and dust carried onto street surfaces by construction vehicles.

NRC.U Require pre-construction surveys for nesting raptors

Require preconstruction surveys for nesting raptors, to be conducted by a qualified ornithologist, for those projects that would affect on-site oaks or orchards, or which would involve construction during the nesting season (March to July). Hollister shall allow no construction activities that would result in the disturbance of an active raptor nest (including tree removal) to proceed until after it has been determined by a qualified ornithologist that the nest has been abandoned.

NRC.V Require project mitigation for habitat

Continue the City's practice of requiring mitigation for projects that would affect wetlands, in conjunction with recommendations of State and Federal agencies.

NRC.W Require project review for energy conservation measures

Review all development proposals for energy efficiency and features, and conservation of water resources. Review impacts on mineral resources and other natural resources prior to the issuance of any building permit.

NRC.X Require wetlands delineation

Require a delineation of jurisdictional waters by a qualified biologist at the outset of the project planning stage of any proposed development that contains or is immediately adjacent to wetlands. This delineation shall be verified and approved by the U.S. Army Corps of Engineers.

NRC.Y Require wetlands replacement plans

Require those development projects that involve the unavoidable loss of riparian areas to replace any such loss onsite or in immediately adjacent off-site areas along the river/stream corridor, and require project sponsors to develop re-vegetation plans which offset losses of biotic values, in coordination with the California Department of Fish and Game and the U.S. Army Corps of Engineers.

Chapter Eight: Health and Safety Element

This section of the General Plan covers two of the seven State-mandated General Plan elements: Safety and Noise. The purpose of the Safety section is to identify and appraise hazards in the community in order to assure community safety. Information on Safety issues has been coordinated with the other elements of the City's General Plan, particularly Land Use, Open Space and Conservation. The extent of a hazard depends on local conditions, since most hazards are confined to a particular area or site. Various health and safety hazards should be considered in planning the location, design, intensity, density and type of land uses in a given area. Long-term costs to the City, such as maintenance, liability exposure and emergency services, are potentially greater where high hazards exist.

Noise issues are most closely associated with the Land Use and Circulation portions of the Hollister General Plan. Specific concerns addressed are: (1) establishment of noise compatible land uses; (2) regulation of new development to limit noise impacts on noise-sensitive uses; (3) minimization of traffic noise; (4) enforcement of noise standards to protect the existing quality of life; and (5) insulation of residences exposed to excessive levels of noise.

Below is a review of State law requirements for the two mandated elements covered in this chapter of the General Plan.

HOLLISTER TODAY

Safety issues have been required to be addressed as part of local general plans since 1971. The San Fernando earthquake of February 1971, which claimed 64 lives and resulted in over \$500 million in property damage, and the devastating wildland fires in September and October of 1970, were largely responsible for prompting the Legislature to pass this requirement. The following citation is from Government Code Section 65302(f),

"A safety element for the protection of the community from any unreasonable risks associated with the effects of seismically induced surface rupture, ground shaking, ground failure, tsunamis, seiche, and dam failure; slope instability leading to mudslides and landslides, subsidence and other geologic hazards known to the legislative body; flooding; and wildland and urban fires. The safety element shall include mapping of known seismic and other geologic hazards. It shall also address evacuation routes, peak load water supply requirements, and minimum road widths and clearances around structures, as those items relate to identified fire and geologic hazards."

Geologic and safety hazards are related to landforms and sub-surface features, and thus often cross jurisdictional boundary lines. To eliminate duplicative efforts, State law allows cities to adopt the relevant portions of their county's safety elements, as long as the element is sufficiently detailed and complies with all other General Plan requirements (Government Code, Section 65350).

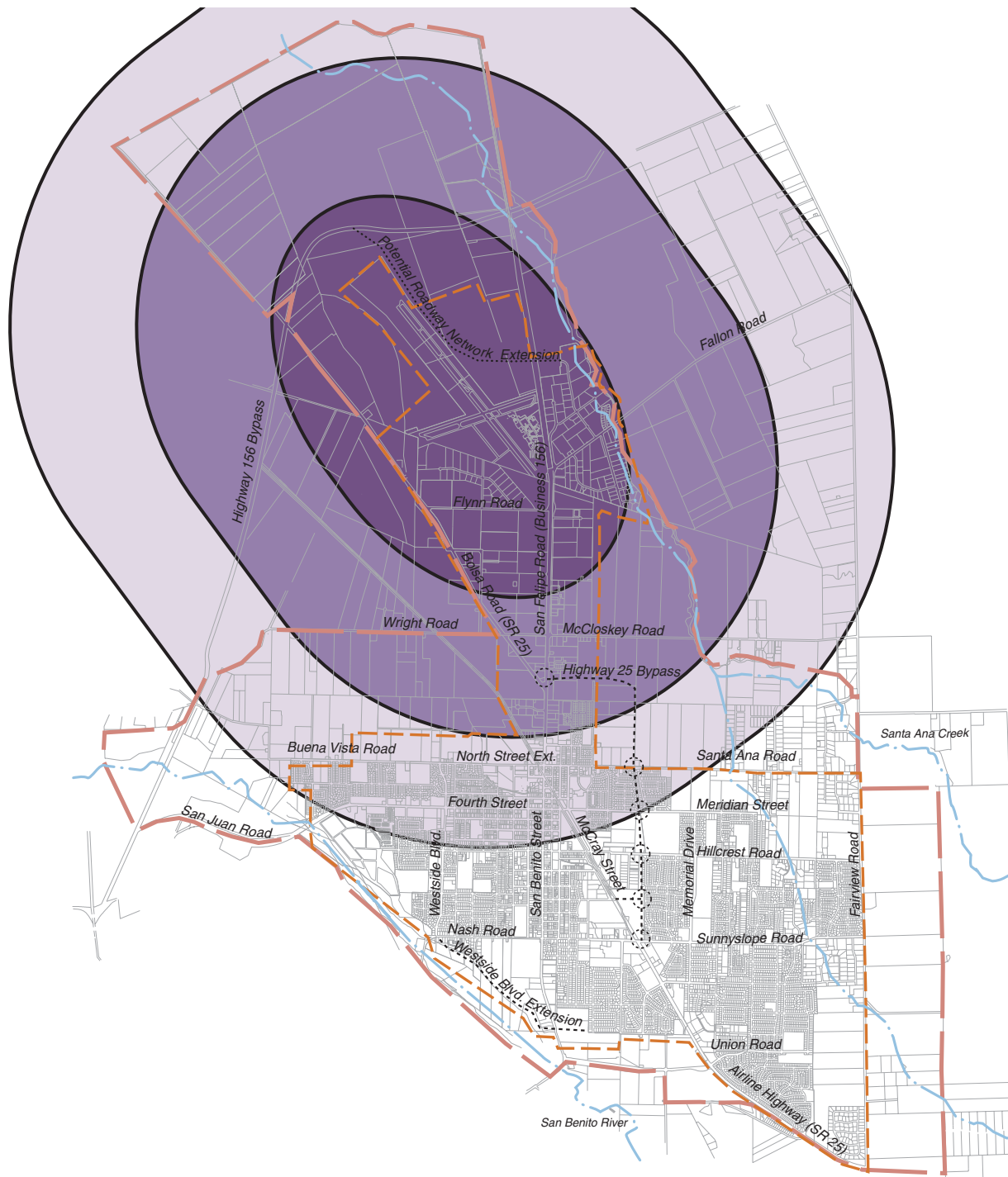
The County's Seismic and Safety Element is a comprehensive document, addressing seismic, geologic, structural and other hazards countywide. The element addresses specific issues in Hollister but contains no policies specific to Hollister land use and development. However, information related to seismic and geologic hazards included in the County element is incorporated by reference.

In 2001, the City of Hollister adopted a Comprehensive Land Use Plan for the Municipal Airport. The Plan identifies both an inner and outer safety zone with restrictions on residential uses and an influence area. This General Plan recommends that all development within the identified influence area be reviewed for compatibility with the 2001 Land Use Plan or its subsequent updates during the development review process.

A Noise Element has been required as part of local General Plans since 1971. The State Legislature adopted the California Noise Control Act of 1973, which defined the following findings and policy:

- (1) Excessive noise is a serious hazard to the public health and welfare.
- (2) Exposure to certain levels of noise can result in physiological, psychological, and economic damage.
- (3) There is a continuous and increasing bombardment of noise in urban, suburban, and rural areas.
- (4) Government has by and large not taken the steps necessary to provide for the control, abatement, and prevention of unwanted and hazardous noise.
- (5) It is the policy of the State to provide an environment for all Californians free from noise that jeopardizes their health or welfare.

To implement this policy, Section 65302(f) of the California Government Code requires each city to have a Noise Element as part of its General Plan. The Government Code states that the Noise Element should be prepared according to guidelines established by the State Department of Health Services, Office of Noise Control.



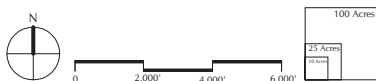
- Sphere of Influence
- Planning Area

Creeks and Rivers

Airport Influence Area

Inner Safety Zone

Outer Safety Zone



Map prepared by MIG, Inc. - October 2005

Map 16
Airport Influence Areas

City of Hollister 2005 General Plan

KEY FINDINGS AND RECOMMENDATIONS

Noise contours shall be shown for all of these sources and stated in terms of community noise equivalent level (CNEL) or day-night average level (Ldn). The noise contours shall be prepared on the basis of noise monitoring or following generally accepted noise modeling techniques for the various sources identified in paragraphs (1) to (6), inclusive.

The noise contours shall be used as a guide for establishing a pattern of land uses in the land use element that minimizes the exposure of community residents to excessive noise.

The noise element shall include implementation measures and possible solutions that address existing and foreseeable noise problems, if any. The adopted noise element shall serve as a guideline for compliance with the state's noise insulation standards."

HEALTH AND SAFETY ELEMENT GOALS AND POLICIES

The matrix presented on the following pages guides the City's future health and safety policies. In addition to identifying a timeline for implementation in the matrix, each lettered item is described in detail in the "Implementation Measures" section. The matrix is organized according to the following health and safety goals:

GOAL Protect community health and safety from natural and
HS1 man-made hazards.

GOAL Prepare for emergency situations.
HS2

GOAL Achieve noise levels consistent with acceptable standards
HS3 and reduce or eliminate objectionable noise sources.

GOAL HS1	Protect community health and safety from natural and man-made hazards.
---------------------	---

Policies		Lead Responsibility	Time Frame	Implementation Measures
HS1.1	Location of Future Development Permit development only in those areas where potential danger to the health, safety, and welfare of the residents of the community can be adequately mitigated, including development which would be subject to severe flood damage or geological hazard due to its location and/or design. Development also should be prohibited where emergency services, including fire protection, cannot be provided.	Engineering Planning	3 years On-going	Update geologic, flooding and other hazard maps [HS.G] Coordinate with San Benito County on hazardous waste management planning [HS.I]
HS1.2	Safety Considerations in Development Review Require appropriate studies to assess identified hazards and assure that impacts are adequately mitigated.	Building	On-going	Regularly update the Building Code [HS.Q]
HS1.3	Coordination with San Benito County and Other Agencies on Safety Matters Cooperate with the County of San Benito and with other government agencies in all matters related to safety, hazardous waste management and emergency planning.	Planning	On-going	Coordinate with San Benito County on hazardous waste management planning [HS.I]

GOAL HS1	Protect community health and safety from natural and man-made hazards.
---------------------------	---

HS1.4	Seismic Hazards Assure existing and new structures are designed to protect people and property from seismic hazards. Review all development proposals for compliance with the Alquist-Priolo Earthquake Fault Zoning Act and the Uniform Building Code as a way to reduce the risk of exposure to seismic hazards for those who will be living and working within the Hollister Planning Area.	Engineering	3 years	Update geologic, flooding and other hazard maps [HS.G]
HS1.5	Geotechnical and Geologic Review Require all geologic hazards be adequately addressed and mitigated 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.	Building	On-going	Regularly update the Building Code [HS.Q]
HS1.6	Engineering Tests for Geologic Conditions Require engineering tests for those development projects which 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.	Engineering	3 years	Update geologic, flooding and other hazard maps [HS.G]

GOAL HS1	Protect community health and safety from natural and man-made hazards.
---------------------------	---

HS1.7	Design of Safe Structures and Utilities Require new roads, bridges and utility lines are constructed to accommodate possible fault movement and withstand the expected ground motion induced during an earthquake.	Building	On-going	Regularly update the Building Code [HS.Q]
		Building	On-going	Continue to implement actions related to unreinforced masonry buildings [HS.L]
HS1.8	Electromagnetic Fields Monitor available information regarding possible health hazards of electromagnetic fields and will continue to prohibit the construction of permanent buildings directly beneath electrical transmission lines.	Engineering	3 years	Update geologic, flooding and other hazard maps [HS.G]
HS1.9	Flood Hazards Review all development proposals to verify that either no portion of the proposed development lies within the 100-year floodplain or that the applicant has taken adequate measures to eliminate the risk of flood damage in a 100-year storm consistent with the City of Hollister Flood Damage Prevention Ordinance as amended from time to time.	Engineering	3 years	Update geologic, flooding and other hazard maps [HS.G]

GOAL HS1	Protect community health and safety from natural and man-made hazards.
---------------------	---

HS1.10 Floodplain Uses Identify those areas with natural hazards that are unsuitable for development but which may be suitable for recreational uses, and encourage developers to dedicate such lands to the City for use as parks or for preservation as open space consistent with the City of Hollister Parks and Recreation Master Plan or other infrastructure plan developed for a given area. Such areas of dedication or proposed to develop as recreation amenities to the community should be economically feasible to build and maintain.	Building	On-going	Apply flood control requirements in new development [HS.H]
HS1.11 Airport Safety Avoid residential dwellings in the Aircraft Flight Zones and establish compatible land use zones around the Airport consistent with Hollister Municipal Airport planning.	Planning Building	2 years On-going	Implement the airport land use plan [HS.C] Review new development for compatibility with the Hollister Municipal Airport Comprehensive Land Use Plan [HS.U]
HS1.12 Potential Hazardous Soils Conditions Evaluate new development prior to development approvals on sites that may contain hazardous materials	Engineering Planning	3 years On-going	Update geologic, flooding and other hazard maps [HS.G] Require cleaning on sites with hazardous soils [HS.R]

GOAL	Protect community health and safety from natural and man-made hazards.
HS1	

HS1.13 Hazardous Waste Management	Support measures to responsibly manage hazardous waste to protect public health, safety and the environment, and support state and federal safety legislation to strengthen requirements for hazardous materials transport.	Planning	On-going	Coordinate with San Benito County on hazardous waste management planning [HS.I]
HS1.14 Hazardous Materials Storage and Disposal	Require proper storage and disposal of hazardous materials to prevent leakage, potential explosions, fires, or the escape of harmful gases, and to prevent individually innocuous materials from combining to form hazardous substances, especially at the time of disposal. Provide the public, industry, agriculture and local government with the available information needed to enable them to take rational and cost-effective actions to minimize, recycle, treat, dispose of or otherwise manage hazardous wastes within the Hollister Planning Area.	Planning Engineering	On-going 2 years	Coordinate with San Benito County on hazardous waste management planning [HS.I] Designate travel routes for hazardous materials [HS.A]

GOAL
HS2 Prepare for emergency situations.

Policies	Lead Responsibility	Time Frame	Implementation Measures
<p>HS2.1 High Occupancy Structures</p> <p>High-occupancy structures (such as schools, hospitals, office buildings and apartments) or critical emergency facilities (such as fire and police stations, emergency relief storage facilities, and water storage tanks) should not be located within an active fault's "zone of potential surface deformation". In addition, high-occupancy structures should be designed or redesigned to protect human life to the highest degree possible during the "maximum probable event" of seismic activity. High occupancy structures should also have emergency plans approved by the City.</p>	Engineering	On-going	Designate emergency evacuation routes [HS.M]
<p>HS2.2 Emergency Services Facilities</p> <p>The structures designated to house local command control of emergency/disaster services should be designed or redesigned to withstand a "maximum probable event" to remain operational. Secondary facilities should be identified and equipped as back-up.</p>	Engineering	On-going	Review and update the City's Emergency Plan [HS.S]

GOAL
HS2 Prepare for emergency situations.

Policies	Lead Responsibility	Time Frame	Implementation Measures
HS2.3 Hazard Awareness Publicize disaster plans and promote resident awareness and caution regarding hazards, including soil instability, earthquakes, flooding, and fire.	Planning Planning	On-going 2 years	Conduct periodic emergency exercises [HS.J] Provide public information on safety and emergency preparedness issues [HS.E]
HS2.4 Access for Emergency Vehicles Provide adequate access for emergency vehicles and equipment, including providing a second means of ingress and egress to all development.	Engineering	On-going	Review and update the City's Emergency Plan [HS.S]
HS2.5 Neighborhood Disaster Preparedness Neighborhoods with potential for being cut-off in an emergency should have a volunteer center for emergency coordination.	Planning	On-going	Conduct periodic emergency exercises [HS.J]
HS2.6 Disaster Preparedness Training and Planning Continue to provide essential emergency public services during natural catastrophes. Undertake disaster preparedness training and planning in cooperation with other public agencies and appropriate public-interest organizations.	Engineering	On-going	Review and update the City's Emergency Plan [HS.S]

GOAL HS3	Achieve noise levels consistent with acceptable standards and reduce or eliminate objectionable noise sources.
---------------------	---

Policies	Lead Responsibility	Time Frame	Implementation Measures
HS3.1 Protection of Residential Areas from Unacceptable Noise Levels Protect the noise environment in existing residential areas, requiring the evaluation of mitigation measures for projects under the following circumstances: (a) the project would cause the Ldn to increase 3 dB(A) or more; (b) any increase would result in an Ldn greater than 60 dB(A); (c) the Ldn already exceeds 60 dB(A); and (d) the project has the potential to generate significant adverse community response.	Building Engineering Planning	On-going On-going 2 years	Review new development for potential noise impacts [HS.T] Periodically evaluate the City's Noise Ordinance [HS.O] Provide for public awareness and education about noise issues [HS.D]
HS3.2 Noise Source Control Work with property owners to control noise at its source, maintaining existing noise levels and ensuring that noise levels do not exceed acceptable noise standards as established in the Noise and Land Use Compatibility Guidelines.	Public Works Public Works	On-going On-going	Conduct periodic noise monitoring [HS.K] Provide staff training on noise enforcement [HS.P]

GOAL
HS3 Achieve noise levels consistent with acceptable standards and reduce or eliminate objectionable noise sources.

Policies	Lead Responsibility	Time Frame	Implementation Measures
HS3.3 Construction Noise Regulate construction activity to reduce noise between 7:00 pm and 7:00 am.	Engineering	2 years	Designate truck routes [HS.B]
HS3.4 Vehicle Noise Strive to reduce traffic noise levels, especially as they impact residential areas, and continue enforcement of vehicle noise standards through noise readings and enforcement actions. In particular, strive to minimize truck traffic in residential areas and ensure enforcement of Vehicle Code provisions which prohibit alteration of vehicular exhaust systems in a way that increases noise emissions	Public Works Engineering	On-going 2 years	Identify traffic noise mitigation needs [HS.N] Designate truck routes [HS.B]
HS3.5 Street Improvements for Noise Mitigation Design city street improvements to reduce noise levels in adjacent areas, and work with the State to address noise impacts from highway traffic through construction of sound walls and other noise buffering devices.	Building Public Works	On-going On-going	Review new development for potential noise impacts [HS.T] Identify traffic noise mitigation needs [HS.N]

GOAL HS3	Achieve noise levels consistent with acceptable standards and reduce or eliminate objectionable noise sources.
---------------------	---

	Policies	Lead Responsibility	Time Frame	Implementation Measures
HS3.6	Noise Standards Enforcement Administer the policies identified in the Noise Element and comply with State requirements for certain other noise control programs through specific local enforcement programs.	Police	3 years	Compile complaint information and periodically evaluate enforcement needs for noise impacts [HS.F]
HS3.7	Airport Noise Review all proposed development north of Wright Road/McCloskey Road to ensure that it will be compatible with operations at the Hollister Municipal Airport and applicable noise standards and regulations.	Police Building Building	3 years On-going On-going	Compile complaint information and periodically evaluate enforcement needs for noise impacts [HS.F] Review new development for potential noise impacts [HS.T] Review new development for compatibility with the Hollister Municipal Airport Comprehensive Land Use Plan [HS.U]

IMPLEMENTATION MEASURES

2-Year Time Frame

HS.A Designate travel routes for hazardous materials

Establish, in coordination with the County of San Benito and other government agencies, designated travel routes through Hollister for vehicles transporting hazardous materials, in accordance with state and federal regulations.

HS.B Designate truck routes

Adopt a truck route plan in cooperation with the County of San Benito and CALTRANS, and provide enforcement mechanisms to ensure compliance.

HS.C Implement the airport land use plan

Coordinate with the Airport Land Use Commission (Council of San Benito County Governments) the completion, adoption and implementation of an Airport Land Use Plan.

HS.D Provide for public awareness and education about noise issues

Provide publicity regarding the Noise Ordinance, encouraging residents to be aware of noise issues and to do their part towards creating a quiet ambience in Hollister's neighborhoods.

HS.E Provide public information on safety and emergency preparedness issues

In cooperation with the County of San Benito, support public education programs for the public and City staff in emergency preparedness and disaster response.

3-Year Time Frame

HS.F Compile complaint information and periodically evaluate enforcement needs for noise impacts

Develop capabilities to compile data as part of the Police records on noise-related complaints.

HS.G Update geologic, flooding and other hazard maps

Maintain detailed hazard maps for use in development review.

On-going Time Frame

HS.H Apply flood control requirements in new development

Update and apply flood control requirements to regulate construction within flood zones.

HS.I Coordinate with San Benito County on hazardous waste management planning

Cooperate with San Benito County in implementation of the Hazardous Waste Management Plan.

HS.J Conduct periodic emergency exercises

Participate with the County of San Benito in disaster preparedness planning and exercises.

HS.K Conduct periodic noise monitoring

Monitor residential noise generators on a periodic basis and develop noise reduction and abatement measures that can be applied to limit noise, phasing in appropriate mitigation measures.

HS.L Continue to implement actions related to unreinforced masonry buildings

Continue to implement actions to address safety issues related to Unreinforced Masonry Buildings (URM) and other buildings as conditions are discovered.

HS.M Designate emergency evacuation routes

Designate emergency evacuation routes in conjunction with the County of San Benito, and make them known to the public.

HS.N Identify traffic noise mitigation needs

Continue to enforce City Ordinances, which restrict through truck traffic on residential streets and the parking and maintenance of trucks in residential districts.

HS.O Periodically evaluate the City's Noise Ordinance

Revise the Noise Ordinance to incorporate the noise-related policies presented in the Hollister General Plan and to develop a procedure for handling noise complaints.

HS.P Provide staff training on noise enforcement

Train Police, Public Works and Community Development Department personnel as needed in the use of noise measurement equipment to enforce the Noise Ordinance and vehicular noise standards, and to monitor noise levels throughout the City.

HS.Q Regularly update the Building Code

Regularly update the Building and other essential codes as necessary to address earthquake, fire and other hazards and support programs for the identification, abatement or mitigation of existing hazardous structures.

HS.R Require cleaning on sites with hazardous soils

Sites within Hollister that are contaminated with hazardous substances should be cleaned through decontamination of soils and filtration of ground water.

HS.S Review and update the City's Emergency Plan

The City shall regularly update its Emergency Plan.

HS.T Review new development for potential noise impacts

Review all development proposals to verify that the proposed development would not significantly increase noise beyond current ambient levels and that it would not generate noise that would be incompatible with existing uses in the vicinity of the proposed development.

**HS.U Review new development for compatibility with the
Hollister Municipal Airport Comprehensive Land Use
Plan**

Review all development proposals with the airport influence area to verify that the proposed development would not conflict with the land use guidelines established in the 2001 Hollister Municipal Airport Comprehensive Land Use Plan or subsequent updates.

Appendix A

Housing Background Data

STATE LAW REQUIREMENTS FOR HOUSING ELEMENTS

Overview of State Law Requirements

State law establishes requirements for all elements of the General Plan. However, for the Housing Element the State law requirements are more specific and extensive than for other elements. While local jurisdictions must review and revise all elements of their General Plan on a regular basis to ensure that they remain up to date, State law requires that Housing Elements be reviewed and updated at least every five years. The process of updating Housing Elements is initiated by the State through the regional housing needs process, as described in the background section of this document. The last update of the City's Housing Element occurred in 1993.

State law defines the topics that all cities must cover in their Housing Element. Specifically, the Housing Element must contain:

- (1) "An assessment of housing needs and an inventory of resources and constraints relevant to meeting these needs . . ."
- (2) "A statement of the community's goals, quantified objectives, and policies relative to the maintenance, preservation, improvement, and development of housing . . ." and
- (3) "A program which sets forth a five-year schedule of actions the local government is undertaking or intends to undertake to implement the policies and achieve the goals and objectives of the housing

element through the administration of land use and development controls, provision of regulatory incentives, and the utilization of appropriate federal and state financing and subsidy programs when available . . ."

Most importantly, the Housing Element must: (1) identify adequate sites with appropriate zoning densities and infrastructure to meet the community's need for housing, including its need for very low, low and moderate income households (see Housing Element Definitions and Figure 1 in this section of the Housing Element); and (2) address, and where appropriate and legally possible, remove governmental constraints to housing development.

Housing Action Plan

In establishing housing programs, the Housing Element sets forth an "Action Plan" that details the actions, or "programs," that will implement the goals and policies of the Housing Element. For each program, the Action Plan must identify the agency responsible, the timeframe for implementation, and the number of units that will be constructed, rehabilitated or conserved, or number of households that will be assisted.

Review of the Draft Housing Element by State HCD

State law also requires that every updated Housing Element be submitted to the State of California's Department of Housing and Community Development (HCD) for certification that it complies with the Government Code. The certification process ensures that the Housing Element is in compliance with the State's minimum requirements.

In order to obtain certification, the Housing Element is submitted twice to HCD for review and comment: once in draft form during development of the Housing Element; and again after adoption of the Housing Element by the City Council. The first review period takes 60 days. During the first review, HCD will submit comments back to the

City regarding compliance of the Draft Housing Element with State law requirements. The Draft Housing Element will be modified to address any important issues that are identified by HCD. The second review takes place after formal City Council adoption of the Housing Element. HCD will provide findings of compliance within 90 days of receiving the adopted Housing Element.

PROCESS FOR UPDATING THE HOUSING ELEMENT

The Housing Element must identify community involvement and decision-making processes and techniques that are affirmative steps to generate input from low-income persons and their representatives as well as other members of the community. This means that input should be sought, received and considered before the Draft Housing Element is completed. Requirements for public participation are described in Section 65583(c)(6)(B) of the Government Code.

This Housing Element was prepared in conjunction with an update of the City of Hollister General Plan. Community input received during General Plan workshops was incorporated into the housing needs analysis, housing constraints analysis, and the housing policies and programs recommended in this Draft Housing Element. The City hosted a Vision Workshop in April 2003 and a Community Workshop in June of 2003 designed to articulate a future vision of Hollister and to identify important planning issues and preferred land use alternatives and housing strategies. A General Plan Steering Committee, comprised of nine community members, held monthly public meetings in which housing issues were discussed and public comment was received.

In preparation of the Draft Housing Element, the City collaborated with various housing groups, community organizations and housing sponsors to develop the policies and programs. In addition, the City will continue to seek public review and comment during Planning

Commission and City Council meetings. Notices for all public meetings were sent to representatives of groups with special housing needs, low and very low-income persons, and neighborhood residents.

Groups invited to participate in the Draft Housing Element include: affordable housing developers and service providers such as Community Services Development Corporation, South County Housing, and the American Red Cross; neighborhood and civic associations such as the Rotary Club of Hollister, the Lions Club, and the Kiwanis Club; and, business groups such as the San Benito County Association of Realtors, the San Benito County Chamber of Commerce, the Economic Development Corporation of San Benito County, and the Hollister Downtown Association.

In addition, representatives from various educational institutions, public utilities, and government agencies were invited to attend meetings and review policies. Community members were kept informed of the public review process, meeting dates, and proposed housing policies and programs through extensive media coverage provided by San Benito County's local newspapers, The Pinnacle and the Free Lance, and through local access programming provided by Charter Communications Cable.

CONSISTENCY WITH OTHER GENERAL PLAN ELEMENTS

The General Plan serves as the 'constitution' for development in the city. It is a long-range planning document containing goals, policies and programs to guide decision-making. Once the General Plan is adopted, all development-related decisions must be consistent with the plan. If a development proposal is not consistent with the plan, the proposal must be revised or the plan itself must be amended. State law requires a community's General Plan to be internally consistent. This means that the Housing Element, although subject to special requirements

and a different schedule of updates, must function as an integral part of the overall General Plan, requiring consistency between it and the other General Plan elements.

A comprehensive update of the City of Hollister General Plan is currently being undertaken. This provides a significant opportunity for the community to evaluate land use and other issues comprehensively as they relate to the Housing Element. The development potential and programs of the updated Housing Element are consistent with the land use and development projections of the updated General Plan. Land use and development projections of the General Plan are also linked to planned facilities and infrastructure capacity. Specific issues addressed in other sections of the General Plan, but which are linked to and supported in the Housing Element, include: (1) the design of housing; (2) housing and circulation; and (3) support services and infrastructure for the community.

HOUSING VISION

It is important that the housing element be integrated with the entire general plan and not just focus on today's "issues" and "concerns." The last Housing Element contained a number of housing programs that should be carried forward in the update. The City's Housing Element and community discussions regarding the future of the City provide an important context and starting point for the identification of housing strategies.

The general plan as a whole, and the City's housing strategies, take a constructive, positive look at the community of Hollister -- defining what we want to achieve as a desired end state. Below are important considerations that have been identified at community workshops and meetings that describe the City of Hollister in the year 2024.

Hollister in the Year 2024

From an overall standpoint, as it relates to housing issues, the City of Hollister in the year 2024 is a balanced, vital and evolving community with a diverse population. The community has preserved its small town feel and heritage, its sense of community, green space, attractive neighborhoods, vital and diverse businesses, and adequate services, so that people can live and work in the community. There is a distinct difference between urban and rural areas and there is lots of green space (open space, trees, and parks). In addition, the infrastructure is improved and services are provided. People can get around easily and safely, and city streets are safe for children. Hollister is a friendly place to live, with lots of interaction, places to gather and good community involvement.

HOUSING GOALS

Goals are a "WHAT", or an end-state -- they are a description of what we want to achieve. But, they do not tell us "HOW" to achieve them. The goals are broad in scope and will provide a way to organize housing strategies (specific policies and implementing programs on "HOW" to achieve the goals). The goals below establish direction for the housing policies and program actions described later in this element.

The intent of the goals is as follows:

Goal H1:

- Enhance the sense of community responsibility to effectively respond to housing needs.
- Identify shared responsibilities from all sectors within our community (government, business, neighborhoods, non-profits, etc.) to effectively address housing needs.
- Promote equal housing opportunities for all persons and assure effective application of Fair Housing law.
- Establish standardized methods (procedures, definitions, responsi-

bilities, etc.) for the effective and efficient management of housing data and to establish a regular monitoring and policy/actions/priorities update process to assess needs achievements on an ongoing basis, and to effectively respond to changing conditions and the changing needs of the population over time.

Goal H2:

- Make sure housing is well-designed and enhances our neighborhoods.
- Protect and enhance existing housing and ensure that existing affordable housing "at risk" of conversion to market rates will remain affordable.

Goal H3:

- Promote closer linkages between creating housing nearby to where people work.
- Maintain a diverse population by providing a variety of choices in the type, size, cost, and location of new housing or more efficient use of existing housing.
- Promote creative and efficient use of vacant land and redevelopment of built land, to provide units at more affordable prices, to support local services, and to help maintain environmental, open space, and agricultural resources.
- Encourage development at maximum densities within an easy walking distance to services and where reduced automobile usage and parking requirements are possible. Maximize the use of these limited land resource sites to reduce overall energy, land, water, and other costs.
- Encourage housing in largely non-residential areas where residential use is appropriate to the setting and where mixed use projects can be encouraged to address jobs and housing needs.
- Encourage well-designed, legal second units in all residential neighborhoods applying reasonable parking standards.

Goal H4:

- Make available sites and incentives for the development of long-term affordable housing.
- Establish residential inclusionary requirements and incentives to require affordable housing as part of market rate projects.

- Be aggressive and creative in finding ways to increase ongoing local funding resources for lower income special needs housing.

Goal H5:

- Provide housing for population groups who require special assistance (special needs include: homeless persons; people with disabilities; the elderly; people with serious illnesses, substance abuse or mental health issues; large families; female-headed households; and farmworkers).
- Provide very low income housing for special needs and to link housing to health and human services programs helping meet the needs of seniors, people with disabilities, homeless and others.

HOUSING OBJECTIVES

State law requires the Housing Element to include quantified objectives for the maximum number of units that can be rehabilitated, conserved, or constructed. Policies and programs establish the strategies to achieve these objectives. The City's quantified objectives are described under each program and summarized in the table below. Assumptions are based on past program performance, infrastructure constraints, construction trends, land availability, and future program funding. The City's housing policies and implementing programs are grouped by the housing goals described in this section. (See Appendix B for a Summary of Housing Element Programs and Objectives).

POPULATION TRENDS

The City of Hollister has been growing at a rapid rate over the last decade. As shown in Table 1, the City's population grew by nearly 80% between 1990 and 2000. San Benito County's population has increased by 45%, the greatest percentage increase of growth among counties in the State. At an average annual rate of growth of 6% per year, the City has experienced a much higher growth rate than both San

Benito County and the State of California as a whole. San Benito County has been growing at a rate of 3.8% per year, while the state growth rate has been 1.3% per year.

Table A1: Population Growth 1990-2000 and Population Projections to 2009

	1990	2000	% Change 1990-2000	Annual Compound Growth Rate	Projected 2009 (Housing Element Planning Period)
Hollister	19,212	34,413	79.1%	6.0%	46,427
San Benito County	36,697	53,234	45.1%	3.8%	71,425
California	29,760,021	33,871,648	13.8%	1.3%	

Source: U.S.Census, 1990, 2000; California Department of Finance; Baird + Driskell/Community Planning

Hollister is increasingly becoming the urbanized center of San Benito County. Hollister's share of the County population has continued to grow, from 52% in 1990 to 65% in 2000.

Projections

According to the U.S. Census, the City of Hollister had a population of 34,413 people in 2000. The California Department of Finance (DOF) estimates that Hollister had a population of 36,600 at the beginning of 2003. Between 2000 and 2020, the DOF projects that San Benito County will add 32,300 people to its population, an increase of approximately 59% of the current population.¹ In 2010, the DOF projects that there will be 72,000 people residing in the County. During the ten-year period between 2000 and 2010, the DOF is expecting an average annual growth rate during of 2.8%, well below the historical growth rate of the past decade. Estimating a countywide population of 71,425 in July 2009, and assuming that Hollister will continue to capture 65% of the County's population, it is projected that Hollister will have a population of 46,427 by the end of the current Housing Element planning period.

EMPLOYMENT TRENDS

Employment trends show a significant shift from agriculture and manufacturing jobs to service occupations during the 1990's. According to 1990 and 2000 Census data, the number of people employed in agriculture fell by 5.7% (10.2% in 1990 to 4.5% in 2000) during the ten-year period. The number of workers employed in manufacturing decreased by 4.9% (20.7% in 1990 to 15.8% in 2000). Conversely, the number of residents employed in the service sector rose by 9.2%, from 26.1% in 1990 to 35.3% in 2000.

During the same time period, as shown in Table 2 below, a dramatic shift occurred in commuting patterns. In 1990, 70% of Hollister residents worked in San Benito County. By 2000, just 51% of Hollister residents worked in San Benito County; nearly half of all residents are now commuting outside of the County for employment. Many of these residents work in Santa Clara County to the north, where high housing costs have compelled employees to look elsewhere for housing.

Table A2: County of Employment of Hollister Residents, 1990 and 2000

County of Employment	1990		2000	
	Number	Percent of Total	Number	Percent of Total
In San Benito County	5,797	70%	7,565	51%
Outside San Benito County	2,530	30%	7,143	49%
Total	8,327	100%	14,708	100%

Source: U.S. Census, 1990, 2000; Baird+Driskell/Community Planning

HOUSEHOLD CHARACTERISTICS

Households

According to the 2000 Census, there were 9,716 households in Hollister, an increase of 65% over the 1990 Census. The average household size in Hollister was 3.52 persons in 2000, continuing a trend of increasing household size in the City. In 1990, the average household size was 3.22 persons, up from 3.07 persons in 1980. The average household size in Hollister in 2000 is larger than that of San Benito County as a whole (3.32 persons), even though the county ranks second in average family size among all California counties. The state average household size is 2.87 persons. As shown in Table 3, households with three or more persons have increased over the last decade in Hollister, while those with one or two persons have decreased.

Table A3: Household Size

Household Size	2000		1990	
	Number	Percent	Number	Percent
1	1,235	13%	989	17%
2	2,222	23%	1,505	26%
3	1,728	18%	996	17%
4	2,008	21%	1,121	19%
5	1,268	13%	714	12%
6 or more	1,255	13%	559	10%
Total	9,716	100%	5,884	100%

Average Household Size: 3.52 persons 3.22 persons

Source: U.S. Census, 1990, 2000

If Hollister continues to maintain its average household size of 3.52 persons then the projected number of households in Hollister in 2009 would be 13,189. This would represent an increase of 3,473 house-

holds, or an increase of 36% over the current number of households in the City. This projection is consistent with the Regional Housing Need allocation of 3,154 units for Hollister for the 2001-2009 planning period.

Household Types

The Bureau of the Census defines a household as all persons who occupy a housing unit, including families, single people, or unrelated persons. Of the 9,716 households in Hollister in 2000, 83% were families (8,045 households), 13 percent were single person households (1,235 households), and 4% were comprised of unrelated people (436 households). About 37% (456 people) of the single person households were comprised of individuals age 65 or over. Household types

Figure A1: Households by Type

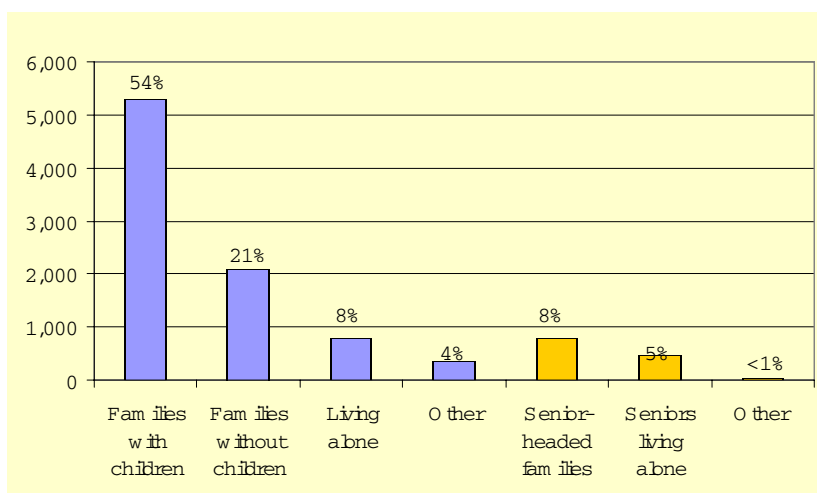


Table A4: Households by Type

	Families	Percent	Single Person	Percent	Unrelated	Percent	Total
Hollister	8,045	83%	1,235	13%	436	4%	9,716
San Benito County	12,893	81%	2,245	14%	747	5%	15,885
California	7,920,049	69%	2,708,308	23%	874,513	8%	11,502,870

Source: U.S. Census, 2000

are similar to those generally found in San Benito County. Compared to state averages, Hollister has a greater percentage of family households (83% compared to 69% statewide) and a smaller percentage of single-person households (13% compared to 23% statewide).

Household composition can also be indicative of the lack of affordability of the available housing stock. For example, the predominance of family households in Hollister, coupled with the large family size, has implications for the type of housing units needed in the City. But, at the same time, the City needs to plan for a diversity of household needs, including the development of a sufficient number of smaller units for single-person and two-person households, including units that meet the needs of seniors.

HOUSING TYPES

As of 2000, there were 9,954 total residential units in Hollister, a 60% increase over the previous Census count in 1990. The majority of resi-

Table A5: Housing Units by Type

Type of Structure	Number	Percent of Total	Subtotal	Percent of Total
Single Family				
1 unit, detached	7,390	74.2%		
1 unit, attached	532	5.3%		
Subtotal			7,922	79.6%
Multi-Family				
2 units	260	2.6%		
3-4 units	722	7.3%		
5+ units	743	7.5%		
Subtotal			1,725	17.3%
Mobile Home	307	3.1%		
Subtotal			307	3.1%
Total	9,954	100.0%	9,954	100.0%

Source: U.S. Census, 2000

dential units in Hollister are detached single family homes, comprising about 74%, or 7,390 units, of the total housing stock. The percentage of single family homes is similar to that found in San Benito County, where 77% of the housing stock is comprised of single-family detached units. Table 5 shows the breakdown of housing by type.

Vacancy Rate Trends

The vacancy rate is the percentage of the total housing stock that is vacant and-or available for sale or rent at any one time. Typically, a vacancy rate above 5% is considered acceptable to permit ordinary rental mobility. An overall vacancy rate between 5 and 6 percent is considered an indicator of a "healthy" local housing market.

The 2000 U.S. Census reported a vacancy rate of 2.1% for the City of Hollister, which indicates a tight housing market. In other words, the housing supply available is inadequate to meet the demand. The vacancy rate has decreased substantially since 1990, when the Census indicated a vacancy rate of 5.2% in Hollister. Hollister's vacancy rate is also lower than the countywide rate of 3.7%. This has implications for the choices people have in the housing market and can result in greater multi-generational and overcrowded households, as discussed below.

Housing Tenure

Tenure refers to whether a housing unit is rented or owned. According to Census data, there were 9,716 occupied housing units in Hollister in 2000. Of these units, 6,506 (67%) were owner-occupied and 3,210 were renter-occupied (33%). This is a dramatic increase in the homeownership rate since 1990, when just 55% of housing units were owner-occupied. The increase may reflect the fact that a higher proportion of single family homes were built during this time period in comparison to multi-family units. The homeownership rate in Hollister is similar to that found in San Benito County (68%) and higher than the statewide rate (57%).

Overcrowding

The U.S. Census defines overcrowded housing as units with more than one inhabitant per room, excluding kitchens and bathrooms. According to 2000 census data and as shown in Table 6, there are 1,690 overcrowded units in Hollister, which represents 17.3% of all occupied housing units. Of these, 329 units are severely overcrowded with 2 or more person per room. The incidence of overcrowding has increased since 1990 when 15.1% of housing units were reported as overcrowded. The overcrowding rate is slightly higher than that observed in San Benito County and across California (15% in both cases).

Overcrowding is a larger problem among renter-occupied units. There are 887 rental units that are overcrowded, representing 27.1% of all renter-occupied units. Of the owner-occupied units, 12.4% (803 units) were reported as overcrowded.

Overcrowding is not necessarily addressed by building larger units. While large families may suffer from overcrowding, single individuals and small families may also be affected by overcrowding when they double-up with other households in order to share housing expenses. Thus, housing policies that expand the supply of all types of affordable housing, in addition to affordable large units with more rooms, will help to alleviate overcrowding.

Table A6: Overcrowded Housing Units

Jurisdiction	Number of Overcrowded Households	Percent of Total Households	Owners	Percent of Overcrowded Households	Renters	Percent of Overcrowded Households
Hollister	1,690	17%	803	48%	887	52%
San Benito County	2,351	15%	1,063	45%	1,288	55%
California	1,748,352	15%	562,016	32%	1,186,336	68%

Source: U.S. Census, 2000

Age of Occupied Housing Units

The age of housing can be an indicator of the condition of the housing stock as a whole as older units tend to be in greater need of repair. Many building materials and systems, including roofs, decks and fences, exterior siding, major mechanical components, paving, and landscaping, have a life cycle of between 20 and 30 years. Housing units that are over 30 years old may require renovation in order to provide safe and sanitary conditions due to deferred maintenance. The cost of renovation can affect housing affordability over time, especially among seniors who may have little or no mortgage obligations but face substantial repair expenses.

As shown in Table 7, the majority of Hollister's housing units were built over the past 30 years. Approximately 23% of Hollister's housing stock was built since 1990, and 74% was constructed since 1970. However, the table also indicates an overall aging of the housing stock, with one-quarter of all units built before 1970.

Table A7: Age of Housing Units

	Number	Percent of Total
Built 1999 to March 2000	568	5.7%
Built 1995 to 1998	1,754	17.6%
Built 1990 to 1994	1,417	14.2%
Built 1980 to 1989	2,001	20.1%
Built 1970 to 1979	1,566	15.7%
Built 1960 to 1969	925	9.3%
Built 1950 to 1959	587	5.9%
Built 1940 to 1949	392	3.9%
Built 1939 or earlier	744	7.5%
Total	9,954	100.0%

Source: U.S. Census, 2000

Condition of Units

In general, the condition of the housing stock in Hollister is good. Still, there are areas where housing condition is an issue, especially in

the Redevelopment Project Area where a majority of the City's older housing units exist.

The City's Redevelopment Agency recently conducted a survey of 4,200 residential parcels within the Redevelopment Area. The report found that there were 846 units (20% of the units surveyed) with structural defects or in need of major improvements and approximately 26 units that were in need of replacement.

HOUSING COSTS, HOUSEHOLD INCOME, AND THE ABILITY TO PAY FOR HOUSING

Sales Prices and Rents

According to data provided by the San Benito Association of Realtors, the median price of a single family home in Hollister was \$383,000 in 2003. The average price of a single family home during the same period was \$408,048. Sales ranged from \$195,000 to \$950,000. As indicated in Table 8, resale activity and prices have varied month to month but have generally increased over the past year.

There have been far fewer sales of condominiums and townhouses in Hollister than of single family homes. As shown in Table 9, 38 condominiums and townhouses were sold in Hollister during 2003, compared to 641 single family homes in the same period. The median price of a condominium in Hollister was \$250,000 in 2003. The average price in 2003 was \$249,066.

Table A8: Recent Hollister Single Family Sales and Activity

Month	Number of Sales	Average Price	Median Price
January	35	400,196	365,000
February	52	391,150	353,500
March	60	382,228	359,500
April	53	395,879	375,000
May	46	388,000	369,000
June	62	406,465	385,950
July	56	403,570	379,450
August	62	402,249	384,950
September	55	416,971	389,000
October	66	433,043	394,500
November	44	428,464	414,000
December	50	446,835	421,500
Total for 2003	641	408,048	383,000

Source: Ray Pierce, Coldwell Banker, Hollister; and
Baird+Driskell/Community Planning

Table A9: Hollister Condominium and Townhouse Sales

Month	Number of Sales	Average Price	Median Price
January	2	254,500	254,500
February	1	246,000	246,000
March	1	240,000	240,000
April	3	231,000	250,000
May	4	251,975	246,450
June	5	233,380	245,900
July	4	253,375	245,750
August	2	245,700	245,700
September	5	253,680	254,900
October	5	254,000	260,000
November	1	264,000	264,000
December	5	258,880	278,000
Total for 2003	38	249,066	250,000

Source: Ray Pierce, Coldwell Banker, Hollister; and
Baird+Driskell/Community Planning

Rental Rates

Based on Census data, the predominant rental unit type in Hollister is a 2-bedroom unit. In 2000, a unit of this size rented for a median rate of \$750 per month. One-quarter of the rental housing stock is comprised of 1-bedroom units; the median rent of these units is in the \$500 to \$749 range. Three-bedroom units constitute 30% of the rental units, and the median rent for this size unit exceeded \$1,000 per month in 2000. The distribution of rents according to unit size is detailed in Table 10.

Table A10: Gross Rent of Renter-Occupied Units

Monthly Gross Rent	Studio	1-Bedroom Unit	2-Bedroom Unit	3 or More Bedroom Unit
Less than \$200	7	72	8	20
\$200 to \$299	14	61	9	22
\$300 to \$499	42	106	51	28
\$500 to \$749	63	291	551	149
\$750 to \$999	46	187	520	241
\$1,000 or more	24	87	100	514
Total	196	804	1,239	974
Percent of Total	6%	25%	39%	30%

Source: U.S. Census 2000; Baird + Driskell/Community Planning

The Housing Authority of the County of Santa Cruz establishes fair market rents for the County of San Benito. Instead of median rents (the point at which 50% of the units are rented for more and 50% are rented for less) the "fair market rent" is established at the 40th percentile of existing rents in the area, or the rent below which 40% of the units are rented. As of October 1, 2002, the "fair market rent" in San Benito County were as follows: Studio, \$571; 1-bedroom unit, \$672; 2-bedroom unit, \$841; 3-bedroom unit, \$1,172; 4-bedroom unit, \$1,371.

A six-month survey of apartments and single family homes listed in The Pinnacle newspaper from January through June 2003 indicated a median rent for one-bedroom units of \$750 per month. As detailed in Table 11, two-bedroom units were renting for \$1000 per month, and three-bedroom units were renting for a median price of \$1,500 per month. The median rent for a room in a single family home was \$488.

Table A11: Hollister Rent Survey, 2003

Housing Type	Number of Listings	Range of Rents	Median Rent
Room	39	\$400 - 650	\$488
1-Bedroom Unit			
Apt./Condo	6	\$610 - 800	\$713
Single Family	4	\$700 - 1,000	\$913
Mobile Home	1	\$600	\$600
Total	11		\$750
2-Bedroom Unit			
Apt./Condo	13	\$875 - 1,500	\$1,000
Single Family	10	\$800 - 1,400	\$1,125
Total	23		\$1,000
3-Bedroom Unit			
Apt./Condo	4	\$1,050 - 1,500	\$1,375
Single Family	39	\$1,150 - 2,100	\$1,500
Total	43		\$1,500
4-Bedroom Unit			
Apt./Condo	2	\$1,550 - 1,800.	\$1,675
Single Family	13	\$1650 - 2,100	\$1,800
Total	15		\$1,800

Source: The Pinnacle, January to June 2003; Baird+Driskell/Community Plann

Household Income

Income is defined as wages, salaries, pensions, social security benefits, and other forms of cash received by a household. Non-cash items, such as Medicare and other medical insurance benefits, are not included as income. The U.S. Census reported the median income of Hollister's households as \$56,104 (1999 dollars).

Household income in the City of Hollister is distributed as shown in Table 12 below. Figure 1, on page 5 of the Housing Element, shows household incomes for each category based on household size.

Table A12: Estimated Household Income Distribution

	Number of Households	Percent of Total
Very Low Income	2,431	25%
Low Income	1,854	19%
Moderate Income	2,259	23%
Above Moderate Income	3,248	33%
Total	9,792	100%

The Ability to Pay for Housing

It is generally expected that people can afford to pay about a third of their income on housing. Housing cost includes principal, interest, property taxes and insurance. It is therefore critical to understand the relationship between household income and housing costs to determine how affordable-or unaffordable-housing really is in a given area.

Housing that costs 30% or less of a household's income is referred to as "affordable housing." Because household incomes and sizes vary, the price that is considered "affordable" for each household also varies. For example, a large family with one small income might afford a different type of housing than a double-income household with no children.

Tables 13 and 14 indicate the rents and home prices that households at various income levels could be expected to pay if they were to spend 30 percent of their income on housing. The exact amount that they could pay would, of course, depend on the amount of downpayment they could afford and the specific terms of their mortgage. The information shown in the tables below are rough calculations, meant to demonstrate the "gap" between market prices and affordability at various incomes.

Table 13 shows that in most instances only above-moderate income

households can afford to purchase a home in Hollister. The median-priced condominium of \$250,000 is only affordable to above-moderate income single and moderate income two-person households. Similarly, only above-moderate four-person households can afford the median-priced single-family home of \$383,000. Moderate income four-person households can generally afford to purchase a home in the range of \$214,800 and \$322,000. Only 10% of the single family homes sold in Hollister in 2003 were in this range.

Rental units are generally affordable to low and moderate-income households in Hollister, as demonstrated in Table 14. However, very low-income households will have difficulty affording the median rent for an appropriately sized unit in Hollister.

Table A13: Estimate of the Ability to Pay for Sales Housing in Hollister (2003)

Household Size and Income Category	Monthly Income	Annual Income	"Rule of Thumb" Home Price at Four Times Annual Income	Median Priced Ownership Unit*	Gap Between "Rule of Thumb" Price and Median SFD Unit
Single Person					
Very Low Income	\$1,958	\$23,500	\$94,000	\$255,000	-\$161,000
Low Income	\$3,133	\$37,600	\$150,400	\$255,000	-\$104,600
Moderate Income	\$4,696	\$56,350	\$225,400	\$255,000	-\$29,600
Two Persons					
Very Low Income	\$2,238	\$26,850	\$107,400	\$255,000	-\$147,600
Low Income	\$3,579	\$42,950	\$171,800	\$255,000	-\$83,200
Moderate Income	\$5,367	\$64,400	\$257,600	\$255,000	\$2,600
Four Persons					
Very Low Income	\$2,796	\$33,550	\$134,200	\$401,975	-\$267,775
Low Income	\$4,475	\$53,700	\$214,800	\$401,975	-\$187,175
Moderate Income	\$6,708	\$80,500	\$322,000	\$401,975	-\$79,975

*Condominium ownership is assumed for single and two-person households; single family ownership is assumed for four-person household

Source: Baird + Driskell / Community Planning; San Benito County Association of Realtors

Table A14: Estimate of the Ability to Pay for Rental Housing in Hollister (2003)

Household Size and Income Category	Monthly Income	Rent @ 30% of Monthly Income	Expected Unit Size	Median Rent	Ability to Pay "Gap" for Rental Unit
Single Person					
Very Low Income	\$1,958	\$587	1 BR	\$750	-\$163
Low Income	\$3,133	\$940	1 BR	\$750	\$190
Moderate Income	\$4,696	\$1,409	1 BR	\$750	\$659
Two Persons					
Very Low Income	\$2,238	\$671	1 BR	\$750	-\$79
Low Income	\$3,579	\$1,074	1 BR	\$750	\$324
Moderate Income	\$5,367	\$1,610	1 BR	\$750	\$860
Four Persons					
Very Low Income	\$2,796	\$839	2 BR	\$1,000	-\$161
Low Income	\$4,475	\$1,343	2 BR	\$1,000	\$343
Moderate Income	\$6,708	\$2,012	2 BR	\$1,000	\$1,012

Source: Baird + Driskell / Community Planning; The Pinnacle, January to June 2003

Very-low income single individuals do have the option of renting a room in a single-family home provided that an adequate number of room rentals are available to rent. The median rent for a room is \$488 and would be affordable to very-low income one-person households.

Overpaying Households

According to the 2000 U.S. Census, 38% of Hollister households spend 30% or more of their household income on housing. Of renter households, 41% were reported as overpaying for housing. Thirty-six percent all owner households overpay for housing. The incidence of overpayment is substantially higher for very-low income households. As shown in Table 15, 69% of very-low income households overpay for housing, while 43% of low-income households and 38% of moderate income households reported overpaying for housing.

Table A15: Estimated Households Overpaying for Housing by Income Categories

Very-Low Income			
	Number of Households	Number Overpaying	Percent of Households
Renters	1,462	1,027	70%
Owners	862	576	67%
Total	2,323	1,603	69%

Low-Income			
	Households	Overpaying	Households
Renters	822	258	31%
Owners	890	484	54%
Total	1,713	742	43%

Moderate Income			
	Number of Households	Number Overpaying	Percent of Households
Renters	546	46	8%
Owners	1,554	758	49%
Total	2,099	804	38%

Source: U.S. Census 2000; Baird+Driskell/Community Planning

SPECIAL HOUSING NEEDS

In addition to overall housing needs, Hollister must plan for housing to meet the special need of the local workforce, seniors, people living with disabilities, farmworkers, the homeless, people with HIV/AIDS and other illnesses, people in need of mental health care, single parent families, single persons with no children, and large households. The discussion that follows in this section of the Housing Element analyzes special housing needs. Table 16 provides a summary breakdown of special needs households in Hollister based on data from the year 2000.

Seniors

As shown in Table 17, there are 1,273 households in Hollister headed by a person age 65 or older, representing 13% of total households. This is down from 19% in 1990 and 20% in 1980. The percentage of senior headed households is significantly lower than that found in San Benito County (16%) and generally found in California (19%), suggesting that Hollister is not adequately meeting the needs of its senior population.

Table A16: Summary of Special Needs Households in Hollister

	Owner Households	Renter Households	Total Households or Persons
Households			
Senior Headed Households	959	314	1,273
Large Households	1,643	880	2,523
Overcrowded Households	803	887	1,690
Female Headed Households	1,059	974	2,033
Persons			
Persons Living with Disabilities			5,309
Farmworkers			1,029
Homeless			80

Source: U.S. Census, 2000; California State Employment Development Department, 2000; Community Services Development Corporation, 2003

Table A17: Summary of Special Needs Households in Hollister

Jurisdiction	Number of Senior Households	Percent of Total Households	Senior Owners	Percent of Senior Households	Senior Renters	Percent of Senior Households
Hollister	1,273	13%	959	75%	314	25%
San Benito County	2,536	16%	2,022	80%	514	20%
California	2,162,487	19%	1,623,002	75%	539,485	25%

Source: U.S. Census, 2000

Many seniors have special housing needs, such as the need for smaller and more efficient housing, for barrier free and accessible housing, and for housing with health care and/or personal services. Typical housing to meet the needs of seniors includes smaller attached or detached housing for independent living (both market rate and below market rate), second units, shared housing, age-restricted subsidized rental developments, congregate care facilities, licensed facilities, and skilled nursing homes.

Existing services and housing projects targeted to the elderly in the City of Hollister include the following:

- Prospect Villa Prospect Villa II, Prospect Villa III
- Housing Rehabilitation Program

Large Families

Large households, defined as households with five or more persons, tend to have difficulties purchasing housing because large housing units are less affordable and rental units with three or more bedrooms are typically more difficult to locate. Large families with limited incomes may be forced to live in overcrowded units with insufficient rooms due to the prohibitive costs of larger units.

The 2000 Census data (see Table 18) show that 26% of San Benito's households, or 2,523 households, were "large families," i.e., households with five or more people. This is up from 22 percent in 1990 and 20 percent in 1980. Hollister has a greater percentage of large households than San Benito County (23%), and a substantially greater percentage of large households than that observed statewide (16%). The Census data show that 65% of larger households in Hollister live in owner-occupied units and 35% in renter-occupied units.

Table A18: Large Households, 2000

Jurisdiction	Number of Large Households	Percent of Total Households	Owners	Percent of Large Households	Renters	Percent of Large Households
Hollister	2,523	26%	1,643	65%	880	35%
San Benito County	3,598	23%	2,284	63%	1,314	37%
California	1,836,337	16%	1,031,558	56%	804,779	44%

Source: U.S. Census, 2000

From a supply standpoint, separate from affordability, there is a sufficient supply of large housing units in Hollister. As shown in Table 19, 30% of Hollister's rental units have three or more bedrooms, which is a relatively high proportion of large rental units.

Table A19: Large Housing Units with 3 or More Bedrooms, 2000

Jurisdiction	Number of Large Units	Percent of Total Units	Large Ownership Units	Percent of Owner Units	Large Rental Units	Percent of Rental Units
Hollister	6,182	63%	5,190	80%	992	30%
San Benito County	10,291	65%	8,539	79%	1,752	35%
California	5,450,325	47%	4,534,549	39%	915,776	18%

Source: U.S. Census, 2000

The higher incidence of large households appears to be accommodated in Hollister with a greater percentage of large housing units with three or more bedrooms. Table 20 shows that 80% of the ownership units and 30% of the rental units in Hollister have three or more bedrooms. This is a significantly higher percentage of large units than that found across the state. Statewide just 39% of ownership units and 18% of rental units have three or more bedrooms.

For above-moderate income households, Hollister's housing stock offers a choice of housing to large families. However, there are likely

many large households who cannot afford to rent or buy as much housing as they need.

Female-Headed Households

Female-headed households may need affordable housing with day care and recreation programs on site or nearby, in proximity to schools and access to services. These households, like many large households, may have difficulty in finding appropriately sized housing. Despite fair housing laws, discrimination against children may make it more difficult for this group to find adequate housing. Women in the housing market, including but not limited to, the elderly, low and moderate income earners and single parents, face significant difficulties finding housing. Both ownership and rental units are extremely expensive relative to the incomes of many people in this demographic.

According to the 2000 U.S. Census there are 2,033 households headed by females in Hollister, which accounts for 21% of all households in the City (see Table 20). Of these households, 1,059 (52%) are owner-occupied and 974 (48%) are renter-occupied. Ownership rates are lower than those generally found in Hollister (67%) but higher than the ownership rate of male-headed households of (45%).

Table A20: Female-headed Households

Jurisdiction	Number of Female- headed Households	Percent of Total Households	Owners	Percent of Female- headed Households	Renters	Percent of Female- headed Households
Hollister	2,033	21%	1,059	52%	974	48%
San Benito County	3,148	20%	1,760	56%	1,388	44%
California	3,313,163	29%	1,502,118	45%	1,811,045	55%

Source: U.S. Census, 2000

Approximately 21% of female-headed households are below the poverty level. This is a marked improvement over 1990, when 70% of female-headed households lived below the poverty line.

Farmworkers

Agriculture is one of San Benito County's main industries. According to the California Department of Finance, there were 562 farms in San Benito County in 1997, comprising 511,571 acres, or 57.5% of the County's land area. Major crops include salad greens, lettuce, bell peppers, onions, and other vegetables and fruits. Other major agricultural commodities include nursery products, livestock and livestock products, and grapes for wine production. According to a 2002 survey published by the California State Department of Employment Development Department (EDD), food crop farmworkers' wages range from \$6.75 to \$10.00 per hour, with median wages of \$7.00 and \$8.13 per hour according to level of experience. Agricultural labor does not necessarily constitute full-time employment; workers are paid only when they are cultivating or harvesting crops. Peak season for farm labor is from June through October. Some farmworkers leave the area when work is not available; others live in San Benito County throughout the year and work only on a seasonal basis or supplement their incomes with other part-time work.

Farmworkers are considered a special needs group because the income earned is generally low, job skills are limited, the periods of labor are often seasonal, and the need for housing varies from transitory to permanent. Farmworkers may be full-time, seasonal, or migrant workers. In most instances, full-time farmworkers constitute very-low income households, and their housing needs are typically for affordable rental units near their place of employment.

Adequate unit size is also an important consideration. Seasonal farmworkers may also reside in Hollister or San Benito County, but, since they must find part-time work in the off-season and employment may

be sporadic, their incomes may be lower than full-time farmworkers. Seasonal workers may have even more difficulty finding affordable housing. Migrant farmworkers arrive during the cultivating or harvesting of crops and leave when work is not available. Generally, migrant workers will seek housing in labor camps or rental units, or will resort to vehicles or housing encampments in the rural areas of the County. Migrant workers may live in overcrowded conditions or substandard facilities if there is not a sufficient supply of safe and adequate housing for migrant laborers. A portion of the farmworkers may be undocumented foreign workers. This group is difficult to determine since migrant workers fearing deportation are not likely to come forward and identify themselves.

Number of Farmworkers

The U.S. Census reported 1,119 individuals age 16 and over employed in farming occupations in San Benito County. Of these, approximately 50%, or 561 persons, resided in Hollister. This statistic represents a decrease from 1990, when 626 persons were employed in farming. In 2000, farmworkers represented 3.7% of the employed population, down from 7.4% in 1990.

However, the level of farmworker employment is not steady throughout the year, and the exact number of permanent, seasonal and migrant workers is difficult to determine. The peak employment period for seasonal and migrant laborers is from June to October. During 2000, the California State Employment Development Department (EDD) estimates farm employment in San Benito County averaged 2,058 workers per month. This level rose from an estimated January low of 1,170 to a July high of 3,360. Assuming Hollister's share of the farmworker population, as indicated in the U.S. Census, is 50%, the City's estimated total farmworker population averages 1,029 per month and ranges from 585 to 1,680 in peak season.

Profile of the Farmworker

A 2000 survey of farmworkers working in the Salinas and Pajaro Valleys of neighboring Santa Cruz and Monterey Counties revealed some interesting facts about farmworker characteristics and housing needs (<http://www.appliedsurveyresearch.org/products/FarmworkerPresentation.ppt>). While the study did not include farmworkers from San Benito County, the general findings and conclusions are relevant. The surveys were conducted from October through November of 2000, and thus, are likely to underrepresent migrant and seasonal workers. Of the 780 farmworkers interviewed, the survey found that:

- 60% were male and 40% were female
- 97% were Spanish-speaking
- 74% had less than a 7th grade education
- 93% considered California a permanent place of residence
- 67% were married with children

The median income of farmworkers in Santa Cruz County in 2000 was \$14,00 per year and in Monterey County it was \$11,000 per year, well below the federal poverty level of \$17,050. Average household size was found to be 5.3 persons per unit; this compares to an average household size of 3.52 in Hollister. Approximately 41% of farmworkers lived in multi-family housing, 32% lived in single family residences, 10% lived in mobile homes or trailers, and the remaining number lived in rooms or garages. In terms of affordability, 57% of farmworkers pay more than 30% of their income on housing, and 35% pay more than half of their income on housing.

Farmworker Housing

A labor camp is defined as a facility with five or more agricultural employees. The type of labor camp can vary from a house to a facility with multiple units. The Community Services Development Corporation is currently remodeling a labor camp located on Southside Road, just outside the city limits, that will provide housing for 286 unaccom-

panied adult migrant workers. The project is expected to be completed and operational by summer of 2004. The San Benito County Migrant Housing Center also operates a labor camp for married farmworkers families in 15 two-and three-bedroom cabins.

People Living with Physical or Mental Disabilities

People living with disabilities represent a wide range of different housing needs, depending on the type and severity of their disability as well as personal preference and life-style. The design of housing, accessibility modifications, proximity to services and transit, and group living opportunities represent some of the types of considerations and accommodations that are important in serving this need group. Incorporating barrier-free design in all new multifamily housing is especially important to provide the widest range of choice. Doing so is also required by the California and Federal Fair Housing laws. Special consideration should also be given to the issue of income and affordability, as many people with disabilities may be in fixed income situations.

The 2000 U.S. Census reported 5,309 individuals with a disability in Hollister, representing 15.4% of the City's population. Of these, 1,590 people, or 4.6%, have a physical disability. There are 3,743 individuals, age 21-64, with any type of disability, accounting for 19.6% of the age group. Of these people, approximately 42% are not employed. In addition, there are 830 disabled seniors in Hollister, comprising 40% of people over age 65.

Chapter 671, Statutes of 2001 (Senate Bill 520) requires localities to analyze potential and actual constraints upon the development, maintenance and improvement of housing for persons with disabilities and to demonstrate local efforts to remove governmental constraints that hinder the locality from meeting the need for housing for persons with disabilities. In addition, as part of the required constraints program, the element must include programs that remove constraints or provide

reasonable accommodations for housing designed for persons with disabilities.

The City of Hollister has reviewed all of its zoning laws, policies and practices for compliance with fair housing laws and has found them to be in compliance with the Americans With Disabilities Act (ADA). While the City has not developed formal housing policies or programs for the disabled population, Hollister does provide reasonable accommodation for persons with disabilities with respect to zoning, permit processing, and building laws.

Most publicly owned facilities in the City, including City Hall, the Veterans Administration Building, the Park and Recreation Administrative Offices, the Building and Engineering Division Offices, Dunne Park Community Building, the West Street Community Center and the Briggs Facility have been retrofitted so that they are fully accessible to disabled residents. In addition, the City is in the process of systematically retrofitting pedestrian walkways with handicap ramps. Where accessibility may impede a disabled person's ability to participate in a public meeting, the City provides reasonable accommodation with 48-hour notice.

The Community Development Department of Hollister provides personalized service to each resident. Requests to modify homes to meet the needs of the disabled are handled on a case-by-case basis, with staff working closely with applicants to accommodate their needs. The Community Development Department reviews applications for wheelchair ramps, lifts, and elevators at the staff level, and the City has demonstrated its willingness to relax development standards, including lot coverage and setback requirements, in order to accommodate the construction of these projects. While Hollister does not have separate parking standards for projects accommodating the needs of disabled persons other than those mandated by the ADA, the City Council does have the authority to modify parking standards to accommodate the needs of the disabled. The City has the flexibility to allow for the

reduced on-site parking in order to accommodate ADA accessibility facilities (ramps, etc.) on a case-by-case basis. The City also has the ability to offer reduced parking standards for a housing development for the disabled, where warranted.

The City of Hollister rigorously applies State law requirements for accessibility and adaptability standards for the handicapped. The City has adopted the Uniform Building Code and various zoning provisions, which are consistent with and support ADA requirements. There are no restrictions preventing the installation of lowered countertops, widened doorways, adjustable showerheads, or other adaptations that meet the needs of the disabled. The Building Department administers Title 24 provisions consistently for all disabilities-related construction and all new apartment, town home and condominium units consisting of five or more dwellings must meet Title 24 standards. The Building Division provides information on accessibility and adaptability standards and enforces these requirements through the building permitting process.

Group homes with under seven occupants are permitted by right in all residential zoning districts. The City does not restrict the siting of group homes nor require a minimum distance between group homes, and the City does not have any occupancy standards in the zoning code that apply specifically to unrelated adults. If a group home contains more than six clients or is located in a non-residential zone, Planning Commission approval of a Use Permit is required.

Hollister has consistently demonstrated its ability and willingness to comply with the ADA and to provide reasonable accommodation for the disabled, and the City will be considering formally adopting a policy that ensures reasonable accommodation and equal access to housing for people with disabilities in the City's zoning, permit processing and building codes. In implementation of this policy, the City could also consider formally adopting exceptions to lot coverage and setback requirements for the exterior construction of wheelchair ramps.

Individuals and Families Who Are Homeless

Individuals and families who are homeless have perhaps the most immediate housing need of any group. They also have one of the most difficult sets of housing needs to meet, due to both the diversity and complexity of the factors that lead to homelessness, and to community opposition to the siting of housing that serves homeless clients.

The Community Services Development Corporation, a non-profit organization dedicated to providing affordable housing, reports that homelessness in San Benito County is a hidden problem. It is unusual to see homeless individuals on the streets. Instead, homeless people may live in encampments in isolated areas or in vehicles. Many live in substandard and unhealthy conditions (e.g., overcrowded, blighted housing such as garages and shacks) or move from home to home of friends or relatives.

The San Benito County Community Services and Workforce Development offers two types of homeless shelter programs. The first is a transitional homeless shelter that provides emergency shelter for six months for homeless families and helps them to secure permanent housing. The shelter maintains 16 mobile homes with two and three bedroom units that can accommodate families with two to seven members. The program provides services for parents to seek and maintain employment or to gain the skills necessary for obtaining employment. Assistance is provided in locating and securing permanent housing. There is a waiting list of 209 families to enter the shelter.

The second homeless shelter program offered by the San Benito County Community Services and Workforce Development provides temporary, emergency shelter during the winter months (December through March) for homeless families. The County uses 15 vacant cabins at the Migrant Housing Center that provide two and three bedroom units for families.

REGIONAL HOUSING NEEDS DETERMINATIONS

One unique aspect of State Housing Element law is the idea of "regional fair share." Every city and county in the State of California has a legal obligation to respond to its fair share of the projected future housing needs in the region in which it is located. While State law prescribes specific requirements for housing elements, the focus of the City of Hollister's new Housing Element will go beyond merely meeting these standards. It represents an opportunity to examine in detail critical housing needs and challenges in the community. Because the Housing Element is being updated as part of a comprehensive update of the City's entire General Plan, it will provide strategies integrated with related issues such as land use, design, traffic capacity, economic development, adequate infrastructure, and others.

The California Government Code (Section 65584) requires each Council of Governments (COG) to periodically distribute the state identified housing need for its region. Although state law includes the availability of suitable sites and public facilities among the criteria for apportioning a region's housing needs, the application of these criteria should not be used as a pretext for reducing a jurisdiction's share based on past land use or planning practices which have limited the availability of sites or public facilities for new development. The methodology must recognize legitimate environmental or other barriers that could constrain a jurisdiction from meeting its housing needs.

The number of dwelling units allocated to each COG member should be considered as minimum growth needs. Nothing in the RHNP restricts or prohibits COG members from planning for a higher number of dwelling units than its regional allocation.

Under State law housing need is divided into the four income categories of housing affordability. The U.S. Department of Housing and Urban Development (HUD) has established household income cate-

gories based on a proportion of the area's median family income as described below:

- Very-Low Income: Below 50% of the area's median household income.
- Low Income: 50-80% of the median.
- Moderate Income: 80-120% of the median.
- Above Moderate Income: Above 120% of the median.

HUD establishes income limits by area or county, rather than by individual city. Hollister's income limits are based upon the median household income of San Benito County. Since 65% of the county's population resides in Hollister, the established income limits can reasonably be expected to reflect the true income categories of Hollister households. Income limits for all income categories are adjusted for household size, so that larger households have higher income limits than smaller households. Income limits are updated annually and can be accessed online at California Department of Housing and Community Development's website at www.hcd.ca.gov. Table 21 describes the income limits by category and household size for Hollister and all jurisdictions in San Benito County.

Table A21: San Benito County 2003 Household Income Schedule

Family Size	Extremely Low 35%	Very Low 50%	Low 80%	Median 100%	Moderate 120%
1	\$14,100	\$23,500	\$37,600	\$46,950	\$56,350
2	\$16,100	\$26,850	\$42,950	\$53,700	\$64,400
3	\$18,100	\$30,200	\$48,300	\$60,400	\$72,450
4	\$20,150	\$33,550	\$53,700	\$67,100	\$80,500
5	\$21,750	\$36,250	\$57,950	\$72,450	\$86,950
6	\$23,350	\$38,900	\$62,250	\$77,850	\$93,400
7	\$24,950	\$41,600	\$66,550	\$83,200	\$99,800
8	\$26,550	\$44,300	\$70,850	\$88,550	\$106,250

Source: California Department of Housing and Community Development, effective April 9, 2003

Council of San Benito County Governments RHNP

The Council of San Benito County Governments (COG), comprising the cities of Hollister, San Juan Bautista, and the County of San Benito, set forth a Regional Housing Needs Plan (RHNP) for the 2001-2008 planning period (since extended to 2009). The plan is based on countywide housing projections developed by the California Department of Housing and Community Development (HCD). The portion of the statewide housing need assigned to the Council of San Benito County Governments totals 3,890 dwelling units, as shown in Table 22 below.

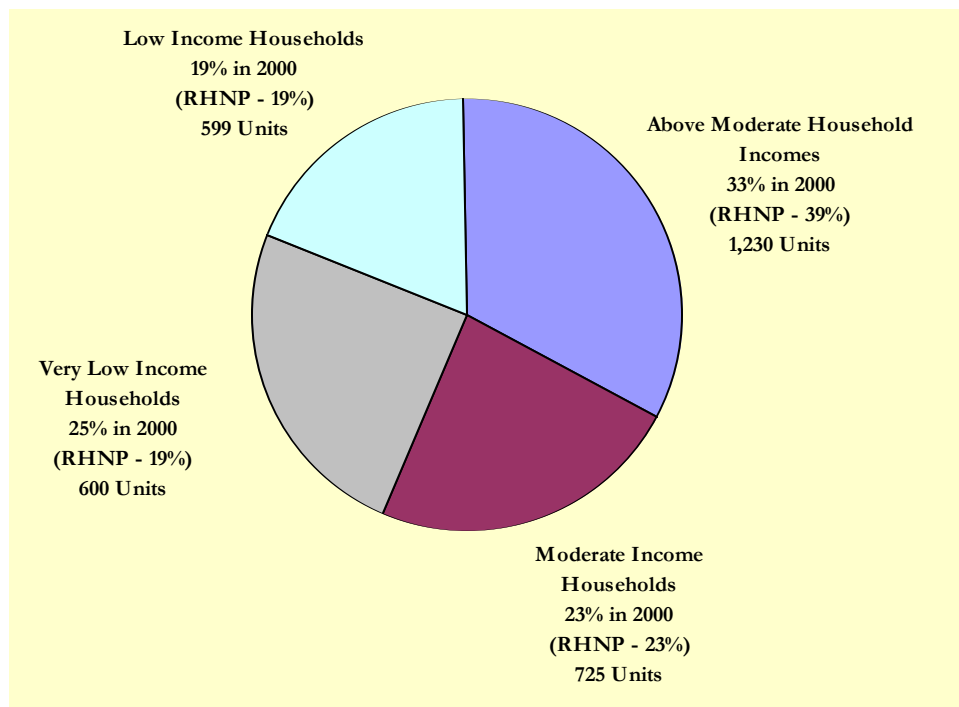
Table A22: Regional Housing Needs Allocation for San Benito County Governments

	Very Low	Low	Moderate	Above Moderate	Total
	19%	19%	23%	39%	
Hollister	600	599	725	1,230	3,154
County of San Benito	118	118	143	241	620
San Jaun Bautista	22	22	27	45	116
Total	740	739	895	1,516	3,890

Source: Council of San Benito County Governments Regional Housing Needs Plan, January 1, 2001 through June 30, 2009

Hollister's allocation of its fair share of the regional housing need is 3,154 units between January, 2001 and June, 2009. This represents 81% of the San Benito County total. The income breakdown for these units is shown above and in Figure 3 below. By comparison, the fair share of affordable housing allocated to the City during the last Housing Element update cycle was 1,945 units between 1991-1997.

Figure A2: Current Breakdown of Hollister Households by Income Category (Year 2000) Compared to the Regional Housing Needs Plan (RHNP) Income Breakdown



The major goal of the RHNP is to assure a fair distribution of housing among cities and county so that every community provides an opportunity for a mix of housing affordable to all economic segments. Each COG member's share of the regional housing need must be used in that member's housing element as the local goal for accommodating additional housing. The housing allocation targets are not development requirements, but goals for each community to accommodate through appropriate planning policies and land use regulations. These are not housing unit quotas that jurisdictions must achieve within the time frame of their next housing element update. Allocation targets are intended to assure that adequate sites and zoning are made available to address anticipated housing demand during the planning period and that market forces are not inhibited in addressing the housing needs of all economic segments of a community.

The Regional Housing Needs Plan is based on assumptions for (1) employment-generated population growth; (2) growth in agricultural employment (expected to be minimal); (3) historic patterns of population growth (1990-2000); (4) that the primary employment center will continue to be Hollister and San Juan Bautista, and employment generated housing demand will affect these two communities the most; (5) the residence and commuting patterns of the percentage of homeowners relative to renters should remain stable between 2001 and 2008; (6) the City of Hollister and some of the unincorporated areas of the County will be affected more by commuter-driven population growth than by employment generated population growth; and (7) the relative change in income distribution for each COG member jurisdiction is based on the change reported by the Census Bureau for the period 1990 to 2000.

It is noteworthy that Hollister is expected to have a substantially higher number of low-income households in comparison to the county at-large, while San Juan Bautista and the unincorporated county area are expected to have substantially smaller percentages of low-income households. Nevertheless, it is also noteworthy to compare the RHNP distribution to the current breakdown of households by income in Hollister.

WHERE CAN WE PUT NEW HOUSING?

Approved Development Projects

A building moratorium has been effect in the City of Hollister since May, 2002 due to inadequate sewerage capacity. Prior to the imposition of the building moratorium, 1,194 new housing units had been approved and/or allocated for development. These projects are expected to be constucted once the new sewerage treatment plant is

completed in December 2008:

- **Vista Meadows.** This 72-unit low-income senior housing project is being developed by South County Housing, one of the largest non-profit developers of affordable housing in the region. The 3-acre site is located on Park Street and is zoned R-3S.
- **Westside Apartments.** This project is being developed by Community Services Development Corporation, a non-profit affordable housing developer located in Hollister. The project is located on a 2-acre site on Westside Blvd. and San Juan Road that is zoned R-3. The development will serve large, low-income families and will contain 11 three and four bedroom units, outdoor common space, and a play area for children.
- **Palm Court Apartments.** The City of Hollister Redevelopment Agency (RDA) is currently working with the Community Services Development Corporation (CSDC) to replace 12 dilapidated housing units with new three and four bedroom apartments on this 1-acre site located on Line Street. Units will be replaced as tenants voluntarily leave. All new units will be affordable to low-income families. The RDA is providing a \$1 million low-interest loan to this project.
- **Hillview.** South County Housing is developing 25 single family houses for low-income households on this 2-acre site on Buena Vista. Homes are expected to be approximately 1,800 square feet on 6,000 square foot lots. The property is zoned R1.
- **Estancia Senior Village.** Warmington homes is developing a planned unit development (PUD) housing project targeted to the senior market on a 12-acre site zoned R-3PD. The project will contain 170 units approximately 1,100-1,200 square feet in size. Forty percent of the units, or 68 units, will be deed-restricted as low-income housing, and the remaining 60%, or 102 units, will be market-rate housing affordable to moderate income households.
- **West of Fairview.** Award Homes is developing 677 housing units on 125 acres, zoned West Fairview Road District (RWF) in the West of Fairview Specific Plan Area. There will be 517 single family dwelling units, 100 apartment units with fifty multi-family rental units designated very low income, fifty multi-family units designated as low-income units and 30 garden homes will be reserved for moderate income households.
- **Intravia Duplex.** A duplex has been approved on San Benito Street in the Central Residential (RD) District. The two market-rate units

will be affordable to moderate-income households.

- **Market Rate Lots:** There are an additional 232 market rate dwelling units that can be constructed when the moratorium lifts from the following developments: Anderson Homes - 6; Cerra Vista 4 - 20; Eden West - 55; Hillock Ranch - 41; La Baig Phases 7&8 - 17; Palmtag Subdivision - 2; Walnut Park Units 8A and 8B - 32; Valley View Phases 3&6 - 14.

Additional Housing Capacity

Appendix B includes inventories of vacant residential and the new mixed use land use designation based on General Plan Land Use Map 2. Table B-2 of Appendix B lists the acreage of developable lands in the city limits. In addition to the 1,194 dwelling units that have been developed as lots and/or approved for development or with allocations, there is capacity for over 4,000 housing units just in the city limits with services available after the moratorium is lifted. Potential development from approved/allocated development and vacant land in the city limits exceeds the entire new construction need of 3,154 units. The majority of the developable land would be at sites with densities greater than eight units per acre. The ability to develop lands with higher development densities will fulfill Housing Element goals and

Table A23: Additional Housing Capacity Resulting From Proposed Changes In Residential Land Use

Land Use	Existing Land Area (Acres)	Proposed Land Area (Acres)	Net Change	Density Range	Typical Density	Additional Housing Capacity
Low Density/ Single Family	3,066	3,235	+163	1 - 8	6	978
Medium Density/ Two-Family	238	326	+87	8 - 12	10	870
High Density/ Multi-Family	186	375	+186	12 - 35	24	4,464
Mixed-Use	n/a	136	+136	25 - 40	32	2,080 ¹
Total	3,490	4,072	+572			8,392

Source: Moore Iacofano Goltsman Inc. (2003)

¹Build out is based on 50% of acreage because some areas will be developed for commercial.

programs to stimulate construction of a variety of housing types and more multi-family housing for all segments of the community.

The City of Hollister is adopting a land use plan that zones additional land for all residential land use categories and provides for phased annexation of land in the surrounding Planning Area and increases the areas for higher density development and mixes residential into some commercial areas. Table 23 below shows that an additional 572 acres will be zoned for residential use over the General Plan planning period. Of this land, the single family district will gain 163 acres and will increase by approximately 5.5%. The two-family district will increase by 87 acres, an additional 37% over the current land area. Land zoned for high density will increase substantially by 102% with 186 additional acres designated for multi-family development.

Mixed Use

The City is creating a new 136-acre Mixed Use zoning district that will encourage retail ground floor uses with a mix of office and residential uses on one to two floors above the ground level. The proposed Mixed Use district falls within the Redevelopment Agency Project Area and future sphere of influence expansion areas. Many incorporated lots are currently vacant, while others contain commercial and industrial uses. The City is considering a density range of 25 to 40 units for the mixed-use area, with a mid-range value of 32. At this density, housing capacity exists for 2,080+ units. It is expected that market-rate units built within the mixed-use district will be affordable to low and moderate income households.

An additional 50 acres could be available for reuse over the long term as some industrial land uses transition out of the downtown area and east of downtown (see Table B-2 of Appendix B) and the upper floors of some of the commercial structures in the Downtown Commercial Mixed Use designation are converted to housing.

Infill Annexation

Tables B-2, B-3, and B-4 provide inventories of potential build-out from lands in the city limits, and annexation areas including the sphere of influence and the phased sphere of influence amendments shown in Map 6 Phases strategy. The City has prioritized infill development in the Sphere of Influence. There is potential for development of over 5,000 dwelling units in the Sphere of Influence (see Table B-3). The City has also prepared a map of unincorporated residential lands in the LAFCO Sphere of Influence that are substantially surrounded by the city limits with services available. These lands could be the first priority for annexation when the sewer moratorium is lifted. There are also about 78 acres of land in single ownership but with split jurisdictional boundaries. The entire area is designated High Density Residential with 22 acres in the city, 27 acres in the sphere and 31 to be annexed to the sphere. These islands and combined ownership properties represent about 2400 housing sites.

The changes in land use as shown in Table A-23 provide additional housing capacity for 8,392 units, far in excess of the 3,154 units needed in the current planning period. It is clear that the City has sufficient land to meet its regional housing needs; however, the City's ability to develop residential units is constrained by the regulating limitation of Measure U. The rate of development is expected to be constrained by the City's ability to provide adequate infrastructure, including water supply and wastewater treatment, to new housing units.

Second Units

The City estimates that approximately 20 second units were developed over the last planning period. Changes in the second unit regulations and approval process, as described elsewhere in this Housing Element, are expected to increase second unit development to an estimated 50 units over the current planning period.

Table A24: Deed Restricted Affordable Developments in Hollister

	Project Size	Type and Population Served	Expiration Date of Subsidy	Deed Restriction Source	Date Built	Tenure of the Units	Ownership /Mgmt.
Hollister Plaza	116	Low-Income	7/31/2002	Section 8;		Rental	Lado Del Rio
Lado del Rio	42	Low-Income	2001	Section 515 rrh	1982	Rental	
Park Street Prospect Ave. Sr. Apts.	40	Low-Income	2003	Section 515 rrh		Rental	
	20	Low-Income Senior Very Low Income	2005	Section 515 rrh		Rental	Hollister Investor Group Hollister Investor Group Hollister Investor Group
Prospect Villa Apts. I	14	Senior and Very Low Income	2009	Section 515 TCAC	2003	Rental	
Prospect Villa Apts. II	42	Senior and Very Low Income	2028	Section 515 TCAC	1992	Rental	
Prospect Villa Apts. III	30	Senior and Income	2028	Section 515 TCAC	1996	Rental	

Source: U.S. Department of Agriculture CA Rural Development Office, February 2003; California Housing Partnership Corporation, May 2003; Lado Del Rio Investors;

"AT RISK" HOUSING

Government Code Section 65583 requires each city and county to conduct an analysis and identify programs for preserving assisted housing developments. The analysis is required to identify any low income units that are at risk of losing subsidies over the next 10 years. Table 24 identifies deed restricted affordable housing developments in Hollister.

Many of the deed-restricted affordable housing developments in Hollister utilize the Rural Development's Section 515 direct mortgage program. This program granted 40-year loans with a 1% interest rate. Many loans were repayable in 20 years, and all projects had Section 8 or rental assistance.

- Lado Del Rio. The Lado Del Rio is a 22-year old apartment complex with 42 townhouses available for rent. Lado Del Rio Investors, a private investment group, owns the property. The development serves the low-income population, and many residents

hold Section 8 certificates. A Section 515 loan provided original financing for the development in 1982. In 2002, the property owners reviewed the loan and decided not to prepay. There are no plans to prepay the loan, and the property owners intend to maintain the property as affordable housing for low-income households. The housing units are in need of major rehabilitation, and the City of Hollister Code Enforcement Department has issued health and safety violations. The property owners state that they need approximately \$1 million for repairs and upgrades. The Lado Del Rio development is in the City's Redevelopment Project Area and has been identified as a project in the Hollister Community Development Plan. The City will continue to work with the property owners to provide financial assistance as appropriate and to assure the continuing affordability of the units.

- Prospect Villa Apartments. Prospect Villa comprises three developments, each owned by a separate privately owned investment group. All developments provide rental housing units for very-low income seniors or disabled persons. Prospect Villa I was closed in recent years, completely rebuilt, and reopened in December of 2002. All three developments are not at risk of conversion to market-rate housing during the next ten years.

POTENTIAL NON-GOVERNMENTAL CONSTRAINTS TO HOUSING

State law requires an analysis of potential and actual governmental and non-governmental constraints to the maintenance, improvement, and development of housing for all income levels. The Housing Element must identify ways, if any, to reduce or overcome these constraints in order to meet the City's housing needs.

Land and Construction Costs

A number of costs are involved in the development of housing. These include the cost of land, materials, labor, financing, fees and associated development requirements, sales and marketing costs, and profit.

Because many of these costs are determined by economic markets, it is difficult for a local government to mitigate or reduce them. A jurisdic-

tion's land use policies, however, do directly influence the value of developable land.

Vacant land within the city limits is extremely limited. In addition, developable land is currently subjected to the City's Growth Control Measure and moratorium. According to local realtors, a lot zoned R-1 with a lot size between 4,500 and 6,500 square feet typically sells between \$150,000 and \$160,000. Larger lots of 1 acre or more are found outside of the city's limits in the unincorporated area of San Benito County. As an example of land costs, a developer of a 297-acre subdivision containing 35 lots, improved with undergrounded utilities, is currently marketing 1+ acre lots for \$320,000 to \$335,000. These are intended to be improved with high-end homes that are affordable to above-moderate incomes.

Construction costs vary depending upon the type of materials and finishes used. According to local developers, hard costs for construction of production housing typically range from \$60 to \$70 per square foot. Including the cost of land, site improvements, and development fees, a typical house will cost approximately \$200 per sq. ft. or, for example, \$400,000 for a 2,000 sq. ft. single family unit. The cost to custom-build a single family detached house can exceed \$200 per square foot. Thus, a 2,500 square foot home may incur construction costs of \$500,000, including land costs. The final cost of this home would be approximately \$825,000. Both production-type housing and custom-built housing is sold at prices beyond the reach of moderate-income households in Hollister.

Sewer Treatment and Transmission Capacity

The City treats domestic and industrial wastewater at the Domestic Wastewater Treatment Plant (DWTP), located on the west side of the City, on the north side of Highway 156. The plant has a permitted capacity of 2.69 million gallons per day (mgd). In mid-2000, the plant had an effective disposal capacity of 2.50 mgd. Additional capacity has

historically been provided at the City's Industrial Wastewater Treatment Plan (IWTP). The permitted capacity for the IWTP during the cannery season is 3.5 mgd plus an incremental amount of domestic and industrial wastewater. Currently the incremental capacity is 0.18 mgd. During the non-cannery season, the permitted capacity is 1.72 mgd.

Capacity limitations for the City's wastewater treatment plant led the City Council to adopt an emergency ordinance that suspended all new construction in the City until the deficiencies were corrected to the satisfaction of the Regional Water Quality Control Board.

The City is currently developing a long-term wastewater management program and taking steps to improve the existing sewerage treatment facility. In 2003, the City constructed new headworks at the Domestic Wastewater Treatment Plant in order to accurately measure influent flow volumes and constructed emergency storage ponds. The City implemented an interim treatment process to improve quality and has funded water conservation measures. Also, the City initiated a hydrologic study that will characterize ground and surface water conditions in the vicinity of the treatment plants. An initial data inventory was completed and additional monitoring sites selected. The project will be completed in May of 2004.

The City is developing alternatives for construction of a new wastewater treatment facility and will make a final selection of the preferred treatment and disposal process in the spring of 2004. Construction of a new treatment facility is scheduled for completion in October of 2005. The new facility will most likely have a capacity of 4.0 mgd and will be adequate to serve the needs of the 13,108 housing units projected in this Housing Element.

Water Capacity

The City of Hollister is served by the City water system in the west and central area and the Sunnyslope County Water District (SCWD) in the east and southeast portion of the City. All the development approved

or proposed in the City is located within these established service areas and will be served by these agencies. Water capacity is sufficient to serve the existing population needs but will not be adequate to meet the needs of future growth. The City will need to identify additional water sources in order to provide adequate water for the additional housing units projected in the current planning period.

Traffic

Hollister's tremendous growth in the 1990's has impacted the City's ability to provide roadways with acceptable levels of service. State Highway 25, the City's major east-west two-lane corridor that currently runs through the downtown area, has become increasingly more dangerous and congested. There are seventy collisions on Highway 25 annually. Between February 2000 and February 2002, there were twenty fatalities. In 2002, improvements were made to the road, including a yellow rumble strip, a wider median, and wider shoulders to improve the safety along the roadway. A Task Force has recommended installing concrete barriers, providing turn lanes at some intersections, and closing some private driveways along the road, at an estimated cost of \$14 million. If financing can be secured, improvements could begin in 2004. In order to serve the needs of both current and future residents, it has been recommended that Highway 25 be upgraded to a four-lane highway. However, the estimated cost of \$190 million is unlikely to be funded by the State in the short-term given the current budgetary constraints.

At the present time, plans are underway to reroute Highway 25 around the downtown section of Hollister through the construction of a "bypass" roadway. The San Benito Council of Governments is overseeing the "Highway 25 By-Pass" project. Funding of \$30 million has been secured, and the project is expected to be completed by 2006. The "Highway 25 By-Pass" is anticipated to reduce traffic congestion in the downtown area and improve safety conditions in and around downtown. Planned pedestrian, parking, and streetscape improvements and

various redevelopment projects should enhance the economic vitality of the downtown and make the area a more desirable neighborhood for potential visitors.

Financing

An important factor in determining the availability of affordable homeownership opportunities is the availability of financing at reasonable interest rates. Interest rates are determined by the market and are affected by the general health of the economy, Federal Reserve Board policy, the current and expected rates of inflation, Federal fiscal policy, and other factors. In recent years, interest rates have been at historical lows. Currently, 30-year conventional mortgage rates are at around 6%; lower interest rates are available for a variety of financing options, including adjustable rate mortgages and interest-only loans.

Low interest rates enable an individual to qualify for a larger loan or reduce monthly payments on an existing loan. While existing homeowners benefit from low interest rates through refinancing of older, higher interest rate mortgages, first-time homebuyers do not accrue the same advantage. This is because market forces typically cause housing prices to rise in response to a low interest rate environment. Over the past two years, housing prices have continued to rise nationwide despite continuing poor economic conditions. Economists attribute most of the market support for increasing housing prices to Federal Reserve monetary policy, which has resulted in a reduction in the federal funds interest rate thirteen times the since the beginning of 2001, from 6.5% to the present rate of 1%. Thus, current low mortgage interest rates have not increased the purchasing power of a first-time homebuyer.

Initiatives have been designed, to some degree, to help first-time homebuyers and buyers with inadequate credit histories to enter the housing market. Mortgage assistance programs are now available through many financial institutions, primarily as a result of the Com-

munity Reinvestment Act (CRA). The CRA encourages depository institutions to help meet the credit needs of the communities in which they operate, including low- and moderate-income neighborhoods. Most major banks have developed specific financing programs and are aggressively courting low and moderate-income buyers in order to meet CRA goals. Typically, these mortgage programs may require little or no down payments, options to finance closing costs or allow closing funds to come from sources other than the applicant's personal savings, and more flexible credit guidelines than conventional mortgages.

Financing is generally widely available and not restrained for buyers with good credit ratings. It remains difficult, however, for homebuyers without sufficient assets or home equity to qualify for financing without above-moderate incomes. The median price for a house in Hollister was \$378,000 in May 2003. Assuming a 10% down payment and an interest rate of 6%, the monthly payment for the median priced home would be \$2,040, requiring a household income of \$110,000 to qualify for the loan. The median household income for a family of four is currently \$67,100.

POTENTIAL GOVERNMENTAL CONSTRAINTS TO HOUSING

The California Legislature has delegated to local governments specific responsibilities and a certain amount of discretionary authority over the development and use of land. Through land use controls, building codes and development review procedures, requirements and fees, cities influence the location, density, type, number quality and appearance of housing units within their jurisdiction. These actions, in turn, affect the cost and availability of housing not only within their boundaries but also in the region as a whole.

Governmental constraints may generally be divided into land use and development controls (such as zoning, subdivision, and growth management policies), building codes, development impact fees and other

Table A25: City of Hollister Zoning Standards

Zone	Classification	Minimum Lot Size (sf)	Building Coverage	Front (ft)	Setbacks Side (ft)	Rear (ft)	Building Height (ft)	Density (Units/acre)	Parking
RA	Residence Agricultural	40,000	40%	20	6	15	30	1.	

Source: City of Hollister Zoning Ordinance

exactions required of developers for project mitigation, and development processing and permit approval procedures. The purpose of regulatory constraints, which are mostly introduced by local government in response to State and Federal mandates, is to protect the long-term health, safety, and welfare of the community. Also, many ordinances and procedures are local in origin and reflect the desired quality of life values and objectives of the area's residents.

Land Use Regulations

The City regulates the use of land within the city limits through the Hollister General Plan, Municipal Code, and the Uniform Building Code. The Zoning Ordinance establishes development standards, intensity of development, and minimum site requirements. These regulations are considered necessary to protect and preserve the existing housing stock and to ensure the orderly development of available land. Various residential zones have been established along with a minimum set of requirements for densities, setbacks, lot coverage, and parking. A summary of the City's residential districts and commercial districts where housing is conditionally allowed is detailed in Table 25 on the next page.

Generally, minimum lot sizes range from 4,500 square feet for mobile-home districts to 6,000 square feet for single-family districts and 8,000 square feet for multi-family districts. The R4 medium density multi-family district requires a minimum of 7,000 square feet for a two-unit dwelling and an additional 1,000 square feet for each additional unit up to 10 units. For each unit in excess of 10, an additional 750 square feet is required. In addition to the residential districts, housing is allowed as a conditional use in selected commercial districts. In the C1 (Neighborhood Commercial) district, low-density multi-family and mobile-homes are allowed with a use permit. In the C2 (General Commercial) district, mobilehome parks are conditionally permitted. While it is acknowledged that regulations by their very nature may increase the

cost of housing in the City, development parameters are not excessive or overly restrictive, and they are deemed to be the minimum required to protect the general welfare and regulate the quality of development.

Land-use controls can be viewed as a constraint in that they determine the amount of land to be developed for housing and establish a limit on the number of units that can be built on a given site. Land use regulations in Hollister restrict housing development to single family units on approximately 88% of the land within the City limits. General plan and zoning ordinance amendments will be proposed as part of the General Plan to provide additional areas for housing development and to expand the supply of affordable housing units. Changes are recommended to zone additional land for medium and high-density multi-family housing, and zone land for mixed-use in order to encourage residential uses in commercial areas.

Second Units

A second dwelling unit is a small unit in addition to the main house on a single lot. Second units have the following benefits.

- (1) They provide flexibility for the owner of the main home (they can be used as a home office, an apartment for elderly parents, or a source of income);
- (2) When rented they help make home-ownership affordable for the owner of the home;
- (3) They can provide flexibility for seniors or other homeowners who rent their primary dwelling because they still want to live in the same neighborhood;
- (4) They provide lower cost housing because the units tend to be small and there are no extra land costs;
- (5) They typically provide lower cost housing for younger households (under 34) and seniors (65 years plus), and these are the demographic groups that have been identified as having the most significant low

income housing need in Hollister;

- (6) They are easier to fit into existing neighborhoods since they are small and are often part of the main house.

The City's current second unit ordinance requires a minimum lot size of 8,000 square feet and permits both attached and detached units. Attached units must conform to all zoning standards of the applicable district, excluding density standards. Detached units must conform to all zoning standards, and the distance between the principal unit and a detached unit must be at least ten feet. The maximum floor area of a second unit is 850 square feet, and the minimum floor area is 300 square feet. The off-street parking requirement is four spaces for both the primary and secondary unit, although the planning commission may authorize a total of three spaces if one of the units has one bedroom or less. A minimum of 450 square feet of usable private yard area per unit is also required. Approximately 20 second units were developed during the previous planning period. It appears that the lot size requirement has posed the most significant constraint to second unit development in Hollister. The R1 district establishes a minimum lot size of 6,000 square feet for single-family houses. Restricting second unit development to 8,000 square foot lots limits the development potential of most single family lots.

In compliance with State law AB1866, the City of Hollister is revising its second unit ordinance to facilitate ministerial review of second unit applications. In conjunction with a program to establish design review guidelines for all development, the City will adopt clear and detailed design guidelines for second units that can be applied in an objective manner. It is the intent of the City to adopt an ordinance that facilitates the development of second units in appropriate residential zones without arbitrary, excessive, or burdensome provisions or requirements. As such, this Housing Element recommends the following revisions and standards to the City's second unit ordinance:

- Establish a procedure to review second unit applications and

approve Second Unit Permits with ministerial review.

- Permit one additional dwelling unit on any single-family parcel.
- Reduce lot size requirements to 6,000 square feet.
- Require the applicant to be an owner-occupant, but allow the owner to live in either the main unit or the second unit.
- Permit the second unit to be either detached or attached.
- Require the additional dwelling unit to meet all setbacks and development standards, including height and lot coverage, which apply to the residential district in which the main unit is located.
- Establish a minimum second unit size of 150 square feet and, in order to preserve affordability of the unit, a maximum size of 850 square feet.
- Require one off-street parking space in setback areas per studio unit or per bedroom. Consider allowing tandem parking.
- Require the unit to meet all applicable building codes.
- Establish architectural guidelines that require the second unit to be compatible with the design of the main dwelling unit and the single family character of the surrounding neighborhood. Compatibility with the existing primary structure could include coordination of colors, materials, roofing, other architectural features, and landscaping, designed so that the appearance of the site remains that of a single-family residence.

As identified in a subsequent section analyzing development fees and exactions, this Housing Element recommends revising planning and impact fees to encourage multi-family development and to more fairly apportion the costs and impacts of development on the community. Development fees for second units should be set low enough to facilitate second unit development and to encourage owners of illegal second units to legalize their units and bring them up to code. A sliding scale for impact fees could reflect the reduced impact that second units (relative to single-family dwellings) have upon the resources and infrastructure of the community.

Second units are an important source of affordable housing in Hollister, and market rents are typically affordable to low and moderate - income families. In order to expand the stock of affordable housing,

the City could encourage developers to include second units in single-family developments, such as the Country Rose development approved by the City. In order to achieve this goal, the City could revise the current rating system used in the allocation process of the City's growth management program and award points to developments that include second units in their proposals. The City could also consider a program that would allow second units to partially meet a developer's inclusionary requirement.

Manufactured Housing and Mobilehomes

State law limits the extent to which cities and counties can regulate the installation of manufactured homes, including mobilehomes. Pursuant to State law, any site that can be developed for site-built residential development must also be available for the development of manufactured housing and mobilehomes. Government Code section 65852.3 requires that cities allow installation of certified manufactured homes on foundation systems on lots zoned for conventional single-family residences. This section and Government Code section 65852.4 generally require that manufactured homes be subject to the same land use regulations as conventional homes. Government Code section 65852.7 deems mobilehome parks to be a permitted use in all areas planned and zoned for residential use, although use permit requirements may apply.

According to the U.S. Census, there were 307 mobilehomes in Hollister in 2000. Chapter 17.14 of the Hollister Zoning Ordinance establishes a Single-Family Mobile and Factory Housing (RMH) District for the development of mobilehome parks. Chapter 17.44160 permits mobilehome parks in any zoning district with a conditional use permit. Manufactured housing is not expressly permitted as a use-by-right in single-family districts. The City's Zoning Ordinance could be amended to establish mobile and manufactured homes on foundations as permitted uses in the R1 Single-Family Residence District and the RA Residence Agricultural District, subject to the City's Design Review

Table A26: Development Review Processing Times in Hollister

Environmental Review	Adds no time if project receives a negative declaration; adds 12 months if an EIR is required.
General Plan Amendment	18 months if project receives a Negative Declaration; up to 2 years if an EIR is required.
Rezoning	8-10 months for a Negative Declaration; 12 months for projects requiring an EIR.
Tentative Map	50 days of complete application
Final or Parcel Map	Up to 2 years
Residential Unit Allocation	8 months
Site and Architectural Review and Use Permits	
Exempt	60 days or less
Negative Declaration	90-120 days
EIR	1 year
Variances	60 days
Building Permit Review	2 weeks

Source: City of Hollister Planning Department

Guidelines and other applicable zoning standards.

Building Code

Like most communities, the City of Hollister has adopted the Uniform Building Code (UBC) that sets minimum standards for residential development and all other structures. The standards may add material and labor costs, but are accepted state-wide as necessary minimums for the safety of those occupying the structures and do not pose a special constraint to the production of housing. Modification of the code in order to reduce the cost of housing would not be appropriate. The City enforces energy conservation standards enacted by the State. The standards may increase initial construction costs, but over time will result in energy savings. Building code compliance for existing units is limited to the enforcement of health and safety standards, rather than

the most current building codes. The City's Code Enforcement Department actively abates illegal second units that pose significant life-endangering conditions. In these cases, the City enforces an ordinance that requires owners of illegal units to provide three months rent to displaced renters. As part of a program to encourage legalization of illegal units, the City could consider providing rehabilitation loans to homeowners to make necessary repairs and modifications to illegal units that may otherwise conform to the City's new second unit development standards.

Development Review and Permit Processing

Like all jurisdictions, the City of Hollister has procedures and regulations for project review and approval, some of which are mandated by State law. Virtually all development projects require some type of formal local approval and environmental assessment, many of which require public review and noticing and public hearings. A project proposed in Hollister is typically involved in some combination of the following review processes: environmental review, site and architectural review, subdivision maps, rezonings, residential unit allocation, use permits, and building permits.

Development review requirements and permit processing time can add to development costs and may be reflected in higher housing costs.

The costs and timing of processing are the result of State requirements, local procedures, the quality of project submittals, and local resident review. Certain steps in the development review process, such as General Plan amendment, the filing of tentative and final subdivision maps, and environmental impact review, are required by State law. In addition to State requirements, local development review processes have been adopted in order to ensure good site and architectural design and to promote the general health and safety of the community. However, the City recognizes that undue delays in processing project applications increase a developer's costs and should be avoided.

Average processing times for various planning activities in the City of Hollister are shown in Table 26. Processing times for single family and multi-family developments are similar. Many permits are processed concurrently at the discretion of the applicant. General Plan Amendments must be submitted to the Planning Commission and City Council for pre-approval and then submitted as a formal application. The additional processing step adds approximately 4 to 5 months to the review time but is considered necessary to adequately plan for the needs of large housing developments. The City's Residential Unit Allocation process prioritizes applications and grants development approval under the growth management ordinance. This additional level of review adds approximately 8 months to the review process.

Site and Architectural Review

Any project requiring a Building Permit within any zoning district, except R-1, is required to undergo site and architectural review. Site and architectural applications are approved by the City Planning Commission. In order to reduce processing times and associated costs, the Planning Division encourages applicants to submit preliminary proposals for staff review. City staff then consults with the applicant and provides advice on possible design changes or other technical concerns. The City requires Site and Architectural plans to be prepared by a design professional. Once a formal application is filed, the City reviews the application for completeness and notifies the applicant within 30 days if the project is complete or requires additional information.

Then, an environmental evaluation is completed which dictates the appropriate environmental document to generate and certify (Categorical Exemption, EIR, Negative Declaration). Subsequently, the Development Review Committee reviews the application, analyzes the design, makes recommendations, and formulates conditions of approval to be considered by the Planning Commission. A public notice is then sent to property owners within 300 feet of the project

site, and a public meeting is held with the Planning Commission to review the application within 60 days of the date the application is deemed to be complete. The Planning Commission may approve, conditionally approve, or deny a request. The Planning Commission's action may be appealed to the City Council.

The City undertakes architectural review of projects to ensure their compatibility with the surrounding area and the community. However, design guidelines are not formally adopted as part of the zoning ordinance. The City is considering a program to adopt specific design guidelines for certain gateway areas and more general "design principles" that will establish consistent development review criteria for use by applicants, the community, staff and decision-makers. The intent is not to create new barriers to housing, but to make the process more objective by including working definitions and criteria for community expectations in the design review process. Guiding design principles also help to enhance neighborhood identity and sense of community by ensuring that new housing has a sensitive transition of scale and compatibility in form to the surrounding neighborhood.

Growth Management Program

The City of Hollister has had a Growth Management program in effect since 1982. The program features are contained in the Hollister Municipal Code Chapter 16.64. The purpose of the program is to:

- Encourage a rate of growth that will not exceed the City's ability to provide adequate and efficient public services or the ability of the local economy to support such growth;
- Establish and maintain the essential quality and level of public services and facilities;
- Establish and maintain a desirable degree of variance among land uses and ensue the vitality, character and economic stability of the community, including provisions for, and maintenance of, a balanced community with adequate housing to meet the needs of local employment and City residents;
- Establish and maintain a growth rate that allows for residential

Table A27: Planning Fees in Hollister

General Plan Amendment		Site and Architectural Review	
5 acres or less	\$3,350	4 units or less	\$550
5 - 10 acres	\$4,400		
	\$4,000 deposit plus		
More than 10 acres	\$750 GP fee	5 - 10 units	\$780
Minor Text Amendment	\$1,000	10 or more units	\$1,000 plus \$10/unit
Major Text Amendment	\$2,000 deposit	Residential Development Review	\$800
Rezoning/Rezoning		Conditional Use Permit	\$705
5 acres or less	\$2,150	Secondary Residential Unit	\$625
5 - 10 acres	\$3,150	Variance	\$510
	\$3,000 deposit plus		
More than 10 acres	\$600 GP fee	Environmental Review	
Tentative Maps (5 lots or more)	\$1,875 plus \$22/lot	Negative Declaration	\$250
Parcel Map/Misc. Land Division	\$1,100	EIR	
Extensions/Revisions	50% of base fee		
Lot Line Adjustment	\$250 per lot		
Use Determination	\$460	Hourly Processing Rate	\$45
	\$450 plus county		
Certificate of Compliance	recording fees		

Source: City of Hollister Planning Department

development by small and owner-builders to help maintain the economic stability of the community; and,

- Establish and maintain a policy that requires new development to fund necessary public services and facilities required by development to ensure the services and facilities are in place to serve such areas once they are developed.

In November 2002, the residents of the City of Hollister approved a growth management initiative that revises the limits placed on the number of residential unit allocations per calendar year and establishes a rating scale to evaluate and rank proposed projects. The ordinance limits new housing development to 244 units per year, with up to 40 units reserved for lower-income housing. These limits appear to impact the City's ability to meet its regional housing needs numbers, which require an average annual production of 371 units, with 141 of

Table A28: Residential Development Impact Fees in Hollister

Unit Type	Single Family Detached	Single Family Attached	Multi-Family
Water	\$1,770	\$1,770	\$1,770
Traffic	\$15,197	\$12,913	\$7,599
Storm Drain	\$2,090	\$2,090	\$2,090
East Area Storm Drain	\$1,090	\$1,090	.2006 per sq. ft.
Sewer Treatment	\$1,530	\$1,530	\$1,530
Sewer Collection	\$1,790	\$1,790	\$1,790
Police	\$310	\$310	\$310
Fire	\$420	\$420	\$420
Park Development	\$1,123	\$934*	\$751**
Jail and Juvenile Hall	\$367	\$367	\$367

*Duplex and Low Density Multi-family

** Medium and High Density Multi-family

Source: City of Hollister

these units to be affordable to lower-income households. However, several mitigating factors should enable the City to meet its regional housing needs. First, an outstanding allocation of 969 units that were approved prior to the adoption of the growth management ordinance have not yet been built, and, if considered independently, would enable the City to fulfill its moderate and above-moderate requirements. In addition, second units, as per State law AB 1866, are exempt from Hollister's growth control ordinance, and these units could provide a significant source of housing affordable to lower-income households.

Since the growth management ordinance does not contain any carry-over provision for unused allocations, the City is considering amending the ordinance to permit unused allocations to be carried forward to the following year. This is especially important during the period when Hollister is under a building moratorium. The City is also considering an amendment that exempts affordable units, both units that comprise a non-profit affordable housing development and those that are built to

Table A29: Comparative Development Fees for Single Family and Multifamily Dwellings

	Single Family Unit*	Multifamily Unit**
Square Feet	2,000	1,000
Tentative Map	\$97	\$80
Final Map	\$44	\$44
Site and Architectural Review	\$50	\$50
Building Permit	\$794	\$496
Plan Check	\$516	\$322
Plumbing, Electrical and Mechanical Permits	\$266	\$211
S.M.I.P.	\$14	\$7
General Plan Fee	\$574	\$269
Impact Fees:		
Water	\$1,770	\$1,770
Traffic	\$15,197	\$7,599
Storm Drainage	\$2,090	\$2,090
East Area Storm Drainage	\$1,090	\$201
Sewer Treatment	\$1,530	\$1,530
Sewer Collection	\$1,790	\$1,790
Police	\$310	\$310
Fire	\$420	\$420
Park Development	\$1,123	\$751
Jail and Juvenile Hall	\$367	\$367
Total	\$28,042	\$18,307

* Based on a 25-unit subdivision on 4 acres.

** Based on a 1 acre multifamily project with 25 units.

Source: City of Hollister Building and Planning Departments

satisfy a developer's inclusionary requirement.

In summary, the following actions would mitigate the effect of the growth control ordinance and enable the City to meet its regional housing needs and provide an adequate supply of affordable housing:

- Exempt second units, as per AB 1866.
- Exempt deed-restricted units that are affordable to low and moderate income households.
- Exempt pre-approved housing units.
- Allow carry-over of unused allocation from year to year.

Development Fees

Local fees add to the cost of development; however, particularly after Proposition 13, cities are concerned with the need to recover processing costs. Line item fees related to processing, inspections and installation services are limited by California law to the cost to the agencies of performing these services. Table 27 shows typical planning fees in Hollister.

In addition to the planning fees described above, Hollister has established a number of impact fees in order to pay for the increased demand for City services such as park development, storm drains, sewer lines, police and fire protection, and transportation improvements. Hollister has been growing at a rapid rate over the past ten years, and costs to develop the City's infrastructure and expand City services have been substantial. Impact fees, as detailed in Table 28, can total approximately \$25,000 for a single family dwelling and \$17,000 for a multi-family unit.

Like all local governments, Hollister also charges fees for building, electrical, plumbing, and mechanical permits. A plan check fee is calculated at 65% of the prescribed building permit fee. A comparison of fees charged for a single family and a multifamily project is shown in Table 29. Fees for a typical subdivision single family home total \$28,042. According to "Pay to Play: Residential Fees in California Cities and Counties, 1999," published by the State Department of Housing and Community Development, Hollister's fees are higher than the California state average of \$24,325 for a similar single-family home but lower than the Central Coast regional average of \$29,979. Fees for a typical unit in a multifamily development are \$18,307 in Hollister. These fees are higher than the state average of \$15,531 but lower than the Central Coast average of \$19,448.

The analysis shows that most of Hollister's impact fees are the same for both single family and multi-family development. Considering that multi-family units are typically smaller than single-family dwellings, and

the resultant impact on City resources and infrastructure is commensurately less, the City may consider revising impact fees so that exactions are more fairly apportioned. In order to encourage the development of affordable housing, the City could consider a sliding scale that provides

Table A30: Housing Set Aside

Year	Housing Set Aside
2004	\$1,296,240
2005	\$1,387,843
2006	\$2,088,511
2007	\$2,192,173
2008	\$2,300,240
2009	\$2,412,900
Total	\$11,677,907

Source: Hollister Redevelopment Agency, 2003

lower impact fees for second units and multi-family development. The City may also consider reducing the Secondary Residential Unit planning fee in order to encourage new second unit production and the legalization of existing illegal units.

Affordable Housing Funding

Due to the high cost of housing in Hollister, deep subsidies are needed to make housing affordable to low and moderate-income households. To make projects feasible, developers must rely on a variety of federal, state, and local funding and financing sources. All funding sources require separate reporting and data collection. When multiple funding sources are used, as is usually necessary, additional burdens are placed on developers with limited staffing to track the information required and report on a timely basis.

California localities receive federal subsidies for affordable housing

through a number of programs. Like state programs, federal programs often change in terms of program details, application procedures, and amount of subsidy dollars available. State agencies also play an important role in providing housing assistance by allocating federal housing funds and/or making loans available to affordable housing developments. The three principal agencies involved are the State Treasurer's Office, the California Housing Finance Agency (CHFA), and the California Department of Housing and Community Development (HCD). Competition for available funding is keen and is expected to become more intense in view of current and projected government deficits.

Local government resources, which have historically played a less important role in supporting housing development, now play a fairly significant role by making local developments more competitive for federal and state financing. There is considerable competition for the program funds that are available, and any one development will need to draw upon multiple resources to be financially feasible. When developments are able to demonstrate a financial commitment and contribution from local sources-especially if coupled with regulatory support through policies such as fast-track processing, fee waivers, and/or density bonuses-they are better able to leverage funding from other 'outside' sources.

The Redevelopment Agency of the City of Hollister provides funding and resources for many affordable housing projects and programs within Hollister. A significant number of these projects are developed in collaboration with the county's two major non-profit developers, South County Housing and Community Services Development Corporation. From fiscal year 2004-05 to fiscal year 2009-2010, the Redevelopment Agency expects to generate approximately \$11,677,907.00 in tax increment specifically for the purposes of preserving and providing affordable housing within the Redevelopment Project Area. The Agency is permitted to utilize its resources anywhere within the City Limits providing appropriate findings can be made that a proposed

project benefits the project area.

AB 1290 requires the Redevelopment Agency to adopt an Implementation Plan every five years. The City of Hollister Redevelopment Agency will adopt its new plan prior to December 2004. Within the 1999-2004 Implementation Plan a few housing projects were identified and completed, however, once the Regional Water Control Board placed a cease and desist order the Agency was unable to continue constructing new units. The Agency recognizes that the order will not be lifted until October 2005, therefore, efforts in preserving existing housing stock need to increase. In addition, the Agency will continue to offer down payment assistance programs.

As mentioned above, the cease and desist order prohibits the Agency from building new affordable housing projects. However, the Agency has several affordable housing projects identified for construction after the moratorium is lifted. The following is a list of potential Agency assisted projects.

Bridgevale, 72 unit very-low income senior apartment complex.
\$2,750,000

Hillview, 25 unit single family development No commitment to date.

Westside Apartments \$1,400,000

Palm Court Apartments \$1,000,000

The Agency expects the Hollister Second Program and the Hollister Owner-Occupied Rehabilitation Program to continue throughout the term of the plan. Both these programs are typically budgeted \$400,000 per fiscal year.

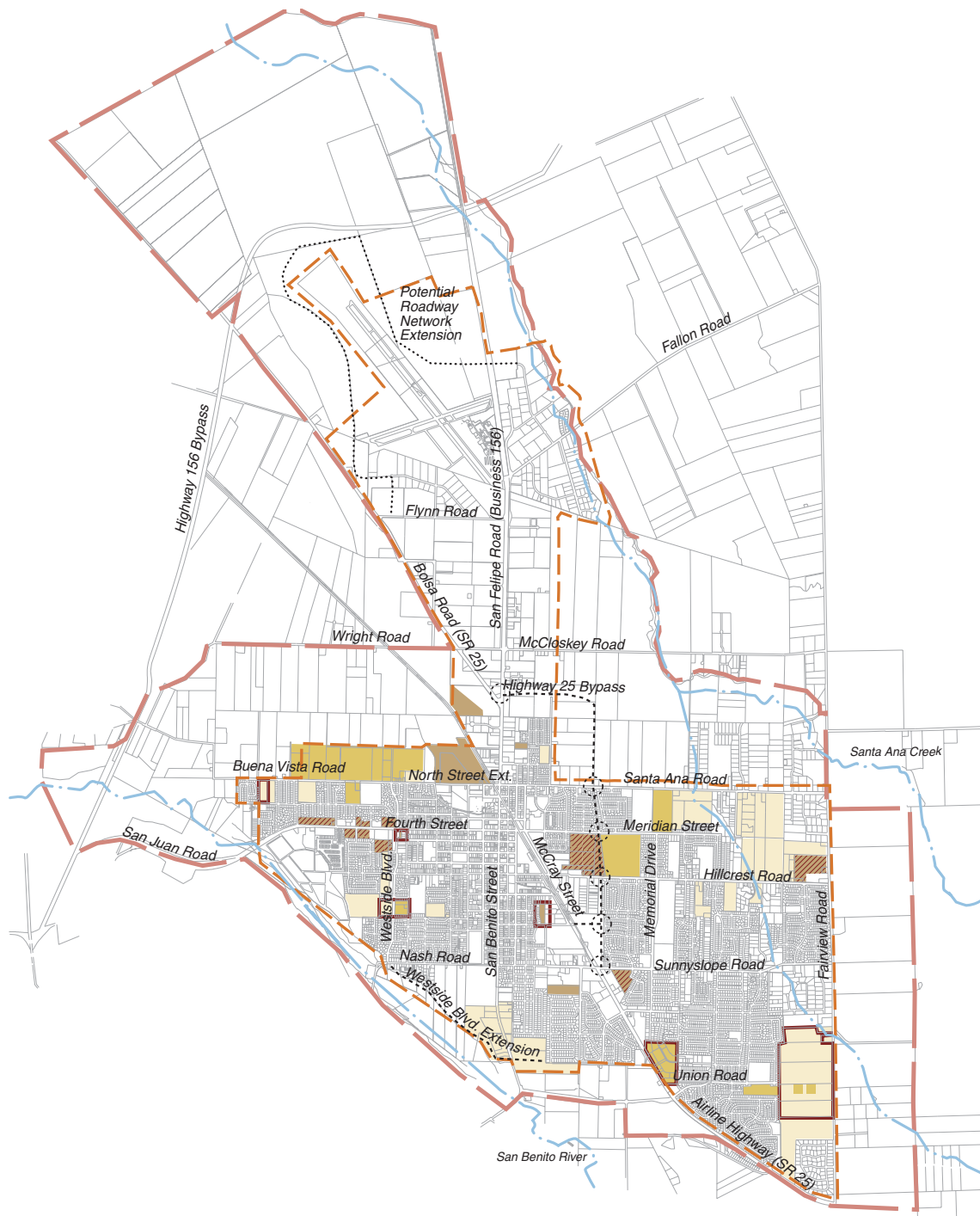
OPPORTUNITIES FOR ENERGY CONSERVATION

Housing elements are required to identify opportunities for energy conservation. The recent energy crisis has highlighted the importance

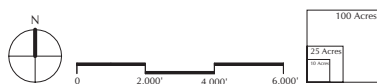
of reducing energy use by homeowners. Energy conservation reduces monthly housing costs and helps to solve the energy shortage. Programs that promote the use of renewable energy technologies can further minimize the use of nonrenewable resources.

The City of Hollister seeks to improve energy conservation for homeowners. Title 24 Energy Conservation Requirements are applied to new construction and remodeling projects. The standards may increase initial construction costs, but over time result in energy savings.

- City of Hollister Housing Rehabilitation Loan Program. This program assists in the rehabilitation of older housing units, which can include energy efficiency improvements.
- Community Services Development Corporation. The Community Services Development Corporation (CSDC) provides services for low-income residents of Hollister. The CSDC operates a weatherization program that provides minor repairs to homes and installation of other energy savings measures to reduce energy costs. The program is targeted to low-income residents, some of whom may have high gas and electric bills due to substandard or energy inefficient housing and may be in danger of having their gas and electricity shut off due to non-payment of energy bills.
- PG&E. PG&E sponsors a variety of programs designed to encourage energy-efficiency by consumers and the building industry. The company sponsors a comprehensive rebate program for qualifying ENERGY STAR labeled products, which include home appliances, home audio equipment, office equipment, compact fluorescent lightbulbs (CFLs), lighting fixtures, air conditioners, furnaces, windows and roofing products. Through the California ENERGY STAR Homes Program, builders may qualify for up to \$700 per single family home and \$150 per multifamily unit in rebates by incorporating energy-efficient features into new residences. To qualify for the incentives, builders must be accepted into the program before beginning construction and exceed Title 24 requirements by at least 15 percent. PG&E also provides a recycling program for old, energy inefficient refrigerators and offers a \$35 incentive and free pick-up and environmentally-safe disposal of operable refrigerators.



- | | | | |
|---------------------|----------------------------|-------------------------|---|
| Sphere of Influence | High Density Residential | Low Density Residential | Land with Housing Allocation as of 2005 |
| Planning Area | Medium Density Residential | Mixed-Use | |
| Creeks and Rivers | | | |



Map prepared by MIG, Inc. - October 2005

Appendix B: Vacant Land Inventory

City of Hollister 2005 General Plan

Appendix B

Inventory of Housing Sites

Errata: The inventory of housing sites was added to the General Plan by General Plan Amendment 2006-1 (City Council Resolution 2007-68). Some corrections have been made to the Table B-2 inventory that was approved by Resolution 2007-68. Assessor Parcel 52-18-05 was included in Table B-2 for Low Density Residential and Mixed Use West Gateway and has been omitted from the inventory for Low Density Residential. The density ranges for the Mixed Use West Gateway designation in Table B-2 were corrected to be consistent with the approved densities in the Land Use Plan with an average density of 28 units per acre and a maximum density of 35. The corrections to the Table B-2 inventory have also been incorporated into Table A23 and the discussion of additional housing capacity of Appendix A.

Table B-1
Summary of Potential Residential Build-out from Housing Inventory
by General Plan Land Use Designation

Land Use	Existing Land Area (Acres)	Proposed Land Area (Acres)	Vacant Acres	Density Range	Typical Density	Acres to Rezone in City	Additional Housing Capacity
Low Density/ Single Family <ul style="list-style-type: none"> ■ City Limits ■ LAFCO Sphere ■ Annex Sphere ■ Total 	3066	3229	78 396 <u>716</u> 1195	1 – 8	6	0	468 2376 <u>4023</u> 6,867
Medium Density/ Two-Family <ul style="list-style-type: none"> ■ City Limits ■ LAFCO Sphere ■ Annex Sphere ■ Total 	238	326	75 133 <u>5</u> 213	8 – 12	10	75	750 1330 <u>50</u> 2130 ¹
High Density/ Multi-Family <ul style="list-style-type: none"> ■ City Limits ■ LAFCO Sphere ■ Annex Sphere ■ Total 	186	375.5	47 26 <u>148</u> 221	12 – 35	24	24	5304 1128 624 <u>3552</u> 5304 ²
Mixed Use ³ <ul style="list-style-type: none"> ■ City Limits ■ LAFCO Sphere ■ Annex Sphere ■ Total 	0	137	65 46 <u>26</u> 136	25 - 40	32	65	2080 [See note 2]
Total	3490	4062	220			163	16,381

¹ Estimate is based on vacant land and does not factor potential infill on larger parcels with infill development potential.

² Estimate is based on vacant land and does not factor potential infill on larger parcels with infill development potential.

³ Actual acreage of land in mixed use designation is the City, Sphere and Planning Area in Tables B-2, B-3 and B-4 is closer to 100 acres but some areas will require redevelopment (about 35 acres) and some areas in the Mixed Use designation will be developed for commercial uses so projected acreage is reduced to 65 acres.

Table B-2
Vacant incorporated land
(no approval or allocation)

	Acres	Rezone Acres	Average Units	Maximum Units
Low Density Residential	78	0	451	618
Medium Density Residential	75	75	699	884
High Density Residential	47	20	1132	1654
West Gateway Mixed Use*	55.8	55.8	782	976
Mixed Use Other	10.8	10.8	346	433
Incorporated Total	266.6	161.6	3410	4565

Future Reuse

Mixed Use-Reuse	35	35	1029	1089
Downtown Commercial Mixed Use Reuse	3	3	101	124
Future Total	38	38	1130	1213

* 1/2 of total acreage

Low Density Residential

Assessor Parcel Number	Location	Acres	General Plan	Existing Zone	Rezone Acres	Average 6 du/ac	Maximum 8 du/ac
20-19-8	Cienega	11	LDR	R1	0	66	88
20-19-9	Cienega	11.25	LDR	R1	0	66	88
52-28-1	South Street	4.12	LDR	R1	0	14	32
52-32-1	Buena Vista	5	LDR	R1	0	30	40
52-32-7	Buena Vista	4.27	LDR	R1	0	24	32
54-32-20	Hillcrest Rd	0.47	LDR	R1	0	2	2
54-50-19		0.5	LDR	R1	0	2	4
57-44-2	nr Valleyview	0.8	LDR	R1	0	3	6
58-06-01	Westside	5	LDR	R1	0	30	40
58-06-10	Westside	1.95	LDR	R1	0	10	14
19-31-59	Santa Ana/Brig	22	LDR	R1	0	132	176
19-31-61	Santa Ana/Brig	12	LDR	R1	0	72	96
Subtotal		78			0	451	618

Medium Density Residential

Assessor Parcel Number	Location	Acres	General Plan	Existing Zone	Rezone Acres	Average 8 du/ac	Maximum 12 du/ac
20-22-18		1.7	MDR	R1 PUD	1.7	10	12
51-09-25	Sierra Court	1.67	MDR	R1	1.67	13	20
52-23-2	Buena Vista	9	MDR	RA	9	90	108
54-35--31	Meridian/Hillcrest	45.5	MDR	RA	45.5	450	540
57-37-16	Union Road	12.95	MDR	R1	12.95	104	156
58-05-42	Westside/Line	1.25	MDR	R1	1.25	8	12
58-05-34	Westside/Line	3.45	MDR	R1	3.34	24	36
Subtotal		75.52			75.41	699	884

Table B-2
Vacant incorporated land
(no approval or allocation)

High Density Residential						Average	Maximum
Assessor Parcel Number	Location	Acres	General Plan	Existing Zone	Rezone Acres	24 du/ac	35 du/ac
52-2-2	Line St.	0.82	HDR	C-H-S	1	20	29
52-2-3	Line St.	0.6	HDR	RD	1	14	21
52-2-4	Line St.	0.3	HDR	RD	0	7	11
52-2-5	Line St.	0.54	HDR	RD	1	13	19
52-2-6	Line St.	1	HDR	RD	1	24	35
52-3-6	Line St.	0.2	HDR	C-H-S	0	5	7
52-3-8	Line St.	0.24	HDR	C-H-S	0	6	8
52-3-9	4th/Line	0.2	HDR	C-H-S	0	5	7
53-33-1	Locust	3.6	HDR	R-3-S	0	86	126
53-33-3	Locust	1.23	HDR	R-3-S	0	30	43
53-37-2	North St.	22.47	HDR	R-4-S	0	539	786
57-23-13	Ladd Lane	8.5	HDR	R-3-S	9	204	298
57-25-8	Valleyview/Aspen	3.14	HDR	R-3-S	3	75	110
57-34-62	Sunnyslope	1.61	HDR	R1	2	38	56
57-34-63	Sunnyslope	1.63	HDR	R1	2	38	57
57-44-1	Valleyview	1.19	HDR	R-3-S	1	28	42
Subtotal		47.27			20	1132	1654

Mixed Use West Gateway							
APN	Location	Acres	General Plan	Existing Zoning	Acres to Rezone	Average 28 du/ac	Maximum 35 du/ac
West Gateway							
52-7-12	Fourth St	1.95	W. Mixed Use	C-H-S/R1	1.95	55	68
52-7-6	Jan/Wests	0.48	W. Mixed Use	R1	0.48	13	17
52-7-7	Jan	0.24	W. Mixed Use	R1	0.24	7	8
52-7-8	Jan	0.24	W. Mixed Use	R1	0.24	7	8
52-8-1	Fourth St	3.3	W. Mixed Use	C-H-S	3.3	92	116
52-9-43	Fourth St	8	W. Mixed Use	C-H-S	8	224	280
52-9-44	Fourth St	0.4	W. Mixed Use	C-H-S	0.4	11	14
52-9-45	Vacant	2.5	W. Mixed Use	C-H-S	2.5	70	88
52-9-46	Vacant	3.8	W. Mixed Use	C-H-S	3.8	106	133
52-13-21	Fourth St	1.6	W. Mixed Use	C-H-S	1.6	45	56
52-13-28	Fourth St	1.6	W. Mixed Use	C-H-S	1.6	45	56
52-18-5	Fourth St	4.6	W. Mixed Use	R1	4.6	129	161
52-9-8	Fourth St (truck)	5.5	W.MixedUse	M-2-S	5.5	154	193
52-9-14	Fourth St	13.73	W.MixedUse	M-2-S	13.73	384	481
52-9-49	CSHO	1.6	W.MixedUse	C-H-S	1.6	45	56
52-9-50	Fourth Street	0.5	W.MixedUse	C-H-S	0.5	14	18
52-9-52	Fourth St	1	W.MixedUse	C-H-S	1	28	35
52-30-01	Jan Avenue	4.8	W. Mixed Use	R1	4.8	134	168
		55.84			55.84	1564	1954

Table B-2
Vacant incorporated land
(no approval or allocation)

APN	Location	Acres	General Plan	Existing Zoning	Acres to Rezone	Average 32 du/ac	Maximum 40 du/ac
Other							
57-7-64	Sunnyslope	6.97	Mixed Use	R1	7	223	280
57-23-19	Cushman	3.84	Mixed Use	C-1-S	3.84	123	153
Subtotal		10.81			10.84	346	433

Mixed Use - ReuseDowntown/Hillcrest

APN	Location	Acres	General Plan	Existing Zoning	Acres to Rezone	Average 32 du/ac	Maximum 40 du/ac
54-032-4	East - can storage	1	MixedUse	M-2-S	1	32	40
54-041-18	East - can storage	1.35	MixedUse	M-2-S	1.35	43	50
54-042-1	East - can storage	0.3	MixedUse	M-2-S	0.3	10	4
54-7-9	South - paper/can	12.32	MixedUse	M-2-S	12.32	394	400
54-7-08	Mcray St. RR	0.69	MixedUse	M-2-S	0.69	22	5
54--7-10	RR-McCray	3.26	MixedUse	M-2-S	3.26	104	110
54-28-1	Hillcrest (320)	1.62	MixedUse	C-2-S	1.62	0	0
54-29-1	McCray (contractor)	5.51	MixedUse	M-2-S	5.51	176	200
54-29-3	Hillcrest (nut shell)	0.76	MixedUse	M-2-S	0.76	24	20
54-29-4	Hillcrest (nut shell)	4.02	MixedUse	M-2-S	4.02	129	160
56-5-12	South (retail exist)	0.86	MixedUse	M-2-S	0.86	0	0
56-6-35	East - cannery	1.27	MixedUse	M-2-S	1.27	41	40
56-6-37	East - cannery	0.68	MixedUse	M-2-S	0.68	22	20
56-7-20	Hawkins/RR	1	MixedUse	M-2-S	1	32	40
Subtotal		35			35	1029	1089

Downtown Commercial Mixed Use - Reuse

APN	Location	Acres	General Plan	Existing Zoning	Acres to Rezone	Average 32 du/ac	Maximum 40 du/ac
56-3-1	East - cannery	1.36	Dwnt/Mix	M-2-S	1.36	44	54
56-3-2	East - cannery	1.8	Dwnt/Mix	M-2-S	1.8	58	70
		3.16			3.16	101.12	124

Table B-3
Vacant land in Sphere of Influence

	Prezone Acres	Average Units	Maximum Units
Low Density Residential	394	2326	3561
Medium Density Residential	133	1326	1592
High Density Residential	26	646	942
Mixed Use*	46.75	748	935
Sphere of Influence Subtotal	600	5046	7030

* 1/2 of total acreage

Table B-3
Vacant land in Sphere of Influence

SPHERE OF INFLUENCE - Island Infill Parcels/Same owner					
APN	Acres Prezone	General Plan	Street	Average du/acre	Maximum du/acre
Sphere of Influence					
19-25-1	11.46	LDR	Buena Vista	69	88
19-25-4	1	LDR	Buena Vista	6	8
20-6-11	22.38	LDR	Apricot	134	176
20-6-14	4.69	LDR	Apricot	28	40
20-6-43	6.01	LDR	Apricot	36	48
20-08-13	0.14	LDR	Powell	1	1
20-08-21	0.24	LDR	Powell	1	1
20-08-22	7.25	LDR	Powell	44	56
20-08-5	0.25	LDR	Powell	2	2
20-08-7	0.33	LDR	Powell	1	1
20-12-10	0.95	LDR	Hillcrest	6	6
20-12-114	4.8	LDR	Hillcrest	29	36
20-12-121	1	LDR	Hillcrest	3	4
20-12-127	3.65	LDR	LosAltos	22	24
20-12-140	3.75	LDR	Hillcrest	23	24
20-12-141	0.38	LDR	Hillcrest	1	1
20-12-142	1	LDR	Hillcrest	4	5
20-12-143	3.8	LDR	Hillcrest	23	24
20-12-42	1.45	LDR	Hillcrest	9	10
20-12-7	10	LDR	Hillcrest	60	80
20-12-71	0.6	LDR	Hillcrest	1	1
20-12-79	1.51	LDR	Hillcrest	9	12
20-12-81	2.8	LDR	Hillcrest	17	20
20-12-83	2	LDR	Hillcrest	12	16
20-12-88	0.47	LDR	Hillcrest	1	1
20-12-89	0.45	LDR	Hillcrest	1	1
20-12-96	0.41	LDR	Hillcrest	2	2
20-17-14	13.3	LDR	San Benito Ext	80	104
20-17-17	22.95	LDR	San Benito Ext	138	176
20-17-25	0.96	LDR	San Benito Ext	6	6
20-17-26	0.3	LDR	San Benito Ext	1	1
20-17-28	0.27	LDR	San Benito Ext	1	1
20-17-32	1.33	LDR	San Benito Ext	6	8
20-17-33	1.2	LDR	San Benito Ext	6	8
20-17-34	0.75	LDR	San Benito Ext	2	3
19-31-02	23.51	MDR	Memorial	235	282
20-29-12	2.42	MDR	Valley View	24	29
	159.76			1042	1306.16
Area Same Ownership near Sphere (Hart Property)					
City	53-37-2	22	HDR	North Street	
Out Sphere	19-13-12	31	HDR	North Street	744 1085
Sphere	19-13-24	26.92	HDR	North Street	646 942
		80			1390 2027

Table B-3
Vacant land in Sphere of Influence

SPHERE OF INFLUENCE - Low Density Residential					
APN	Acres Prezone	General Plan	Street	Average 6 du/acre	Maximum 8 du/acre
25-35-10	14	LDR	Hillcrest	84	112
19-25-1	11.46	LDR	Buena Vista	69	88
19-25-4	1	LDR	Buena Vista	6	8
19-31-9	20	LDR	Santa Ana	120	160
19-31-19	1	LDR	Santa Ana	6	8
19-31-26	1	LDR	Santa Ana	6	8
19-31-27	1	LDR	Barnes	6	8
19-31-28	0.36	LDR	Barnes	2	1
19-31-33	1.58	LDR	Santa Ana	9	8
19-31-34	2.48	LDR	Santa Ana	15	16
19-31-36	5	LDR	Santa Ana	30	40
19-31-37	3.85	LDR	Santa Ana	23	28
19-31-38	1.89	LDR	Santa Ana	11	12
19-31-39	1	LDR	Santa Ana	6	8
19-31-40	1.1	LDR	Santa Ana	7	8
19-31-44	2	LDR	Santa Ana	12	16
19-31-45	4	LDR	Santa Ana	24	32
19-31-46	0.87	LDR	Santa Ana	3	4
19-31-48	0.28	LDR	Santa Ana	1	1
19-31-51	1	LDR	Santa Ana	6	8
19-31-52	11.82	LDR	Santa Ana	71	88
19-31-55	1	LDR	Santa Ana	6	8
19-31-56	1.58	LDR	Santa Ana	7	9
19-31-9	20	LDR	Santa Ana	120	160
19--32-8	0.32	LDR	Gardenia	1	1
19-32-11	1	LDR	Gardenia	6	8
19-32-14	0.33	LDR	Gardenia	1	1
19-32-21	0.32	LDR	Gardenia	1	1
19-32-22	0.57	LDR	Gardenia	1	4
19-32-23	0.31	LDR	Gardenia	1	1
19-32-26	0.92	LDR	Gardenia	6	6
19-32-25	0.5	LDR	Gardenia	3	4
19-32-27	0.91	LDR	Gardenia	5	6
19-32-28	0.95	LDR	Gardenia	6	6
19-32-29	0.91	LDR	Gardenia	5	6
19-37-7	1	LDR	Barnes	3	3
19-37-8	4.9	LDR	Barnes	29	36
20-04-14	2	LDR	Hillcrest	12	16
20-04-28	13	LDR	Hillcrest	78	104
20-04-30	5	LDR	Hillcrest	30	40
20-04-56	19	LDR	Hillcrest	114	152
20-04-57	11.8	LDR	Hillcrest	71	88
20-6-11	22.38	LDR	Apricot	134	176
20-6-14	4.69	LDR	Apricot	28	40
20-6-43	6.01	LDR	Apricot	36	48
20-08-13	0.14	LDR	Powell	1	1
20-08-21	0.24	LDR	Powell	1	1
Subtotal	206.47			1224.34	1588

Table B-3
Vacant land in Sphere of Influence

SPHERE OF INFLUENCE - Low Density Residential					
APN	Acres Prezone	General Plan	Street	Average 6 du/acre	Maximum 8 du/acre
Subtotal 1	206			1224	1588
20-08-22	7	LDR	Powell	44	56
20-08-5	0	LDR	Powell	2	2
20-08-7	0	LDR	Powell	1	1
20-12-10	1	LDR	Hillcrest	6	6
20-12-114	5	LDR	Hillcrest	29	36
20-12-121	1.0	LDR	Hillcrest	3	4
20-12-127	3.7	LDR	LosAltos	22	24
20-12-140	3.8	LDR	Hillcrest	23	24
20-12-141	0.4	LDR	Hillcrest	1	1
20-12-142	1.0	LDR	Hillcrest	3	5
20-12-143	3.8	LDR	Hillcrest	23	24
20-12-42	1.5	LDR	Hillcrest	9	10
20-12-7	10.0	LDR	Hillcrest	60	80
20-12-71	0.6	LDR	Hillcrest	1	1
20-12-79	1.5	LDR	Hillcrest	9	12
20-12-81	2.8	LDR	Hillcrest	17	20
20-12-83	2.0	LDR	Hillcrest	12	16
20-12-88	0.5	LDR	Hillcrest	1	1
20-12-89	0.5	LDR	Hillcrest	1	1
20-12-96	0.4	LDR	Hillcrest	2	2
20-17-14	13.3	LDR	San Benito Ext	80	104
20-17-17	23.0	LDR	San Benito Ext	138	176
20-17-25	1.0	LDR	San Benito Ext	6	6
20-17-26	0.3	LDR	San Benito Ext	1	1
20-17-28	0.3	LDR	San Benito Ext	1	1
20-17-32	1.3	LDR	San Benito Ext	6	8
20-17-33	1.2	LDR	San Benito Ext	6	8
20-17-34	0.8	LDR	San Benito Ext	2	3
20-17-35	1.2	LDR	San Benito Ext	6	8
20-17-37	4.2	LDR	San Benito Ext	25	32
20-17-38	4.2	LDR	San Benito Ext	25	32
20-17-39	4.2	LDR	San Benito Ext	25	32
20-17-41	2.2	LDR	San Benito Ext	13	16
20-19-22	0.3	LDR	Cienega	1	1
20-19-23	0.2	LDR	Cienega	1	1
20-22-30	4.8	LDR	Airline Highway	29	32
20-19-21	0.7	LDR	Cienega Road	1	2
20-28-2	19.5	LDR	Ladd Lane	117	720
20-31-9	53.3	LDR	Mimosa Drive	320	424
18-06-17	5.4	LDR	Buena Vista	32	40
TOTAL	394			2326	3561

Table B-3
Vacant land in Sphere of Influence

SPHERE OF INFLUENCE (MDR 8 - 12 DU/ACRE)					
APN	Acres Prezone	General Plan	Street	Average 10 du/acre	Maximum 12 du/acre
19-16-7	0.3	MDR	BuenaVista	1	2
19-11-31	11.11	MDR	BuenaVista	111	133
19-12-05	9.09	MDR	BuenaVista	91	109
19-12-08	29.25	MDR	BuenaVista	293	351
19-12-11	10	MDR	BuenaVista	100	120
19-12-13	15	MDR	BuenaVista	150	180
19-12-34	4.84	MDR	BuenaVista	48	58
19-12-35	1.5	MDR	BuenaVista	15	18
19-13-18	9.37	MDR	BuenaVista	94	112
19-13-19	9.82	MDR	BuenaVista	98	118
19-13-20	5	MDR	BuenaVista	50	60
19-16-7	0.3	MDR	BuenaVista	3	4
19-16-8	1.3	MDR	BuenaVista	13	16
19-31-02	23.51	MDR	Memorial	235	282
20-29-12	2.42	MDR	Valley View	24	29
TOTAL	133			1326	1592

SPHERE OF INFLUENCE HDR (12-35 du/acre)					
APN	Acres Prezone	General Plan	Misc.	Average 24 du/acre	Maximum 35 du/acre
19-13-24	26.92	HDR	North Street	646	942
TOTAL	26.92			646	942.2

SPHERE OF INFLUENCE MIXED USE (25-40 du/acre)					
APN	Acres Prezone	General Plan	Misc.	Average 32 du/acre	Maximum 40 du/acre
25-35-33	8	MixedUse	Hillcrest	256	320
25-35-53	3.5	MixedUse	Hillcrest	112	140
20-02-2	22.25	MixedUse	Union	712	890
20-02-3	9	MixedUse	Union	288	360
20-02-05	4	MixedUse	Union	128	160
TOTAL	46.75			1496	1870

Table B-4
Vacant residential land in General Plan Planning Area

	Annex Sphere & Prezone Acres	Average Units	Maximum Units
Residential Estate	1648	554	554
Low Density Residential	716	4023	5555
Medium Density Residential	5	50	60
High Density Residential	148	3563	5196
Mixed Use	41	1312	1640
Annex Sphere Total	2558	9502	13005

RESIDENTIAL ESTATE

Phase 1	169	169	33
Phase 2	1189	1189	228
Phase 3	248	248	37
Phase 4	0	0	0
No Phase	42	42	256
TOTAL	1648	1648	554

APN	General Plan		Street	Acres	Annex Sphere Acres	1 du/5 acre
19-21-7	ResEstate	Phase 1	McCloskey	40	40	8
19-21-14	ResEstate	Phase 1	McCloskey	129	129	25
Subtotal	Phase 1			169	169	33
25-10-01	ResEstate	Phase 2	E. Fairview	49.33	49.33	9
25-19-05	ResEstate	Phase 2	E. Fairview	98	98	19
25-19-12	ResEstate	Phase 2	E. Fairview	30.15	30.15	6
25-19-42	ResEstate	Phase 2	E. Fairview	90.87	90.87	18
25-19-46	ResEstate	Phase 2	E. Fairview	98.88	98.88	19
25-19-49	ResEstate	Phase 2	E. Fairview	37.34	37.34	7
25-19-62	ResEstate	Phase 2	E. Fairview	29.02	29.02	5
25-32-04	ResEstate	Phase 2	E. Fairview	39.58	39.58	7
25-32-10	ResEstate	Phase 2	E. Fairview	32.28	32.28	6
25-34-11	ResEstate	Phase 2	E. Fairview	11.15	11.15	2
25-34-22	ResEstate	Phase 2	E. Fairview	42.35	42.35	8
25-34-26	ResEstate	Phase 2	E. Fairview	8.52	8.52	1
25-34-28	ResEstate	Phase 2	E. Fairview	6.67	6.67	1
25-37-02	ResEstate	Phase 2	E. Fairview	130	130	26
25-37-07	ResEstate	Phase 2	E. Fairview	89.2	89.2	17
25-37-09	ResEstate	Phase 2	E. Fairview	57.93	57.93	11
Subtotal	Phase 2			1189	1189	228
19-21-02	ResEstate	Phase 3	Santa Ana	40.69	40.69	8
19-21-10	ResEstate	Phase 3	Santa Ana	41.077	41.077	8
19-22-01	ResEstate	Phase 3	McCloskey	45	45	9
19-22-3	ResEstate	Phase 3	Santa Ana	9.7	9.7	0
19-22-11	ResEstate	Phase 3	Santa Ana	8.6	8.6	0
19-22-14	ResEstate	Phase 3	Santa Ana	14	14	2

Table B-4
Vacant residential land in General Plan Planning Area

19-22-16	ResEstate	Phase 3	Santa Ana	16.68	16.68	3
19-22-28	ResEstate	Phase 3	Santa Ana	11.6	11.6	2
19-22-67	ResEstate	Phase 3	Santa Ana	7.3	7.3	0
19-22-68	ResEstate	Phase 3	Santa Ana	7	7	0
19-22-74	ResEstate	Phase 3	Santa Ana	8.63	8.63	0
19-22-89	ResEstate	Phase 3	Santa Ana	7.6	7.6	0
25-09-31	ResEstate	Phase 3	Santa Ana	30.62	30.62	5
Subtotal	Phase 3			248	248	37

LOW DENSITY RESIDENTIAL ALL PHASES

Phase 1	364	364	2056	2740
Phase 2	0	0	0	0
Phase 3	67	67	267	534
Phase 4	243	201	1188	1599
No Phase	42	42	256	341
TOTAL	716	674	3767	5214

Low Density Residential

APN	General Plan	Street	Acres	Annex Sphere Acres	Average 6 du/ac	Maximum 8 du/ac
19-17-2	LDR	Phase 1 Chappell	4	4	24	32
19-17-03	LDR	Phase 1 Chappell	19.77	19.77	119	158
19-21-04	LDR	Phase 1 Santa Ana	25	25	150	200
19-21-06	LDR	Phase 1 Santa Ana	32.091	32.091	193	257
19-21-08	LDR	Phase 1 Santa Ana	27.227	27.227	163	218
19-21-10	LDR	Phase 1 Santa Ana	15	15	90	120
19-33-03	LDR	Phase 1 Chappell	14.11	14.11	85	113
19-34-02	LDR	Phase 1 Chappell	5	5	30	40
19-34-12	LDR	Phase 1 Chappell	0.51	0.51	3	4
19-23-13	LDR	Phase 1 Santa Ana	0.51	0.51	3	4
19-35-01	LDR	Phase 1 Santa Ana	10.31	10.31	62	82
19-35-02	LDR	Phase 1 Chappell	15	15	90	120
19-35-03	LDR	Phase 1 Chappell	23.91	23.91	143	191
19-35-04	LDR	Phase 1 Santa Ana	7.43	7.43	45	59
19-35-06	LDR	Phase 1 Santa Ana	5	5	30	40
19-35-08	LDR	Phase 1 Chappell	6.21	6.2	37	48
19-35-09	LDR	Phase 1 Santa Ana	4.91	4.91	29	39
19-35-10	LDR	Phase 1 Santa Ana	4.91	4.91	29	39
20-28-07	LDR	Phase 1 Union Rd	14.72	14.72	88	118
20-28-29	LDR	Phase 1 Union Rd	3.82	3.82	23	31
20-28-37	LDR	Phase 1 Union Rd	16.07	16.07	96	129
20-28-38	LDR	Phase 1 Union Rd	2	2	12	16
20-28-46	LDR	Phase 1 San Benito	10	10	60	80
20-28-48	LDR	Phase 1 Ladd Lane	7.57	7.57	45	61
20-29-6	LDR	Phase 1 Southside	2.59	2.59	16	21
20-29-31	LDR	Phase 1 Southside	20	20	120	160
20-29-42	LDR	Phase 1 Union Rd	45	45	270	360
			364	364	2056	2740
19-21-02	LDR	Phase 3 Santa Ana	40.69	40.69	244.14	326
19-21-10	LDR	Phase 3 Santa Ana	26	26	156	208
			67	67	267	534

Table B-4
Vacant residential land in General Plan Planning Area

18-22-10	LDR	Phase 4	Buena Vista	5.17	5.17	30	41
18-22-12	LDR	Phase 4	Buena Vista	5	5	30	40
18-22-7	LDR	Phase 4	Buena Vista	2.31	2.31	12	18
19-10-14	LDR	Phase 4	Buena Vista	4.83	4.83	24	39
19-10-18	LDR	Phase 4	Buena Vista	5	5	30	40
19-10-19	LDR	Phase 4	Buena Vista	24.51	24.51	147	196
19-10-20	LDR	Phase 4	Buena Vista	5.31	5.31	30	42
19-10-21	LDR	Phase 4	Buena Vista	5.01	5.01	30	40
19-11-19	LDR	Phase 4	Buena Vista	33.58	33.58	201	269
19-11-22	LDR	Phase 4	Buena Vista	39.23	39.23	235	314
19-11-26	LDR	Phase 4	Buena Vista	12.92	12.92	78	103
19-11-28	LDR	Phase 4	Buena Vista	41.88	41.88	251	335
19-11-30	LDR	Phase 4	Buena Vista	2.3	2.3	12	18
19-11-32	LDR	Phase 4	Buena Vista	13.9	13.91	78	104
				200.95	200.96	1188.72	1599

19-23-2	LDR	No Phase	Buena Vista	4.85	4.85	29	38.8
19-23-3	LDR	No Phase	Buena Vista	5	5	30	40
19-23-10	LDR	No Phase	Buena Vista	2	2	12	16
19-23-19	LDR	No Phase	Buena Vista	4.3	4.3	26	35
19-23-20	LDR	No Phase	Buena Vista	4	4	24	32
19-23-21	LDR	No Phase	Buena Vista	5	5	30	40
29-23-22	LDR	No Phase	Buena Vista	4.5	4.5	27	36
19-23-23	LDR	No Phase	Buena Vista	9	9	54	72
19-24-20	LDR	No Phase	Bidgevale	4	4	24	32
				42.69	42.69	256.14	341.52

Medium Density Residential

APN	General Plan	Phase	Street	Acres	Annex Sphere Acres	Average 10 du/ac	Maximum 12 du/ac
19-11-31	MDR	Phase 4	Buena Vista	5	5	50	60

High Density Residential

APN	General Plan	Phase	Street	Acres	Annex Sphere Acres	Average 24 du/ac	Maximum 40 du/ac
19-13-12	HDR	Phase 1	NorthSt. Area	31	31	744	1085
19-13-10	HDR	Phase 4	NorthSt. Area	20.46	20.46	491	716
19-13-11	HDR	Phase 4	NorthSt. Area	31	31	744	1085
19-13-21	HDR	Phase 4	NorthSt. Area	15	15	360	525
19-13-25	HDR	Phase 4	NorthSt. Area	20	20	480	700
Total	HDR			117.46	117.46	2819	4111

Table B-4
Vacant residential land in General Plan Planning Area

Mixed Use

APN	General Plan	Phase	Street	Acres	Annex Sphere Acres	Average 32 du/ac	Maximum 40 du/ac
20-29-31	Mixed Use	Phase 1	Union/Airline	7	7	224	280
20-29-42	Mixed Use	Phase 1	Union/Airline	8	8	256	320
Total Phase 1				15	15	480	600
18-22-14	Mixed Use	Phase 4	Hwy 156/Wright	11	11	352	440
Total	Mixed Use			26	26	832	1040

Appendix C:
Hollister General Plan Implementation Timeline

	Land Use	Housing	Circulation	Community Services	Open Space	Natural Resources	Health and Safety
1-Year Time Frame	<p>LU.A Develop signage ordinance</p> <p>LU.B Investigate inclusionary housing programs</p> <p>LU.C Revise zoning regulations</p> <p>LU.D Update public service master plans</p> <p>LU.E Initiate a process to amend the AMBAG forecasts</p>	<p>HL.A Establish inclusionary housing regulations</p> <p>HL.B Expand sewer and water system capacity to meet housing needs</p> <p>HL.C Prepare land use plans to facilitate multi-family infill housing</p> <p>HL.D Modify the zoning ordinance to encourage affordable housing</p> <p>HL.E Modify the zoning ordinance to give priority to encourage lot consolidation for affordable housing</p> <p>HL.F Revise impact and planning fees</p> <p>HL.G Establish resale controls and rent and income limits</p>	<p>CA Classify roadways</p> <p>CB Develop truck routes</p>	<p>CSF.A Adopt an Information Technology Plan</p> <p>CSF.B Evaluate fire service consolidation opportunities</p> <p>CSF.C Implement joint use agreements with school districts</p>	<p>OS.A Create an agricultural community disclosure ordinance</p>		
2-Year Time Frame	<p>LU.F Conduct outreach and education</p> <p>LU.G Develop and adopt design review guidelines</p> <p>LU.H Develop a street tree program</p> <p>LU.I Develop streetscape improvement guidelines</p> <p>LU.J Develop guidelines for the preparation of lighting plans</p>	<p>HL.H Increase allocations for affordable housing</p> <p>HL.I Implement the growth management ordinance to give priority to affordable housing</p> <p>HL.J Adopt a reasonable accommodation ordinance</p> <p>HL.K Adopt an anti-discrimination ordinance</p> <p>HL.L Adopt criteria for use in design review and refine the design review process</p> <p>HL.M Disseminate fair housing information</p> <p>HL.N Implement zoning amendments for mobile and manufactured homes</p> <p>HL.O Develop an amnesty program for second units</p> <p>HL.P Inventory vacant buildings in the Downtown</p>		<p>CSF.D Adopt a performance standards ordinance</p> <p>CSF.E Consider the formation of a planning area-wide Fire District</p> <p>CSF.F Coordinate with the San Benito County Water District in water system expansion needs</p> <p>CSF.G Coordinate with the Sanyslope County Water District in water system expansion needs</p> <p>CSF.H Establish procedures and requirements for well and ditch tail water tests</p> <p>CSF.I Establish requirements for water conservation in new development</p> <p>CSF.J Identify opportunities for library service expansion</p> <p>CSF.K Identify recycling program opportunities</p> <p>CSF.L Implement actions for pesticide and fertilizer management</p> <p>CSF.M Provide information on water conserving landscaping</p> <p>CSF.N Update the Fire Protection Master Plan</p>	<p>OS.B Develop open space management plans</p> <p>OS.C Investigate voluntary "Subscription Farming" or Community Supported Agriculture (CSA) programs</p>	<p>NRC.A Conduct air quality education programs</p> <p>NRC.B Explore regional planning opportunities to preserve habitats</p> <p>NRC.C Identify opportunities for PG&E assistance</p> <p>NRC.D Provide for backup energy provision</p>	<p>HSA Designate travel routes for hazardous materials</p> <p>HSB Designate truck routes</p> <p>HSC Implement the airport land use plan</p> <p>HSD Provide for public awareness and education about noise issues</p> <p>HSE Provide public information on safety and emergency preparedness issues</p>

Hollister General Plan Implementation Timeline

	Land Use	Housing	Circulation	Community Services	Open Space	Natural Resources	Health and Safety
3-Year Time Frame	<p>LU.K Formulate and implement an economic development strategic plan</p> <p>LU.L Inventory and designate historical sites</p> <p>LU.M Inventory illegal or dangerous housing units</p>	<p>H.Q Encourage "green" building standards and processes</p> <p>H.R Establish zoning for emergency shelters and transitional housing facilities</p> <p>H.S Establish zoning for farmworker and ranch hand housing</p> <p>H.T Modify residential care facility zoning</p> <p>H.U Participate in the creation of a nonprofit affordable housing organization</p>		<p>CS.F.O Adopt a Storm Water Master Plan</p> <p>CS.F.P Identify drainage system improvements</p> <p>CS.F.Q Identify opportunities for water recycling</p> <p>CS.F.R Update the City's Water System Master Plan</p>		<p>NRC.E Encourage "green" building standards and processes</p> <p>NRC.F Establish and update the list of species</p> <p>NRC.G Establish mitigation for the burrowing owl colony in the Fairview Road/Santa Ana Road area</p>	<p>HIS.F Compile complaint information and periodically evaluate enforcement needs for noise impacts</p> <p>HIS.G Update geologic, flooding and other hazard maps</p>
5-Year Time Frame	<p>LU.N Assemble parcels for development in accordance with RDA programs</p> <p>LU.O Assess existing Downtown Hollister parking district</p> <p>LU.P Evaluate capital improvements program</p>	<p>H.V Assist in maximizing use of rehabilitation loan programs</p> <p>H.W Establish mixed-use development standards</p> <p>H.X Modify second unit development standards and permit process</p> <p>H.Y Protect "at risk" units</p> <p>H.Z Provide information on second units for homeowners</p> <p>H.A.A Publicize energy conservation programs</p> <p>H.B.B Update the housing element regularly</p> <p>H.C.C Annex up to 50 acres of land for residential development</p> <p>H.D.D Modify the growth management ordinance after the expiration of Measure U</p>		<p>CS.F.S Prepare guidelines for water quality source control program</p>	OS.D Enact a farmland trust		

Hollister General Plan Implementation Timeline

On-Going Time Frame	Land Use	Housing	Circulation	Community Services	Open Space	Natural Resources	Health and Safety
	LU.Q Encourage intergovernmental coordination	H.E.E Apply density bonus zoning and other incentives for affordable housing development	C.C Encourage intergovernmental coordination	CSF.T Conduct water quality education programs	OS.E Coordinate with other jurisdictions in open space planning	NRC.H Apply air quality standards in development review	HS.H Apply flood control requirements in new development
	LU.R Encourage specific plans	H.F.F Apply Title 24 requirements	C.D Evaluate public facilities fees	CSF.U Continue to require proper disposal of pollutants	OS.F Manage private open space	NRC.I Apply standards to sensitive air quality receptors	HS.I Coordinate with San Benito County on hazardous waste management planning
	LU.S Evaluate public facilities fees	H.G.G Conduct an annual housing element review	C.E Monitor LOS levels	CSF.V Coordinate with the water resources association of San Benito County	OS.G Provide open space access points	NRC.J Apply Title 24 requirements	HS.J Conduct periodic emergency exercises
	LU.T Fund RDA housing projects	H.H.H Expedite processing for affordable housing development	C.F Prioritize and implement roadway improvements	CSF.W Enforce strict requirements for development in high fire hazard areas	OS.H Create open space preservation opportunities	NRC.K Conduct surveys for burrowing owls	HS.K Conduct periodic noise monitoring
	LU.U Implement phasing strategy	H.I.I Facilitate development at key housing sites		CSF.X Enhance facilities for fire and police services	OS.I Restrict utilities in open space	NRC.L Coordinate with other agencies in air quality planning	HS.L Continue to implement actions related to unreinforced masonry buildings
	LU.V Offer development incentives	H.J.J Facilitate the establishment of neighborhood associations		CSF.Y Evaluate coordinated funding strategies for infrastructure and services		NRC.M Establish buffers to protect air quality	HS.M Designate emergency evacuation routes
	LU.W Promote improvements during design review	H.K.K Identify new sites for multi-family infill housing when opportunities arise		CSF.Z Implement plans for a regional wastewater treatment facility		NRC.N Identify opportunities for transit-oriented development	HS.N Identify traffic noise mitigation needs
	LU.X Rehabilitate, replace or eliminate illegal or dangerous housing units	H.L.L Implement monitoring systems		CSF.AA Implement the City's Solid Waste Management Plan		NRC.O Implement the LEED program	HS.O Periodically evaluate the City's Noise Ordinance
	LU.Y Review development regulations	H.M.M Implement plan to expend funding resources		CSF.BB Implement the Parks and Recreation Master Plan		NRC.P Promote solar design	HS.P Provide staff training on noise enforcement
	LU.Z Review impact fees	H.N.N Link code enforcement with public information programs		CSF.CC Maintain an up-to-date CIP		NRC.Q Publicize energy conservation programs	HS.Q Regularly update the Building Code
	LU.AA Study infrastructure "hook-up" fees	H.O.O Monitor special needs housing		CSF.DD Maintain data on sewer and water system capacity		NRC.R Require appropriate landscaping to mitigate air quality impacts	HS.R Require cleaning on sites with hazardous soils
		H.P.P Prepare information and conduct outreach on housing issues		CSF.EE Monitor water quality at the wastewater treatment plant		NRC.S Require building and site design review for energy conservation	HS.S Review and update the City's Emergency Plan
		H.Q.Q Provide emergency housing assistance		CSF.FF Provide for new elementary and middle schools		NRC.T Require construction techniques that minimize wind erosion	HS.T Review new development for potential noise impacts
		H.R.R Respond to fair housing complaints		CSF.GG Publicize the City's waste management program		NRC.U Require pre-construction surveys for nesting raptors	
		H.S.S Respond to requests for reasonable accommodation and disseminate information		CSF.HH Inspect drainage channels and culverts		NRC.V Require project mitigation for habitat	
		H.T.T Promote solar design		CSF.II Require fire agency review		NRC.W Require project review for energy conservation measures	
				CSF.JJ Require fire protection mitigation in new development		NRC.X Require wetlands delineation	

Hollister General Plan Implementation Timeline

Land Use	Housing	Circulation	Community Services	Open Space	Natural Resources	Health and Safety
On-Going Time Frame (Continued)			CSF.KK Require law enforcement review CSF.LL Require storm water runoff measures CSF.MM Require utility providers review CSF.NN Support construction of a second high school		NRC.Y Require wetlands replacement plans	

DUPLICATE OF ORIGINAL
ON FILE IN THE
OFFICE OF THE CITY CLERK
CITY OF HOLLISTER

RESOLUTION NO. 2005- 160

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HOLLISTER
ADOPTING THE 2005-2023 HOLLISTER GENERAL PLAN**

WHEREAS, the City of Hollister desires to maintain a General Plan that complies with the mandatory requirements of the California Government Code (Section 65300 et seq) and covers the topics of land use, housing, circulation, open space, conservation, recreation, and noise; and,

WHEREAS, the General Plan represents the most direct expression of local control, setting forth the community's Vision for the future of Hollister and the means to accomplish that Vision; and,

WHEREAS, in 2003 the City Council of the City of Hollister initiated preparation of a comprehensive update of the long-term general plan for the physical development of the city and planning area pursuant to California Government Code Section 65300 et. seq.; and,

WHEREAS, City staff and consultants held 2 visioning sessions, then the General Plan Steering Committee reviewed and considered background documents relevant to the preparation of the Draft Hollister General Plan, including Preliminary Drafts for Land Use, Housing, Circulation, Noise, Safety and Open Space; and,

WHEREAS, full public involvement in the preparation of the Draft General Plan Revision has been ensured through duly noticed Steering Committee Study Sessions, community meetings, Planning Commission meetings, public hearings and other means; and,

WHEREAS, the Steering Committee held 7 duly noticed study sessions on the "Working Draft" General Plan and the Planning Commission hosted 3 duly noticed workshops on the "Draft" General Plan; and,

WHEREAS, the City has maintained the General Plan on the City of Hollister web site, providing online access to public forum dates, documents, maps, and other information, and the opportunity to provide comments and suggestions; and,

WHEREAS, the Draft General Plan has been referred to other public agencies for review and comment as required by State law; and,

WHEREAS, on October 27, 2005, the Hollister Planning Commission conducted a public hearing on the General Plan as required by State law and, by a 5-0 vote, recommended to the City Council the adoption of the General Plan; and,

WHEREAS, a comprehensive Final Environmental Impact Report (EIR) on the General Plan has been prepared by the City and certified by the City Council; and,

WHEREAS, the City Council has determined that the Final Environmental Impact Report provides a complete and adequate assessment of the potential impacts of implementing the General Plan; and,

WHEREAS, the City Council has adopted a Statement of Overriding Considerations which states the City's reasons for accepting various significant and unavoidable environmental impacts resulting from implementation of the General Plan; and,

WHEREAS, on November 21, 2005, the City Council conducted a public hearing to receive and consider testimony on the proposed General Plan; and,

WHEREAS, on November 21, 2005 the City Council closed the public hearing, deliberated and determined to accept the Planning Commission recommendation with the changes contained in the Errata and with an additional change to Map 6 (Phasing Strategy).

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Hollister hereby adopts the 2005-2023 Hollister General Plan (Exhibit 1) and directs staff to make all final changes contained in the Errata (Exhibit 2) and make copies available to the public.

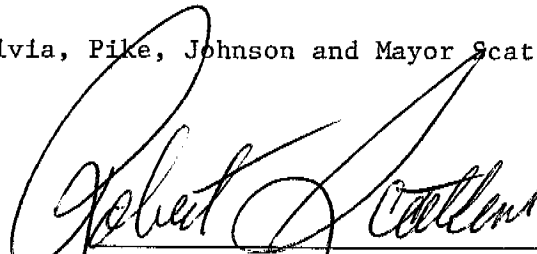
PASSED AND ADOPTED at a regular meeting of the City Council of the City of Hollister on the 5th day of December, 2005 by the following vote:

AYES: Council Members Emerson, Valdivia, Pike, Johnson and Mayor Scattini


NOES: None.

ABSTAIN: None.

ABSENT: None.

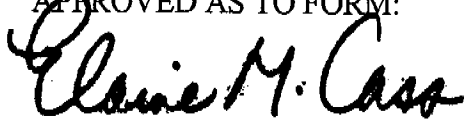

Robert Scattini, Mayor

ATTEST:


Geri Johnson, City Clerk

DUPLICATE OF ORIGINAL
ON FILE IN THE
OFFICE OF THE CITY CLERK
CITY OF HOLLISTER

APPROVED AS TO FORM:


Elaine M. Cass, City Attorney

DUPLICATE OF ORIGINAL
ON FILE IN THE
OFFICE OF THE CITY CLERK
CITY OF HOLLISTER

RESOLUTION NO. 2005-159

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HOLLISTER
CERTIFYING A FINAL ENVIRONMENTAL IMPACT REPORT FOR THE 2005-2023
HOLLISTER GENERAL PLAN AND MAKING FINDINGS OF OVERRIDING
CONSIDERATIONS RELATING TO THE MITIGATION MEASURES AND PROJECT
ALTERNATIVES, AND ADOPTING A MITIGATION MONITORING AND
REPORTING PROGRAM**

WHEREAS, in 2003 the City Council of the City of Hollister initiated preparation of a comprehensive update of the long term general plan for the physical development of the city and planning area pursuant to California Government Code Section 65300 et. seq.; and,

WHEREAS, the City of Hollister, in accordance with the requirements of the California Environmental Quality Act (CEQA), the State CEQA Guidelines adopted by the Secretary of Resources, has caused to be prepared an Environmental Impact Report which analyzes the impacts of the proposed project (SCH # 200481147); and,

WHEREAS, a Notice of Preparation was released for public and agency review and comment on March 31, 2004 and a public scoping meeting to receive comments on topics and issues which should be evaluated in the Draft EIR was held by the City on April 9, 2004; and,

WHEREAS, the City of Hollister distributed a Notice of Availability for the 2005-2023 General Plan Draft EIR on August 8, 2005, which started the 45-day public review period, ending on September 21, 2005; and

WHEREAS, the Draft EIR was also submitted to the State Clearinghouse for state agency review; and,

WHEREAS, the Planning Commission of the City of Hollister held a duly noticed public hearing on August 25, 2005, to solicit public comment on the Draft EIR for the 2005 Draft General Plan; and,

WHEREAS, following the close of the 45-day public review period for the Draft EIR on September 21, 2005, the Planning Commission held a duly noticed public hearing on October 27, 2005 and recommended certification of the Final EIR and adoption of the 2005-2023 General Plan to the City Council of the City of Hollister; and,

WHEREAS, the City Council of the City of Hollister held a duly noticed public hearing on November 21, 2005 to consider the Final EIR for the 2005 Draft General Plan; and,

WHEREAS, the City Council of the City of Hollister reviewed all evidence presented both orally and in writing and intends to make certain findings in compliance with CEQA, which are more fully set forth below in Exhibit A, attached hereto and incorporated in its entirety by this reference;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Hollister as follows:

DUPLICATE OF ORIGINAL
ON FILE IN THE
OFFICE OF THE CITY CLERK
CITY OF HOLLISTER

1. Certification of the Final EIR

- A. The City Council of the City of Hollister hereby certifies that the Final EIR has been completed in compliance with the requirements of the California Environmental Quality Act.
- B. The City Council of the City of Hollister hereby certifies that the Final EIR was presented to the City Council and that the City Council reviewed and considered the information contained in the Final EIR prior to taking action on the Project.
- C. The City Council of the City of Hollister hereby certifies that the Final EIR reflects the independent judgment and analysis of the City Council of the City of Hollister.

2. Findings on Impacts

The City Council finds:

- A. The EIR identifies seven (7) potentially significant impacts that can be mitigated to less-than-significant levels. The City Council makes the findings with respect to significant impacts as set forth in Exhibit A, attached hereto and incorporated herein by reference.
- B. The EIR identifies seven (7) potentially significant impacts that cannot be mitigated to less-than-significant level and are thus considered significant and unavoidable. The City Council makes the findings with respect to these significant and unavoidable impacts as set forth in Exhibit A.

3. Findings on Alternatives

Three (3) project alternatives ("No Project/No Development" "No Project/1995 General Plan," and "Reduced Development,") were evaluated by the City of Hollister during project development and in the EIR. As set forth in the FEIR and Exhibit A, these alternatives result in more severe environmental effects, do not meet the basic project objectives, or do not provide any substantial environmental benefits as compared to the proposed Hollister General Plan. The City Council hereby finds that the proposed 2005-2023 Hollister General Plan, as mitigated by adoption of mitigation measures identified in the EIR, can be feasibly implemented and serves the best interests of the City of Hollister.

4. Statement of Overriding Considerations

Because the adoption of all feasible mitigation measures will not substantially lessen or avoid all significant adverse environmental effects caused by the project, the City Council adopts a Statement of Overriding Considerations concerning the project's unavoidable significant impact to explain why the General Plan's benefits override and outweigh its unavoidable impacts on the environment as set forth in Exhibit A.

5. Adoption of the Mitigation Monitoring and Reporting Program

- A. The City Council hereby finds that the proposed mitigation measures described in the Final EIR and Findings are feasible, and therefore will become binding upon the City and on future applicants. The Mitigation Monitoring and Reporting Program is included as Exhibit B and will involve incorporation of the mitigation measures into the General Plan.

B. The City Council hereby adopts the Mitigation Monitoring and Reporting Program, as set forth in Exhibit B, attached hereto and incorporated herein by reference.

6. Other Findings

- A. The City Council finds that issues raised during the public comment period and written comment letters submitted after the close of the public review period of the Draft EIR do not involve any new significant impacts or "significant new information" that would require recirculation of the Draft EIR pursuant to CEQA Guidelines Section 15088.5.
- B. Since completion of the Final EIR, the Planning Commission and City Council has modified the General Plan Land Use Map and policies contained in the General Plan. The modifications to the General Plan, contained in the Errata, would not result in any new significant environmental impacts, a substantial increase in the severity of an environmental impact or "significant new information" that would require recirculation of the Draft EIR pursuant to CEQA Guidelines Section 15088.5.
- C. The Council finds that the correction of a typo on the top of Page 6-11 of the EIR regarding Reduced Alternative population and housing impacts, correcting the reference from less-than-significant to significant unavoidable, is internally consistent with the Alternatives analysis shown in the Comparison of Alternatives Table 6.5.A page 6-16.

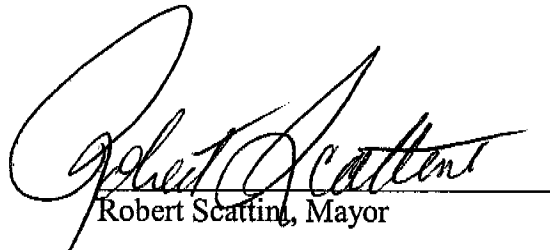
PASSED AND ADOPTED at a regular meeting of the City Council of the City of Hollister on the 5th day of December, 2005 by the following vote:

AYES: Council Members Emerson, Valdivia, Pike, Johnson and Mayor Scattini

NOES: None.

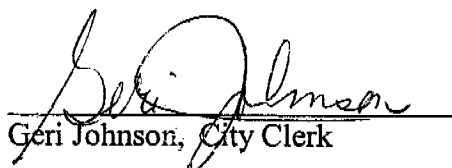
ABSTAIN: None.

ABSENT: None.



Robert Scattini, Mayor

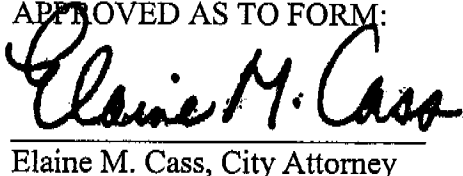
ATTEST:



Geri Johnson, City Clerk

DUPLICATE OF ORIGINAL
ON FILE IN THE
OFFICE OF THE CITY CLERK
CITY OF HOLLISTER

APPROVED AS TO FORM:



Elaine M. Cass, City Attorney

RESOLUTION NO. 2007-68

44-5-20
**DUPLICATE OF ORIGINAL
ON FILE IN THE
OFFICE OF THE CITY CLERK
CITY OF HOLLISTER**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HOLLISTER
TO ADOPT THE MITIGATED NEGATIVE DECLARATION FOR GENERAL
PLAN AMENDMENT 2006-1 AND ADOPT THE MITIGATION
MONITORING AND REPORTING PLAN AND TO APPROVE GENERAL
PLAN AMENDMENT 2006-1 WHICH INCLUDES MINOR MAP AND TEXT
AMENDMENTS TO THE CITY OF HOLLISTER GENERAL PLAN**

WHEREAS, the City of Hollister desires to maintain a General Plan that complies with the mandatory requirements of the California Government Code (Section 65300 et seq) and covers the topics of land use, housing, circulation, open space, conservation, recreation, and noise; and,

WHEREAS, on December 5, 2005 the City Council of the City of Hollister approved a comprehensive update of the long-term general plan for the physical development of the city and planning area pursuant to California Government Code Section 65300 et. seq.; and,

WHEREAS, since the adoption of the 2005-2023 General Plan the City of Hollister identified the need to make minor corrections and or clarifications to Maps 2, 3, 4, and 7, to supplement inventories in the Appendix B regarding the vacant land inventory and text that are included in Attachments A through I and Exhibit A; and

WHEREAS, the City of Hollister Planning Commission reviewed draft map and text amendments at the October 26, 2006 meeting and directed staff to prepare environmental review for the recommended changes; and

WHEREAS, the City of Hollister, in accordance with the requirements of the California Environmental Quality Act (CEQA), the State CEQA Guidelines adopted by the Secretary of Resources, has caused to be prepared as proposed Mitigated Negative Declaration; and

WHEREAS, an initial study was conducted pursuant to the California Environmental Quality Act to evaluate the proposed general plan and text amendments for GPA 2006-1, and;

WHEREAS, a mitigated negative declaration was prepared in compliance with Article 6 of the California Environmental Quality Act and local guidelines, and

WHEREAS, the mitigated negative declaration was circulated for a 30 day public review period from February 27, 2007 to March 28, 2007 to the State Clearinghouse (SCH# 2007021131), the Association of Monterey Bay Area Governments and local agencies and to the affected property owners; and

WHEREAS, Notice of Availability for public review and notice of intent to adopt was given as required by law; and

WHEREAS, at a public hearing held on April 26, 2007 written and oral comments from the public and responsible agencies were accepted and considered by the Planning Commission on the proposed Mitigated Negative Declaration and General Plan Amendment 2006-1; and

WHEREAS, the Initial Study, the Mitigated Negative Declaration and the Mitigation Monitoring Program are in compliance with the provisions of the California Environmental Quality Act;

WHEREAS, the City of Hollister Planning Commission approved Resolution 2007-11 recommending to the City Council of the City of Hollister the adoption of the mitigated negative declaration, mitigation monitoring program and approval for General Plan Amendment 2006-1;

WHEREAS, the City of Hollister City Council certified a supplemental final EIR for the Award Homes subdivision and West of Fairview Specific Plan Amendment at the April 16, 2007 City Council meeting with City Council Resolution 2007-39; and

WHEREAS, the West of Fairview Specific Plan Amendment increased the acreage of multi-family housing from six acres to nine acres but did not affect the overall build-out of the specific plan area; and

WHEREAS, Attachment I is a map amendment to relocate the Medium Density Residential designation and re-designate four acres to the High Density Residential to be consistent with the West of Fairview Specific Plan Amendment approved by City Council Resolution 2007-39 on April 16, 2007; and

WHEREAS, Exhibit A has been supplemented with corrections and clarifications and supplemental text and tables for the Appendix B Vacant Land Inventory for the Housing Element;

WHEREAS, the Appendix B text and inventories provide information requested by the California Department of Housing and Community Development regarding the potential for development of lands based on the City of Hollister Map 2 General Plan Land Use Plan; and

WHEREAS, at a public hearing on June 18, 2007 written and oral comments from the public and responsible agencies were accepted and considered by the City Council of the City of Hollister on the proposed Mitigated Negative Declaration and General Plan Amendment 2006-1; and

NOW THEREFORE THE CITY COUNCIL OF THE CITY OF HOLLISTER HEREBY DETERMINES:

1. That it has reviewed and considered the information contained in the mitigated negative declaration for General Plan Amendment 2006-1 and the whole record of those proceedings for Attachment A through I map amendments and the Exhibit A text amendments. The documents and other materials that constitute the record of proceedings on which the City's determinations are based are located at the City of Hollister Development Services Department, Planning Division, 420 Hill Street, Building A, Hollister, CA 95023;
2. That mitigation measures in the mitigated negative declaration and a mitigation monitoring program are incorporated into the approval for the General Plan Amendment 2006-1;

3. That amendments incorporated in Exhibit A and Attachments A through H were evaluated in the Mitigated Negative Declaration (SCH No. 20007021131) prepared for the General Plan Amendment 2006-1 and has been completed in compliance with CEQA and the State CEQA Guidelines, and that the Mitigated Negative Declaration reflects the City of Hollister City Council's independent judgment and analysis; and,
4. That Attachment I amendment incorporates previously approved changes from the West of Fairview Specific Plan amendment and the Final Supplemental Environmental Impact Report (SCH No. 2005111094) prepared for the Award Homes Subdivision and the Specific Plan Amendment has been completed in compliance with the CEQA and the State CEQA Guidelines, and that the Final SEIR reflects the City of Hollister City Council's independent judgment and analysis; and,

THE CITY COUNCIL MAKES THE FOLLOWING FINDINGS:

1. That General Plan Amendment 2006-1 will not result in a significant environmental impact after adoption of the mitigation measures as described in the Mitigated Negative Declaration (SCH No. 2007021131).
2. That the Mitigated Negative Declaration and Mitigation Monitoring Program for General Plan Amendment 2006-1 (SCH No. 20007021131) are hereby found to have been completed in compliance with CEQA and all applicable guidelines.
3. The mitigation measures are adequate to reduce the impacts of the project on the physical environment to less than a significant level.
4. General Plan Amendment 2006-1 is recommended for adoption by the City Council in compliance with CEQA.

FURTHER, THE CITY COUNCIL OF THE CITY OF HOLLISTER HEREBY:

1. Approves and adopts the Mitigated Negative Declaration for General Plan Amendment 2006-1 (SCH No. 2007021131); and
2. Approves and adopts the Mitigation Monitoring and Reporting Plan pursuant to Public Resources Code Section 21081.6 and finds that the Mitigation Monitoring and Reporting Plan is adequately designed to ensure compliance with the mitigation measures during Project implementation; and
3. Approves the amendments to the City of Hollister General Plan Maps 2, 3, 4 and 7 and text amendments contained in Exhibit A.

This Resolution shall take effect thirty (30) days after its adoption.

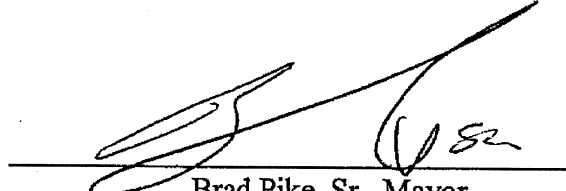
PASSED AND ADOPTED at a regular meeting of the City Council of the City of Hollister held on this 18th day of June 2007, by the following vote:

AYES: Council Members Sanchez, Valdivia, Emerson, Johnson and Mayor Pike.

NOES: None.

ABSENT: None.

ABSTAINED: None.



Brad Pike, Sr., Mayor

ATTEST:



Geri Johnson, City Clerk

DUPLICATE OF ORIGINAL
ON FILE IN THE
OFFICE OF THE CITY CLERK
CITY OF HOLLISTER

APPROVED AS TO FORM:



Stephanie Atigh, City Attorney

EXHIBIT A

TABLE 1 – SUMMARY OF CHANGES TO TABLE LU2: LAND USE CALCULATIONS

LAND USE DESIGNATION	GPA 2006-1 NET CHANGE ACRES	DESIGNATED ACRES	% OF TOTAL ACRES	NET CHANGE INTENSITY
RR Rural Residential <i>Residential Estate</i> 1 du/5 acres	0	3,239	14.7%	0
LDR Low Density Residential 1-8 du/acre	+6	3,229 3,235	33.65%	+6 – 48 dwelling units
MDR Medium Density Residential 8 – 12 du/acre	0	325 326.3	3.4%	+10.4 – 15.6 dwelling units
HDR High Density Residential 12 – 35 du/acre	+3.5	372 375.5	3.9%	100 dwelling units
MU Mixed Use Commercial and Residential 25-45 du/acre	+1	136 137	1.4%	+25-45 dwelling units
D-MU Downtown Commercial and Mixed Use 25-45 du/ac	0	53	0.6%	0
HO Home Office 8-12 du/acre	0	39	0.4%	0
WG West Gateway Commercial and Mixed Use 20-35 du/acre	0	57	0.6%	0
NG North Gateway Commercial 2.0 Floor Area Ratio	-21	271 250	8% 2.5%	-18,295 sq. ft. commercial
GC General Commercial 2.0 Floor Area Ratio	0	145	1.5%	0
I/AS Industrial/Airport Support Floor Area Ratio	+21	1,643 1664	17.1% 17.3%	+9,147 sq. ft. industrial
A Airport	0	319	3.3%	
P Public 1.0 Floor Area Ratio	0	461	4.7%	
OS Open Space .01 Floor Area Ratio	-11	597 586	6.2% 6.0%	
AG Agriculture	0	562	5.8%	
Total Acres		9625		

EXHIBIT A
GPA 2006-1 TEXT CHANGES

Land Use and Community Design Element - Page 2.7 paragraph 1, Table LU2 and Map 2

The Land Use designation for 'Rural Residential' shall be renamed to '**Residential Estate**' to avoid confusion with the 'Rural Residential' designation in the San Benito County General Plan Land Use Plan.

Land use and Community Design Element - Page 2.8, Downtown Commercial and Mixed Use

The Downtown Commercial and Mixed-Use designation is intended primarily for all types of commercial uses and secondarily for residential uses or a combination of the two. Special attention should be given to pedestrian circulation within the area to provide access to adjacent facilities and uses. The designation is intended to encourage ground floor, pedestrian friendly, retail sales and service uses with upper floors of office and residential uses. The Downtown Commercial category applies to commercial activity include neighborhood convenience stores, restaurants, regionally oriented special stores, medical and dental offices, and residential units. To promote pedestrian activity, neither commercial uses that require drive-through windows nor open-air car, truck and boat lots, **automotive repair and body shops** are appropriate Downtown. Smaller vehicle sales are permitted within enclosed buildings.

Land use and Community Design Element - Page 2.12, Specific Plan: - Specific Plan /**Area Plan** Overlay

The Specific Plan/**Area Plan** Overlay designation is intended to identify areas that require special planning attention to promote a mix of land uses that remain flexible enough to adjust to changing market demands **or the approved West of Fairview Specific Plan and Northeast Hollister Area Plan**. Specific Plans

Second paragraph: no change

Third paragraph: To promote timely development on sites in Specific Plan **and Area Plan** areas, development must commence within five years of Specific Plan approval or **in the case of existing areas plans by 2010**. If development does not begin in this time period, designations within the Specific Plan **or Area Plan** will revert to standard General Plan designations unless an extension of this time period is authorized by City Council.

Fourth paragraph: no change

EXHIBIT A
GPA 2006-1 TEXT CHANGES

Land use and Community Design Element - Page 2.24, North Gateway:

The North Gateway area is intended to create an entry boulevard for motorists arriving in Hollister from the north along Highway 25. The district begins at the intersection of San Felipe and McCloskey Roads and extends south along San Felipe Road to Santa Ana Road. The gateway area extends east *of San Felipe Road* between McCloskey Road and the Highway 25 Bypass ~~to the Sphere of Influence~~. The district is important because it provides the opportunity for large retail uses that cater to commuters and other motorists without duplicating services found Downtown

The North Gateway includes a triangular area of Highway 25 ~~and west of~~ San Felipe Road *north of Downtown and south of Wright Road* that could be developed for automobile dealerships. The site has access from Highway 25, and the dealerships would be visible to all motorists entering the City. The commercial boulevard could then continue south along San Felipe Road, lined by decorative landscaping and retail facilities, leading into the heart of Downtown.....

Land use and Community Design Element - Page 2.31

Policy	Lead Responsibility	Time Frame	Implementation Measures
LU1.6 City Entrances Improve the major entrances into the City with landmark entry features, signs and gateways at the North and West gateways <i>and along the San Felipe Road corridor north of McCloskey Road</i>	Planning Engineering	On-going 2 years	Promote improvements during design review [LU.W] Develop streetscape improvements guidelines [LU.I]

EXHIBIT A
GPA 2006-1 TEXT CHANGES

Natural Resources and Conservation Element – Key Findings and Recommendations – Page 7.5

Continue to Protect Wildlife Habitat

Additional development could put increased pressure on existing wildlife habitat areas. Development proposed within the County-designated kit fox habitat area boundaries will be assessed an impact fee for every home or acre developed, under the terms of a Habitat Conservation Agreement with the U. S. Fish and Wildlife Service. Developers must conduct pre-construction kit fox surveys within this area. Riparian habitat areas are commonly found within *all or portions of* the 100-year floodplain. California Department of Fish and game policy is to permit no net loss of riparian habitat, which means that those who propose to develop or otherwise modify a riparian habitat must, at a minimum, preserve or recreate a habitat area equal in area to the amount of riparian habitat which would be lost in implementing their plans.

Appendix of Housing Element – Approved Development Projects, Pages A.40 and A.41

Approved Development Projects (Page A.40, last paragraph)

A building moratorium has been effect in the City of Hollister since May, 2002 due to inadequate sewerage capacity. Prior to the imposition of the building moratorium, ~~969~~ 1194 new housing units had been approved and/or allocated for development. These projects are expected to be constructed once the new sewerage treatment plan is completed in ~~October 2008~~ December 2008.

Page A.41 paragraph 5

~~Westview West of Fairview.~~ Award Homes is developing 677 housing single-family units on 125 acres, zoned R1, ~~West Fairview Road District (RWF)~~ in the ~~Westview West of Fairview~~ Specific Plan Area. ~~There will be 517 single family dwelling units, Twenty-two 100 apartment units with fifty multi-family rental units homes will be designated very low income, fifty multi-family units homes will be designated low income and 22 30 garden homes will be reserved for moderate income households.~~

Page A.41, following paragraph 6

- **Market Rate Lots:** There are an additional 232 market rate dwelling units that can be constructed when the moratorium lifts from the following developments:
Anderson Homes – 6; Cerra Vista 4 – 20; Eden West – 55; Hillock Ranch – 41; La Baig Phases 7&8 – 17; Palmtag Subdivision – 2; Walnut Park Units 8A and 8B – 32; Valley View Phases 3 & 6 – 14.

EXHIBIT A
GPA 2006-1 TEXT CHANGES

Appendix B Pages A.41 – A.42 Additional Housing Capacity

Additional Housing Capacity

Appendix B includes inventories of vacant residential and the new mixed use land use designation based on General Plan Land Use Map 2. Table B-2 of Appendix B lists the acreage of developable lands in the city limits. In addition to the 1,194 dwelling units that have been developed as lots and/or approved for development or with allocations, there is capacity for 3,719 housing units just in the city limits with services from available after the moratorium is lifted. Potential development from approved/allocated development and vacant land in the city limits exceeds the entire new construction need of 3,154 units. The majority of the developable land would be at sites with densities greater than eight units per acre. The ability to develop lands with higher development densities will fulfill Housing Element goals and programs to stimulate construction of a variety of housing types and more multi-family housing for all segments of the community..

The City of Hollister is adopting a land use plan that zones additional land for all residential land use categories and provides for phased annexation of land in the surrounding Planning Area **and increases the areas for higher density development and mixes residential into some commercial areas..** Table 23 below shows that an additional ~~502~~ **582** acres will be zoned for residential use over the General Plan planning period. Of this land, the single family district will gain ~~157~~ **169** acres and will increase by approximately 5.5%. The two-family district will increase by ~~44~~ **88** acres, an addition ~~18~~ **37**% over the current land area. Land zoned for high density will increase substantially by ~~119~~ **102**% with ~~222~~ **189** additional acres designated for multi-family development. ~~The changes in land use provide additional housing capacity for 9,239~~

~~4,913 units, far in excess of the 3,154 units needed in the current planning period.~~

~~It is clear that the City has sufficient land to meet its regional housing needs. The rate of development is expected to be constrained by the City's ability to provide adequate infrastructure, including water supply and wastewater treatment, to new housing units.~~

Table A23: Additional Housing Capacity Resulting from Proposed Changes in Residential Land Use

Land Use	Existing Land Area (Acres)	Proposed Land Area (Acres)	Net Change	Density Range	Typical Density	Additional Housing Capacity
Low Density/Single Family	3,066	3,223 3235	+157 169	1-8	6	1,014
Medium Density/Two- Family	238	282 326	+44 88	8-12	10	880
High Density/Multi- Family	186	408- 375	+222 189	12-35	24	4536
Mixed Use	n/a	79 136	+79 136	25-40	32	4352
Total	3490	3,992 4,072	+502 582			10,782

Source: Moore Iacofano Goltsman Inc. (2003)

EXHIBIT A
GPA 2006-1 TEXT CHANGES

Mixed Use

The City is creating a new ~~79~~**136-acre** Mixed zoning district that will encourage retail ground floor uses with a mix of office and residential uses on one to two floors above the ground level. The proposed Mixed Use District falls within the Redevelopment Agency Project Area **and future sphere of influence expansion areas**. Many **incorporated** lots are currently vacant, while other contains commercial **and industrial** uses. The City is considering a density range of 25-40 units for the mixed use area with a mid-range value of 32. At this density, housing capacity existing for ~~2,528~~ **4,352 units**. It is expected market rate units built within the mixed use district will be affordable to low and moderate income households.

An additional 50 acres could be available for reuse over the long term as some industrial land uses transition out of the downtown area and east of downtown (see Table B-2 of Appendix B) and the upper floors of some of the commercial structures in the Downtown Commercial Mixed Use designation are converted to housing.

Infill Annexation

Tables B-2, B-3 and B-4 provides inventories of potential build-out from lands in the city limits, and annexation areas including the sphere of influence and the phased sphere of influence amendments shown in Map 6 Phases strategy. The City has prioritized infill development in the Sphere of Influence. There is potential for development of over 5000 dwelling units in the Sphere of Influence (see Table B-3). The City has also prepared a map of unincorporated residential lands in the LAFCO Sphere of Influence that are substantially surrounded by the city limits with services available. These lands could be the first priority for annexation when the sewer moratorium is lifted. There is also about

EXHIBIT A
GPA 2006-1 TEXT CHANGES

78 acres of land in single ownership but with split jurisdictional boundaries. The entire area is designated High Density Residential with 22 acres in the city, 27 acres in the sphere and 31 to be annexed to the sphere. These island and combined ownership properties represent about 2400 housing sites.

The changes in land use **as shown in Table A23** provide additional housing capacity for ~~9,238~~ **10,782** units, far in excess of the 3,154 units needed in the current planning period. It is clear that the City has sufficient land to meet its regional housing needs; however, the City's ability to develop residential units be constrained by the regulating limitation of Measure U. The rate of development is expected to be constrained by the City's ability to provide adequate infrastructure, including water **supply** and wastewater treatment, to new housing units.

Table B-1
Summary of Potential Residential Build-out from Housing Inventory
by General Plan Land Use Designation

Land Use	Existing Land Area (Acres)	Proposed Land Area (Acres)	Vacant Acres	Density Range	Typical Density	Acres to Rezone in City	Additional Housing Capacity
Low Density/ Single Family	3066	3229		1 - 8	6		
▪ City Limits			83			0	479
▪ LAFCO Sphere			396				2381
▪ Annex Sphere			<u>716</u>				4023
▪ Total			1195				6,883
Medium Density/ Two-Family	238	325		8 - 12	10		2075
▪ City Limits			75			75	
▪ LAFCO Sphere			133				
▪ Annex Sphere			<u>5</u>				
▪ Total			213				
High Density/ Multi-Family	186	372		12 - 35	24		6193
▪ City Limits			51			24	
▪ LAFCO Sphere			93				
▪ Annex Sphere			<u>117</u>				
▪ Total			267				
Mixed Use ¹	0	136		25 - 40	32		
▪ City Limits			64			64	2048
▪ LAFCO Sphere			46				
▪ Annex Sphere			<u>26</u>				
▪ Total			136				
Total	3490	4062	220			641	17,006

¹ Actual acreage of land in mixed use designation is the City in Table B-2 is closer to 100 acres but some areas will require redevelopment (about 35 acres) and some areas will be developed for commercial uses so projected acreage is reduced to 64 acres.

Table B-2
Vacant incorporated land
(no approval or allocation)

	Acres	Rezone Acres	Average Units	Maximum Units
Low Density Residential	50	2	479	654
Medium Density Residential	75	75	699	884
High Density Residential	51	24	1132	1654
West Gateway Mixed Use*	55.8	55.8	850	1025
Mixed Use Other	10.8	10.8	345	433
Incorporated Total	277.6	202.6	4534	5739
Future Reuse				
Mixed Use-Reuse	35	35	1029	1089
Downtown Commercial Mixed Use Reuse	3	3	101	130
Future Total	38	38	1130	1219

* 1/2 of total acreage

Low Density Residential

Assessor Parcel Number	Location	Acres	General Plan	Existing Zone	Rezone Acres	Average 6 du/ac	Maximum 8 du/ac
20-19-8	Cienega	11	LDR	R1	0	66	88
20-19-9	Cienega	11.25	LDR	R1	0	66	88
52-28-1	South Street	4.12	LDR	R1	0	14	32
52-30-01	Jan Avenue	4.82	LDR	R1	0	28	36
52-32-1	Buena Vista	5	LDR	R1	0	30	40
52-32-7	Buena Vista	4.27	LDR	R1	0	24	32
54-32-20	Hillcrest Rd	0.47	LDR	R1	0	2	2
54-50-19		0.5	LDR	R1	0	2	4
57-44-2	nr Valleyview	0.8	LDR	R1	0	3	6
58-06-01	Westside	5	LDR	R1	0	30	40
58-06-10	Westside	1.95	LDR	R1	0	10	14
19-31-59	Santa Ana/Brig	22	LDR	R1	0	132	176
19-31-61	Santa Ana/Brig	12	LDR	R1	0	72	96
Subtotal		83			0	479	654

Medium Density Residential

Assessor Parcel Number	Location	Acres	General Plan	Existing Zone	Rezone Acres	Average 8 du/ac	Maximum 12 du/ac
20-22-18		1.7	MDR	R1 PUD	1.7	10	12
51-09-25	Sierra Court	1.67	MDR	R1	1.67	13	20
52-23-2	Buena Vista	9	MDR	RA	9	90	108
54-35-31	Meridian/Hillcrest	45.5	MDR	RA	45.5	450	540
57-37-16	Union Road	12.95	MDR	R1	12.95	104	156
58-05-42	Westside/Line	1.25	MDR	R1	1.25	8	12
58-05-34	Westside/Line	3.45	MDR	R1	3.34	24	36
Subtotal		75.52			75.41	699	884

Table B-2
Vacant incorporated land
(no approval or allocation)

High Density Residential

Assessor Parcel Number	Location	Acres	General Plan	Existing Zone	Rezone Acres	Average 24 du/ac	Maximum 35 du/ac
52-2-2	Line St.	0.82	HDR	C-H-S	1	20	29
52-2-3	Line St.	0.6	HDR	RD	1	14	21
52-2-4	Line St.	0.3	HDR	RD	0	7	11
52-2-5	Line St.	0.54	HDR	RD	1	13	19
52-2-6	Line St.	1	HDR	RD	1	24	35
52-3-6	Line St.	0.2	HDR	C-H-S	0	5	7
52-3-8	Line St.	0.24	HDR	C-H-S	0	6	8
52-3-9	4th/Line	0.2	HDR	C-H-S	0	5	7
53-33-1	Locust	3.6	HDR	R-3-S	0	86	126
53-33-3	Locust	1.23	HDR	R-3-S	0	30	43
53-37-2	North St.	22.47	HDR	R-4-S	0	539	786
57-23-13	Ladd Lane	8.5	HDR	R-3-S	9	204	298
57-25-8	Valleyview/Aspen	3.14	HDR	R-3-S	3	75	110
57-34-62	Sunnyslope	1.61	HDR	R1	2	38	56
57-34-63	Sunnyslope	1.63	HDR	R1	2	38	57
57-44-1	Valleyview	1.19	HDR	R-3-S	1	28	42
Subtotal		51.32			24	1132	1654

Mixed Use

APN	Location	Acres	General Plan	Existing Zoning	Acres to Rezone	Average 32 du/ac	Maximum 40 du/ac
West Gateway							
52-7-12	Fourth St	1.95	W. Mixed Use	C-H-S/R	1.95	62	78
52-7-6	Jan/Wests	0.48	W. Mixed Use	R1	0.48	15	19
52-7-7	Jan	0.24	W. Mixed Use	R1	0.24	8	10
52-7-8	Jan	0.24	W. Mixed Use	R1	0.24	8	10
52-8-1	Fourth St	3.3	W. Mixed Use	C-H-S	3.3	106	130
52-9-43	Fourth St	8	W. Mixed Use	C-H-S	8	256	320
52-9-44	Fourth St	0.4	W. Mixed Use	C-H-S	0.4	13	14
52-9-45	Vacant	2.5	W. Mixed Use	C-H-S	2.5	80	98
52-9-46	Vacant	3.8	W. Mixed Use	C-H-S	3.8	122	150
52-13-21	Fourth St	1.6	W. Mixed Use	C-H-S	1.6	51	63
52-13-28	Fourth St	1.6	W. Mixed Use	C-H-S	1.6	51	63
52-18-5	Fourth St	4.6	W. Mixed Use	R1	4.6	147	183
52-9-8	Fourth St (truck)	5.5	W. Mixed Use	M-2-S	5.5	176	165
52-9-14	Fourth St	13.73	W. Mixed Use	M-2-S	13.73	439	480
52-9-49	CSHO	1.6	W. Mixed Use	C-H-S	1.6	51	55
52-9-50	Fourth Street	0.5	W. Mixed Use	C-H-S	0.5	16	5
52-9-52	Fourth St	1	W. Mixed Use	C-H-S	1	32	35
52-30-01	Jan Avenue	4.8	W. Mixed Use	R1	4.8	154	193
		55.84			55.84	1786.88	2071

Table B-2
Vacant incorporated land
(no approval or allocation)

Other							
57-7-64	Sunnyslope	6.97	Mixed Use	R1	7	223	279
57-23-19	Cushman	3.84	Mixed Use	C-1-S	3.84	123	154
Subtotal		10.81			10.84	345.92	433

Mixed Use - Reuse Downtown/Hillcrest

APN	Location	Acres	General Plan	Existing Zoning	Acres to Rezone	Average 32 du/ac	Maximum 40 du/ac
54-032-4	East - can storage	1	MixedUse	M-2-S	1	32	40
54-041-18	East - can storage	1.35	MixedUse	M-2-S	1.35	43	50
54-042-1	East - can storage	0.3	MixedUse	M-2-S	0.3	10	4
54-7-9	South - paper/can	12.32	MixedUse	M-2-S	12.32	394	400
54-7-08	McCrays St. RR	0.69	MixedUse	M-2-S	0.69	22	5
54-7-10	RR-McCray	3.26	MixedUse	M-2-S	3.26	104	110
54-28-1	Hillcrest (320)	1.62	MixedUse	C-2-S	1.62	0	0
54-29-1	McCray (contractor)	5.51	MixedUse	M-2-S	5.51	176	200
54-29-3	Hillcrest (nut shell)	0.76	MixedUse	M-2-S	0.76	24	20
54-29-4	Hillcrest (nut shell)	4.02	MixedUse	M-2-S	4.02	129	160
56-5-12	South (retail exist)	0.86	MixedUse	M-2-S	0.86	0	0
56-6-35	East - cannery	1.27	MixedUse	M-2-S	1.27	41	40
56-6-37	East - cannery	0.68	MixedUse	M-2-S	0.68	22	20
56-7-20	Hawkins/RR	1	MixedUse	M-2-S	1	32	40
Subtotal		35			35	1029	1089

Downtown Commercial Mixed Use - Reuse

APN	Location	Acres	General Plan	Existing Zoning	Acres to Rezone	Average 32 du/ac	Maximum 40 du/ac
56-3-1	East - cannery	1.36	Dwnt/Mix	M-2-S	1.36	44	60
56-3-2	East - cannery	1.8	Dwnt/Mix	M-2-S	1.8	58	70
		3.16			3.16	101.12	130

Table B-3
Vacant land in Sphere of Influence

	Prezone Acres	Average Units	Maximum Units
Low Density Residential	396	2326	3561
Medium Density Residential	133	1326	1592
High Density Residential	26	646	942
Mixed Use*	46.75	740	935
Sphere of Influence Subtotal	602	5038	7030

* 1/2 of total acreage

Table B-2
Vacant incorporated land
(no approval or allocation)

Other						
57-7-64	Sunnyslope	6.97	Mixed Use	R1	7	223
57-23-19	Cushman	3.84	Mixed Use	C-1-S	3.84	123
Subtotal		10.81			10.84	345.92
						433

Mixed Use - Reuse Downtown/Hillcrest

APN	Location	Acres	General Plan	Existing Zoning	Acres to Rezone	Average 32 du/ac	Maximum 40 du/ac
54-032-4	East - can storage	1	MixedUse	M-2-S	1	32	40
54-041-18	East - can storage	1.35	MixedUse	M-2-S	1.35	43	50
54-042-1	East - can storage	0.3	MixedUse	M-2-S	0.3	10	4
54-7-9	South - paper/can	12.32	MixedUse	M-2-S	12.32	394	400
54-7-08	McCrays St. RR	0.69	MixedUse	M-2-S	0.69	22	5
54-7-10	RR-McCray	3.26	MixedUse	M-2-S	3.26	104	110
54-28-1	Hillcrest (320)	1.62	MixedUse	C-2-S	1.62	0	0
54-29-1	McCray (contractor)	5.51	MixedUse	M-2-S	5.51	176	200
54-29-3	Hillcrest (nut shell)	0.76	MixedUse	M-2-S	0.76	24	20
54-29-4	Hillcrest (nut shell)	4.02	MixedUse	M-2-S	4.02	129	160
56-5-12	South (retail exist)	0.86	MixedUse	M-2-S	0.86	0	0
56-6-35	East - cannery	1.27	MixedUse	M-2-S	1.27	41	40
56-6-37	East - cannery	0.68	MixedUse	M-2-S	0.68	22	20
56-7-20	Hawkins/RR	1	MixedUse	M-2-S	1	32	40
Subtotal		35			35	1029	1089

Downtown Commercial Mixed Use - Reuse

APN	Location	Acres	General Plan	Existing Zoning	Acres to Rezone	Average 32 du/ac	Maximum 40 du/ac
56-3-1	East - cannery	1.36	Dwnt/Mix	M-2-S	1.36	44	60
56-3-2	East - cannery	1.8	Dwnt/Mix	M-2-S	1.8	58	70
		3.16			3.16	101.12	130

Table B-3
Vacant land in Sphere of Influence

	Prezone Acres	Average Units	Maximum Units
Low Density Residential	396	2326	3561
Medium Density Residential	133	1326	1592
High Density Residential	26	646	942
Mixed Use*	46.75	740	935
Sphere of Influence Subtotal	602	5038	7030

* 1/2 of total acreage

Table B-3
Vacant land in Sphere of Influence

SPHERE OF INFLUENCE - Island Infill Parcels/Same owner					
APN	Acres Prezone	General Plan	Street	Average du/acre	Maximum du/acre
Sphere of Influence					
19-25-1	11.46	LDR	Buena Vista	69	88
19-25-4	1	LDR	Buena Vista	6	8
20-6-11	22.38	LDR	Apricot	134	176
20-6-14	4.69	LDR	Apricot	28	40
20-6-43	6.01	LDR	Apricot	36	48
20-08-13	0.14	LDR	Powell	1	1
20-08-21	0.24	LDR	Powell	1	1
20-08-22	7.25	LDR	Powell	44	56
20-08-5	0.25	LDR	Powell	2	2
20-08-7	0.33	LDR	Powell	1	1
20-12-10	0.95	LDR	Hillcrest	6	6
20-12-114	4.8	LDR	Hillcrest	29	36
20-12-121	1	LDR	Hillcrest	3	4
20-12-127	3.65	LDR	LosAltos	22	24
20-12-140	3.75	LDR	Hillcrest	23	24
20-12-141	0.38	LDR	Hillcrest	1	1
20-12-142	1	LDR	Hillcrest	4	5
20-12-143	3.8	LDR	Hillcrest	23	24
20-12-42	1.45	LDR	Hillcrest	9	10
20-12-7	10	LDR	Hillcrest	60	80
20-12-71	0.6	LDR	Hillcrest	1	1
20-12-79	1.51	LDR	Hillcrest	9	12
20-12-81	2.8	LDR	Hillcrest	17	20
20-12-83	2	LDR	Hillcrest	12	16
20-12-88	0.47	LDR	Hillcrest	1	1
20-12-89	0.45	LDR	Hillcrest	1	1
20-12-96	0.41	LDR	Hillcrest	2	2
20-17-14	13.3	LDR	San Benito Ext	80	104
20-17-17	22.95	LDR	San Benito Ext	138	176
20-17-25	0.96	LDR	San Benito Ext	6	6
20-17-26	0.3	LDR	San Benito Ext	1	1
20-17-28	0.27	LDR	San Benito Ext	1	1
20-17-32	1.33	LDR	San Benito Ext	6	8
20-17-33	1.2	LDR	San Benito Ext	6	8
20-17-34	0.75	LDR	San Benito Ext	2	3
19-31-02	23.51	MDR	Memorial	235	282
20-29-12	2.42	MDR	Valley View	24	29
	159.76			1042	1306.16

Area Same Ownership near Sphere (Hart Property)						
City	53-37-2	22	HDR	North Street		
Out Sphere	19-13-12	31	HDR	North Street	744	1085
Sphere	19-13-24	26.92	HDR	North Street	646	942
					1390	2027

Table B-3
Vacant land in Sphere of Influence

SPHERE OF INFLUENCE - Low Density Residential					
APN	Acres Prezone	General Plan	Street	Average 6 du/acre	Maximum 8 du/acre
25-35-10	14	LDR	Hillcrest	84	112
19-25-1	11.46	LDR	Buena Vista	69	88
19-25-4	1	LDR	Buena Vista	6	8
19-31-9	20	LDR	Santa Ana	120	160
19-31-19	1	LDR	Santa Ana	6	8
19-31-26	1	LDR	Santa Ana	6	8
19-31-27	1	LDR	Barnes	6	8
19-31-28	0.36	LDR	Barnes	2	1
19-31-33	1.58	LDR	Santa Ana	9	8
19-31-34	2.48	LDR	Santa Ana	15	16
19-31-36	5	LDR	Santa Ana	30	40
19-31-37	3.85	LDR	Santa Ana	23	28
19-31-38	1.89	LDR	Santa Ana	11	12
19-31-39	1	LDR	Santa Ana	6	8
19-31-40	1.1	LDR	Santa Ana	7	8
19-31-44	2	LDR	Santa Ana	12	16
19-31-45	4	LDR	Santa Ana	24	32
19-31-46	0.87	LDR	Santa Ana	3	4
19-31-48	0.28	LDR	Santa Ana	1	1
19-31-51	1	LDR	Santa Ana	6	8
19-31-52	11.82	LDR	Santa Ana	71	88
19-31-55	1	LDR	Santa Ana	6	8
19-31-56	1.58	LDR	Santa Ana	7	9
19-31-9	20	LDR	Santa Ana	120	160
19-32-8	0.32	LDR	Gardenia	1	1
19-32-11	1	LDR	Gardenia	6	8
19-32-14	0.33	LDR	Gardenia	1	1
19-32-21	0.32	LDR	Gardenia	1	1
19-32-22	0.57	LDR	Gardenia	1	4
19-32-23	0.31	LDR	Gardenia	1	1
19-32-26	0.92	LDR	Gardenia	6	6
19-32-25	0.5	LDR	Gardenia	3	4
19-32-27	0.91	LDR	Gardenia	5	6
19-32-28	0.95	LDR	Gardenia	6	6
19-32-29	0.91	LDR	Gardenia	5	6
19-37-7	1	LDR	Barnes	3	3
19-37-8	4.9	LDR	Barnes	29	36
20-04-14	2	LDR	Hillcrest	12	16
20-04-28	13	LDR	Hillcrest	78	104
20-04-30	5	LDR	Hillcrest	30	40
20-04-56	19	LDR	Hillcrest	114	152
20-04-57	11.8	LDR	Hillcrest	71	88
20-6-11	22.38	LDR	Apricot	134	176
20-6-14	4.69	LDR	Apricot	28	40
20-6-43	6.01	LDR	Apricot	36	48
20-08-13	0.14	LDR	Powell	1	1
20-08-21	0.24	LDR	Powell	1	1
Subtotal	206.47			1224.34	1588

Table B-3
Vacant land in Sphere of Influence

SPHERE OF INFLUENCE - Low Density Residential					
APN	Acres Prezone	General Plan	Street	Average 6 du/acre	Maximum 8 du/acre
Subtotal 1	206			1224	1588
20-08-22	7.25	LDR	Powell	44	56
20-08-5	0.25	LDR	Powell	2	2
20-08-7	0.33	LDR	Powell	1	1
20-12-10	0.95	LDR	Hillcrest	6	6
20-12-114	4.8	LDR	Hillcrest	29	36
20-12-121	1	LDR	Hillcrest	3	4
20-12-127	3.65	LDR	LosAltos	22	24
20-12-140	3.75	LDR	Hillcrest	23	24
20-12-141	0.38	LDR	Hillcrest	1	1
20-12-142	1	LDR	Hillcrest	4	5
20-12-143	3.8	LDR	Hillcrest	23	24
20-12-42	1.45	LDR	Hillcrest	9	10
20-12-7	10	LDR	Hillcrest	60	80
20-12-71	0.6	LDR	Hillcrest	1	1
20-12-79	1.51	LDR	Hillcrest	9	12
20-12-81	2.8	LDR	Hillcrest	17	20
20-12-83	2	LDR	Hillcrest	12	16
20-12-88	0.47	LDR	Hillcrest	1	1
20-12-89	0.45	LDR	Hillcrest	1	1
20-12-96	0.41	LDR	Hillcrest	2	2
20-17-14	13.3	LDR	San Benito Ext	80	104
20-17-17	22.95	LDR	San Benito Ext	138	176
20-17-25	0.96	LDR	San Benito Ext	6	6
20-17-26	0.3	LDR	San Benito Ext	1	1
20-17-28	0.27	LDR	San Benito Ext	1	1
20-17-32	1.33	LDR	San Benito Ext	6	8
20-17-33	1.2	LDR	San Benito Ext	6	8
20-17-34	0.75	LDR	San Benito Ext	2	3
20-17-35	1.23	LDR	San Benito Ext	6	8
20-17-37	4.22	LDR	San Benito Ext	25	32
20-17-38	4.22	LDR	San Benito Ext	25	32
20-17-39	4.22	LDR	San Benito Ext	25	32
20-17-41	2.17	LDR	San Benito Ext	13	16
20-19-22	0.28	LDR	Cienega	1	1
20-19-23	0.23	LDR	Cienega	1	1
20-22-30	4.78	LDR	Airline Highway	29	32
20-19-21	0.73	LDR	Cienega Road	1	2
20-28-2	19.49	LDR	Ladd Lane	117	720
20-31-9	53.28	LDR	Mimosa Drive	320	424
18-06-17	5.36	LDR	Buena Vista	32	40
TOTAL	394.12			2326.8	3561

Table B-3
Vacant land in Sphere of Influence

SPHERE OF INFLUENCE (MDR 8 - 12 DU/ACRE)					
APN	Acres	General	Street	Average	Maximum
	Prezone	Plan		10 du/acre	12 du/acre
19-16-7	0.3	MDR	BuenaVista	1	2
19-11-31	11.11	MDR	BuenaVista	111	133
19-12-05	9.09	MDR	BuenaVista	91	109
19-12-08	29.25	MDR	BuenaVista	293	351
19-12-11	10	MDR	BuenaVista	100	120
19-12-13	15	MDR	BuenaVista	150	180
19-12-34	4.84	MDR	BuenaVista	48	58
19-12-35	1.5	MDR	BuenaVista	15	18
19-13-18	9.37	MDR	BuenaVista	94	112
19-13-19	9.82	MDR	BuenaVista	98	118
19-13-20	5	MDR	BuenaVista	50	60
19-16-7	0.3	MDR	BuenaVista	3	4
19-16-8	1.3	MDR	BuenaVista	13	16
19-31-02	23.51	MDR	Memorial	235	282
20-29-12	2.42	MDR	Valley View	24	29
TOTAL	133			1326	1592

SPHERE OF INFLUENCE HDR (12-35 du/acre)					
APN	Acres	General	Misc.	Average	Maximum
	Prezone	Plan		24 du/acre	35 du/acre
19-13-24	26.92	HDR	North Street	646	942
TOTAL	26.92			646	942.2

SPHERE OF INFLUENCE MIXED USE (25-40 du/acre)					
APN	Acres	General	Misc.	Average	Maximum
	Prezone	Plan		32 du/acre	40 du/acre
25-35-33	8	MixedUse	Hillcrest	256	320
25-35-53	3.5	MixedUse	Hillcrest	112	140
20-02-2	22.25	MixedUse	Union	712	890
20-02-3	9	MixedUse	Union	288	360
20-02-05	4	MixedUse	Union	128	160
TOTAL	46.75			1496	1870

Table B-4
Vacant residential land in General Plan Planning Area

	Annex Sphere & Prezone Acres	Average Units	Maximum Units
Residential Estate	1648	554	554
Low Density Residential	716	4023	5555
Medium Density Residential	5	50	60
High Density Residential	117	2819	4111
Mixed Use	26	832	1040
Annex Sphere Total	2512	8278	11320

Table B-4
Vacant residential land in General Plan Planning Area

RESIDENTIAL ESTATE

Phase 1	169	169	33
Phase 2	1189	1189	228
Phase 3	248	248	37
Phase 4	0	0	0
No Phase	42	42	256
TOTAL	1648	1648	554

APN	General Plan		Street	Acres	Annex Sphere Acres	1 du/5 acre
19-21-7	ResEstate	Phasae 1	McCloskey	40	40	8
19-21-14	ResEstate	Phase 1	McCloskey	129	129	25
Subtotal	Phase 1			169	169	33
25-10-01	ResEstate	Phase 2	E. Fairview	49.33	49.33	9
25-19-05	ResEstate	Phase 2	E. Fairview	98	98	19
25-19-12	ResEstate	Phase 2	E. Fairview	30.15	30.15	6
25-19-42	ResEstate	Phase 2	E. Fairview	90.87	90.87	18
25-19-46	ResEstate	Phase 2	E. Fairview	98.88	98.88	19
25-19-49	ResEstate	Phase 2	E. Fairview	37.34	37.34	7
25-19-62	ResEstate	Phase 2	E. Fairview	29.02	29.02	5
25-32-04	ResEstate	Phase 2	E. Fairview	39.58	39.58	7
25-32-10	ResEstate	Phase 2	E. Fairview	32.28	32.28	6
25-34-11	ResEstate	Phase 2	E. Fairview	11.15	11.15	2
25-34-22	ResEstate	Phase 2	E. Fairview	42.35	42.35	8
25-34-26	ResEstate	Phase 2	E. Fairview	8.52	8.52	1
25-34-28	ResEstate	Phase 2	E. Fairview	6.67	6.67	1
25-37-02	ResEstate	Phase 2	E. Fairview	130	130	26
25-37-07	ResEstate	Phase 2	E. Fairview	89.2	89.2	17
25-37-09	ResEstate	Phase 2	E. Fairview	57.93	57.93	11
Subtotal	Phase 2			1189	1189	228
19-21-02	ResEstate	Phase 3	Santa Ana	40.69	40.69	8
19-21-10	ResEstate	Phase 3	Santa Ana	41.077	41.077	8
19-22-01	ResEstate	Phase 3	Mcloskey	45	45	9
19-22-3	ResEstate	Phase 3	Santa Ana	9.7	9.7	0
19-22-11	ResEstate	Phase 3	Santa Ana	8.6	8.6	0
19-22-14	ResEstate	Phase 3	Santa Ana	14	14	2
19-22-16	ResEstate	Phase 3	Santa Ana	16.68	16.68	3
19-22-28	ResEstate	Phase 3	Santa Ana	11.6	11.6	2
19-22-67	ResEstate	Phase 3	Santa Ana	7.3	7.3	0
19-22-68	ResEstate	Phase 3	Santa Ana	7	7	0
19-22-74	ResEstate	Phase 3	Santa Ana	8.63	8.63	0
19-22-89	ResEstate	Phase 3	Santa Ana	7.6	7.6	0
25-09-31	ResEstate	Phase 3	Santa Ana	30.62	30.62	5
Subtotal	Phase 3			248	248	37

Low Density Residential
General

Annex Sphere Average Maximum

Table B-4
Vacant residential land in General Plan Planning Area

APN	Plan		Street	Acres	Acres	6 du/ac	8 du/ac
19-17-2	LDR	Phase 1	Chappell	4	4	24	32
19-17-03	LDR	Phase 1	Chappell	19.77	19.77	119	158
19-21-04	LDR	Phase 1	Santa Ana	25	25	150	200
19-21-06	LDR	Phase 1	Santa Ana	32.091	32.091	193	257
19-21-08	LDR	Phase 1	Santa Ana	27.227	27.227	163	218
19-21-10	LDR	Phase 1	Santa Ana	15	15	90	120
19-33-03	LDR	Phase 1	Chappell	14.11	14.11	85	113
19-34-02	LDR	Phase 1	Chappell	5	5	30	40
19-34-12	LDR	Phase 1	Chappell	0.51	0.51	3	4
19-23-13	LDR	Phase 1	Santa Ana	0.51	0.51	3	4
19-35-01	LDR	Phase 1	Santa Ana	10.31	10.31	62	82
19-35-02	LDR	Phase 1	Chappell	15	15	90	120
19-35-03	LDR	Phase 1	Chappell	23.91	23.91	143	191
19-35-04	LDR	Phase 1	Santa Ana	7.43	7.43	45	59
19-35-06	LDR	Phase 1	Santa Ana	5	5	30	40
19-35-08	LDR	Phase 1	Chappell	6.21	6.2	37	48
19-35-09	LDR	Phase 1	Santa Ana	4.91	4.91	29	39
19-35-10	LDR	Phase 1	Santa Ana	4.91	4.91	29	39
20-28-07	LDR	Phase 1	Union Rd	14.72	14.72	88	118
20-28-29	LDR	Phase 1	Union Rd	3.82	3.82	23	31
20-28-37	LDR	Phase 1	Union Rd	16.07	16.07	96	129
20-28-38	LDR	Phase 1	Union Rd	2	2	12	16
20-28-46	LDR	Phase 1	San Benito	10	10	60	80
20-28-48	LDR	Phase 1	Ladd Lane	7.57	7.57	45	61
20-29-6	LDR	Phase 1	Southside	2.59	2.59	16	21
20-29-31	LDR	Phase 1	Southside	20	20	120	160
20-29-42	LDR	Phase 1	Union Rd	45	45	270	360
				364	364	2056	2740
19-21-02	LDR	Phase 3	Santa Ana	40.69	40.69	244.14	326
19-21-10	LDR	Phase 3	Santa Ana	26	26	156	208
				67	67	267	534
18-22-10	LDR	Phase 4	Buena Vista	5.17	5.17	30	41
18-22-12	LDR	Phase 4	Buena Vista	5	5	30	40
18-22-7	LDR	Phase 4	Buena Vista	2.31	2.31	12	18
19-10-14	LDR	Phase 4	Buena Vista	4.83	4.83	24.3	39
19-10-18	LDR	Phase 4	Buena Vista	5	5	30	40
19-10-19	LDR	Phase 4	Buena Vista	24.51	24.51	147	196
19-10-20	LDR	Phase 4	Buena Vista	5.31	5.31	30	42
19-10-21	LDR	Phase 4	Buena Vista	5.01	5.01	30	40
19-11-19	LDR	Phase 4	Buena Vista	33.58	33.58	201	269
19-11-22	LDR	Phase 4	Buena Vista	39.23	39.23	235	314
19-11-26	LDR	Phase 4	Buena Vista	12.92	12.92	78	103
19-11-28	LDR	Phase 4	Buena Vista	41.88	41.88	251	335
19-11-30	LDR	Phase 4	Buena Vista	2.3	2.3	12	18
19-11-32	LDR	Phase 4	Buena Vista	13.9	13.91	78	104
				200.95	200.96	1188.72	1599
19-23-2	LDR	No Phase	Buena Vista	4.85	4.85	29	38.8

Table B-4
Vacant residential land in General Plan Planning Area

19-23-3	LDR	No Phase	Buena Vista	5	5	30	40
19-23-10	LDR	No Phase	Buena Vista	2	2	12	16
19-23-19	LDR	No Phase	Buena Vista	4.3	4.3	26	35
19-23-20	LDR	No Phase	Buena Vista	4	4	24	32
19-23-21	LDR	No Phase	Buena Vista	5	5	30	40
29-23-22	LDR	No Phase	Buena Vista	4.5	4.5	27	36
19-23-23	LDR	No Phase	Buena Vista	9	9	54	72
19-24-20	LDR	No Phase	Bidgevale	4	4	24	32
				42.69	42.69	256.14	341.52

LOW DENSITY RESIDENTIAL ALL PHASES

Phase 1	364	364	2056	2740
Phase 2	0	0	0	0
Phase 3	67	67	267	534
Phaes 4	243	243	1444	1940
No Phase	42	42	256	341
TOTAL	716	716	4023	5555

Table B-4
Vacant residential land in General Plan Planning Area

Medium Density Residential

APN	General Plan	Phase	Street	Acres	Annex Sphere Acres	Average 10 du/ac	Maximum 12 du/ac
19-11-31	MDR	Phase 4	Buena Vista	5	5	50	60

High Density Residential

APN	General Plan	Phase	Street	Acres	Annex Sphere Acres	Average 24 du/ac	Maximum 40 du/ac
19-13-12	HDR	Phase 1	NorthSt. Area	31	31	744	1085
19-13-10	HDR	Phase 4	NorthSt. Area	20.46	20.46	491	716
19-13-11	HDR	Phase 4	NorthSt. Area	31	31	744	1085
19-13-21	HDR	Phase 4	NorthSt. Area	15	15	360	525
19-13-25	HDR	Phase 4	NorthSt. Area	20	20	480	700
Total	HDR			117.46	117.46	2819	4111

Mixed Use

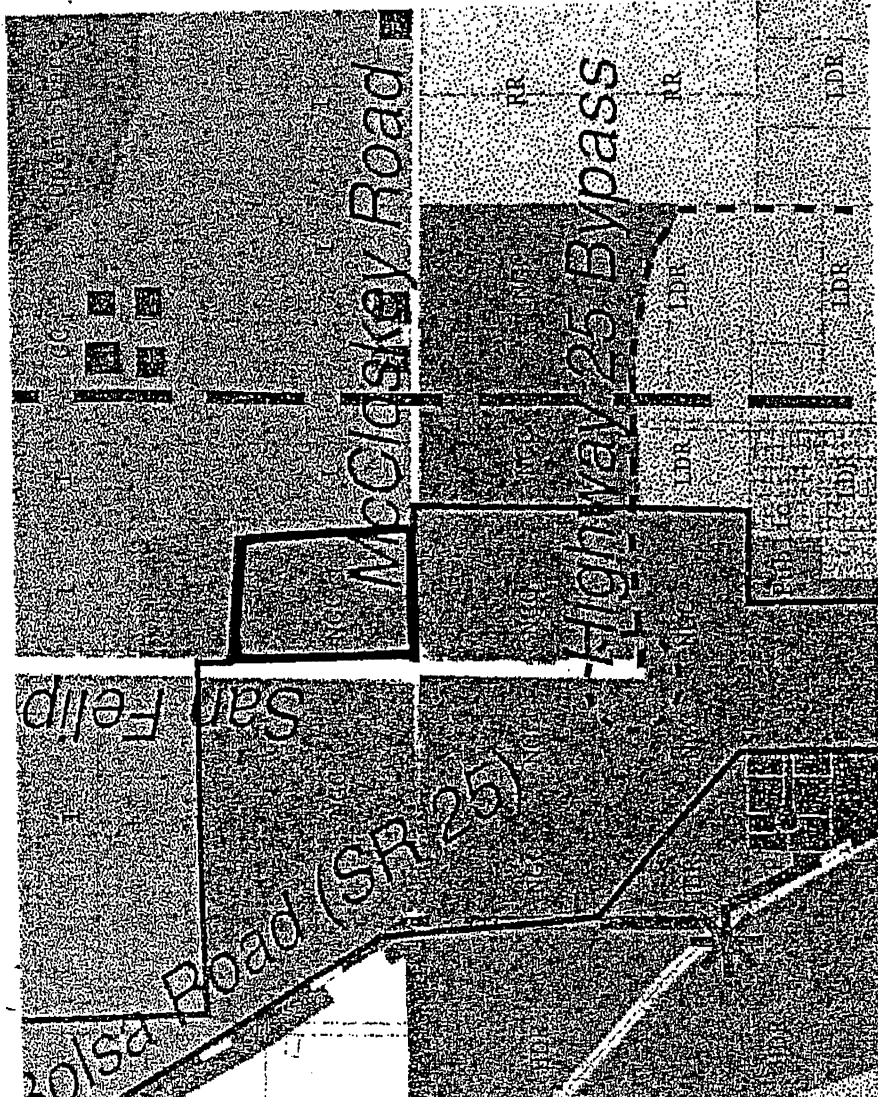
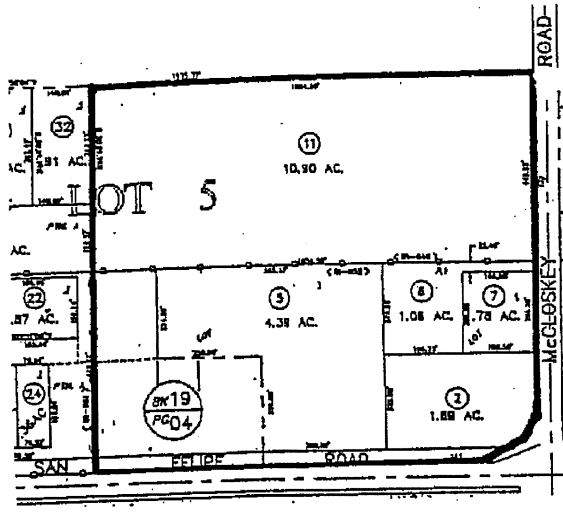
APN	General Plan	Phase	Street	Acres	Annex Sphere Acres	Average 32 du/ac	Maximum 40 du/ac
20-29-31	Mixed Use	Phase 1	Union/Airline	7	7	224	280
20-29-42	Mixed Use	Phase 1	Union/Airline	8	8	256	320
Total Phase 1				15	15	480	600
18-22-14	Mixed Use	Phase 4	Hwy 156/Wright	11	11	352	440
Total	Mixed Use			26	26	832	1040

Attachment A

Proposed Map Amendment:

Existing: North Gateway Commercial

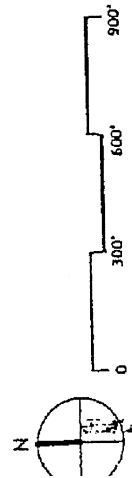
Proposed: Industrial



- | | | | | | |
|--|--------------------------|--|-----------------|--|-----------------------|
| | North Gateway Commercial | | Airport Support | | Transit Hub |
| | General Commercial | | Public | | School |
| | Industrial | | Open Space | | Park |
| | Airport | | Agriculture | | North Gateway Overlay |

- | | |
|--|-----------------------------------|
| | Mixed-Use |
| | Downtown Commercial and Mixed-Use |
| | Home Office |
| | West Gateway |

- | | | | |
|--|---------------------|--|----------------------------|
| | Sphere of Influence | | Rural Residential |
| | Planning Area | | Low Density Residential |
| | Creeks and Rivers | | Medium Density Residential |
| | | | High Density Residential |



Map prepared by MIG, Inc. - July 2006

Downtown Land Use Plan

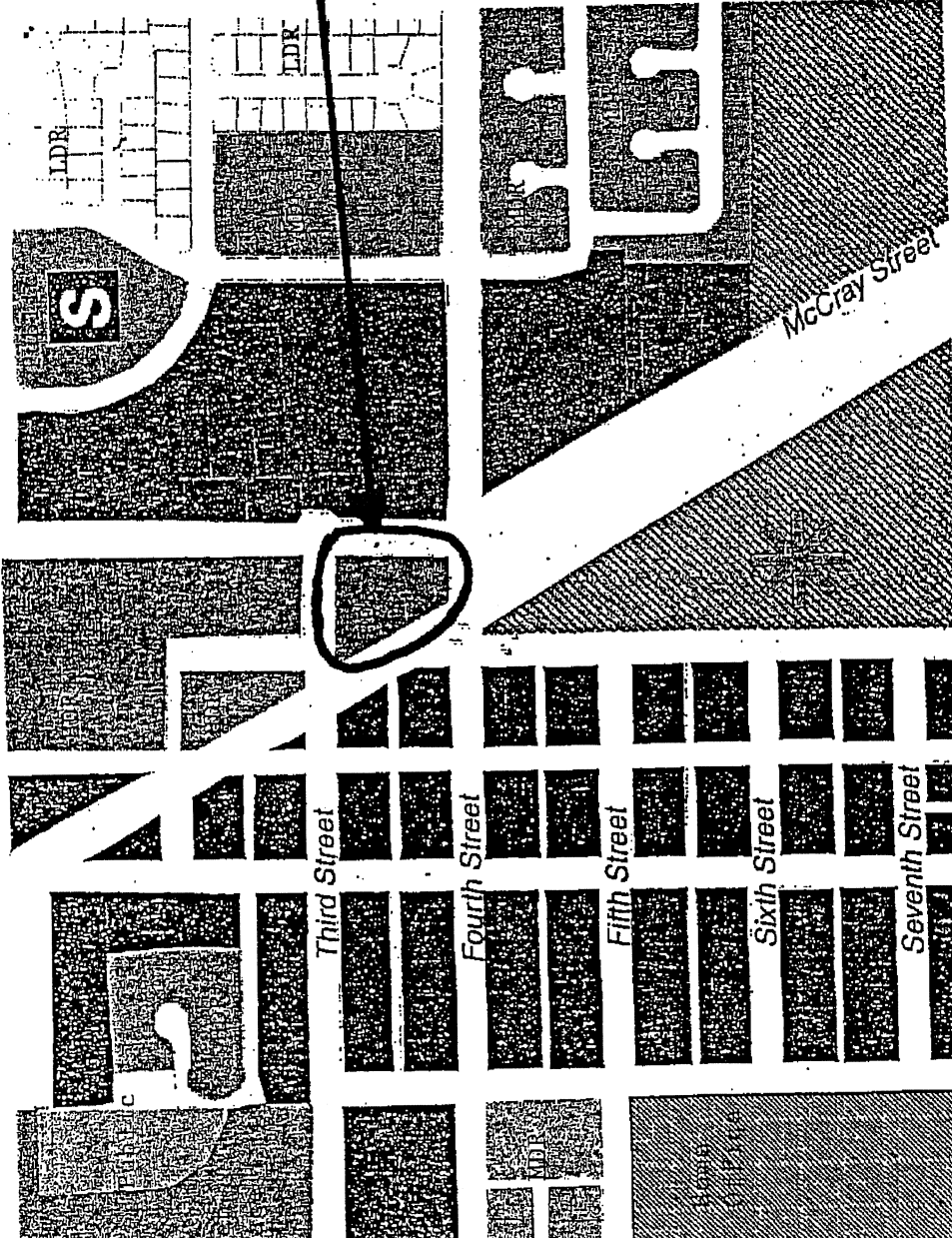
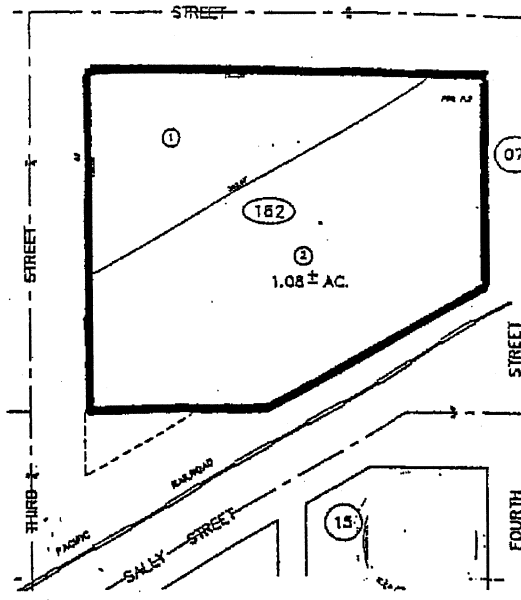
City of Hollister 2005 General Plan

Attachment B

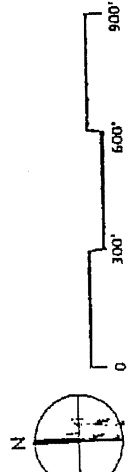
Proposed Map Amendment:

Existing: High Density Residential HDR

Proposed: Mixed Use



- | | | | | |
|---------------------|----------------------------|-----------------------------------|-----------------|-----------------------|
| Sphere of Influence | Rural Residential | North Gateway Commercial | Airport Support | Transit Hub |
| Planning Area | Low Density Residential | General Commercial | Public | School |
| Creeks and Rivers | Medium Density Residential | Industrial | Open Space | Park |
| | High Density Residential | Airport | Agriculture | North Gateway Overlay |
| | | Mixed-Use | | |
| | | Downtown Commercial and Mixed-Use | | |
| | | Home Office | | |
| | | West Gateway | | |



Land Use Plan

City of Hollister 2005 General Plan

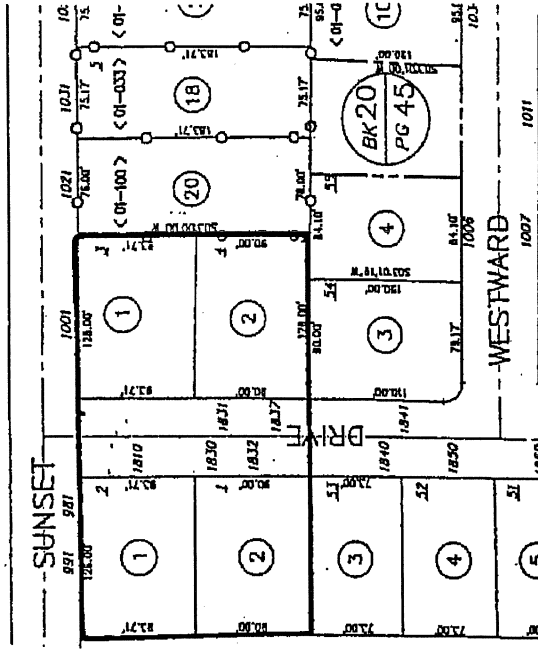
Map prepared by MIG, Inc.

Attachment C

Proposed Map Amendment:

Existing: Low Density Residential (LDR)

Proposed: Medium Density Residential (MDR)



- North Gateway Commercial
- General Commercial
- Industrial
- Airport
- Airport Support
- Transit Hub
- School
- Open Space
- Park
- Agriculture
- North Gateway Overlay

- Mixed-Use
- Downtown Commercial and Mixed-Use
- Home Office
- West Gateway

- Rural Residential
- Low Density Residential
- Medium Density Residential
- High Density Residential

- Sphere of Influence
- Planning Area
- Creeks and Rivers



Map prepared by MIG, Inc. - July 2006

Downtown Land Use Plan

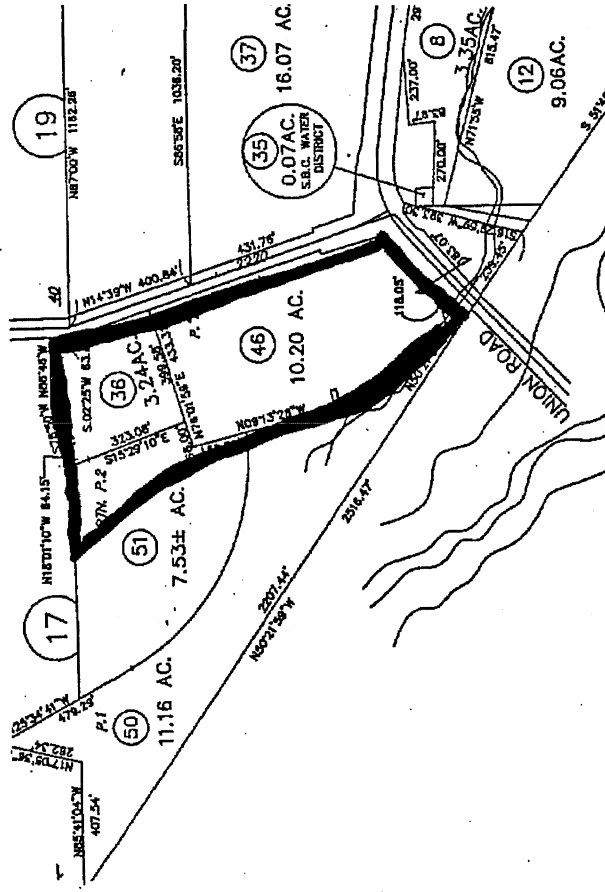
City of Hollister 2005 General Plan

Attachment D

Proposed Map Amendment:

Existing: Open Space

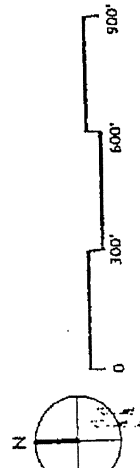
Proposed: Low Density Residential (LDR)



- North Gateway Commercial
- General Commercial
- Industrial
- Airport
- Airport Support
- Transit Hub
- Public
- Open Space
- Agriculture
- School
- Park
- North Gateway Overlay

- Mixed-Use
- Downtown Commercial and Mixed-Use
- Home Office
- West Gateway

- Sphere of Influence
- Planning Area
- Creeks and Rivers
- Rural Residential
- Low Density Residential
- Medium Density Residential
- High Density Residential



Map prepared by MIG, Inc.

Land Use Plan

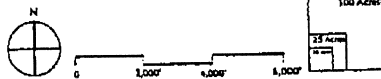
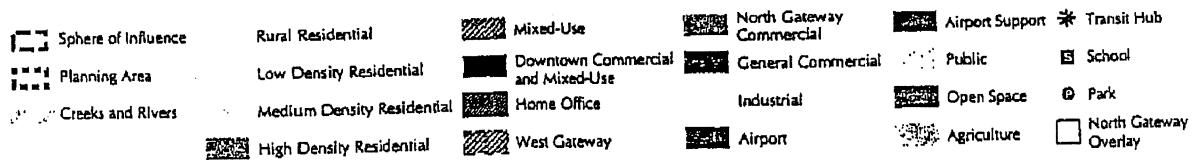
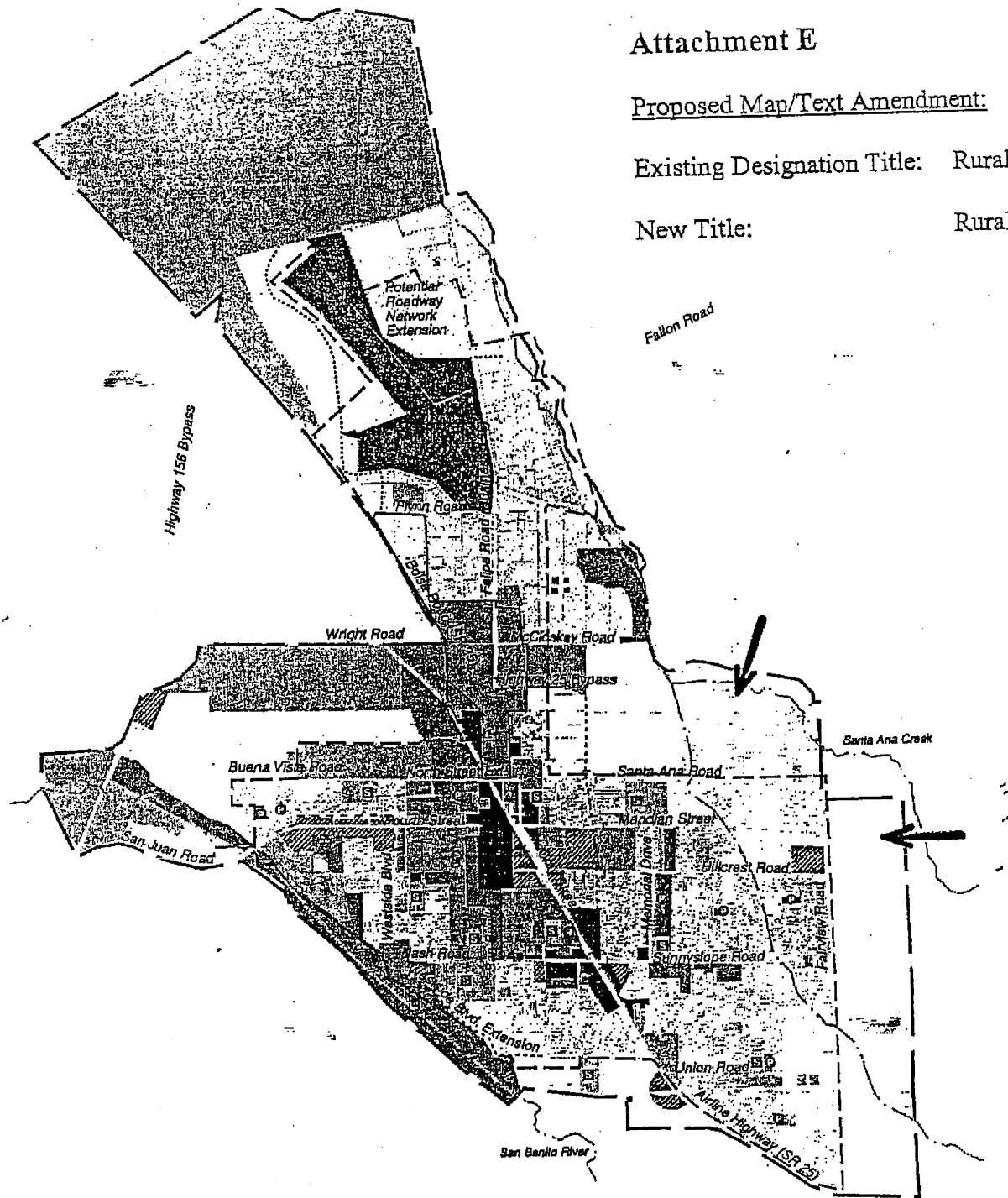
City of Hollister 2005 General Plan

Attachment E

Proposed Map/Text Amendment:

Existing Designation Title: Rural Residential

New Title: Rural Estate

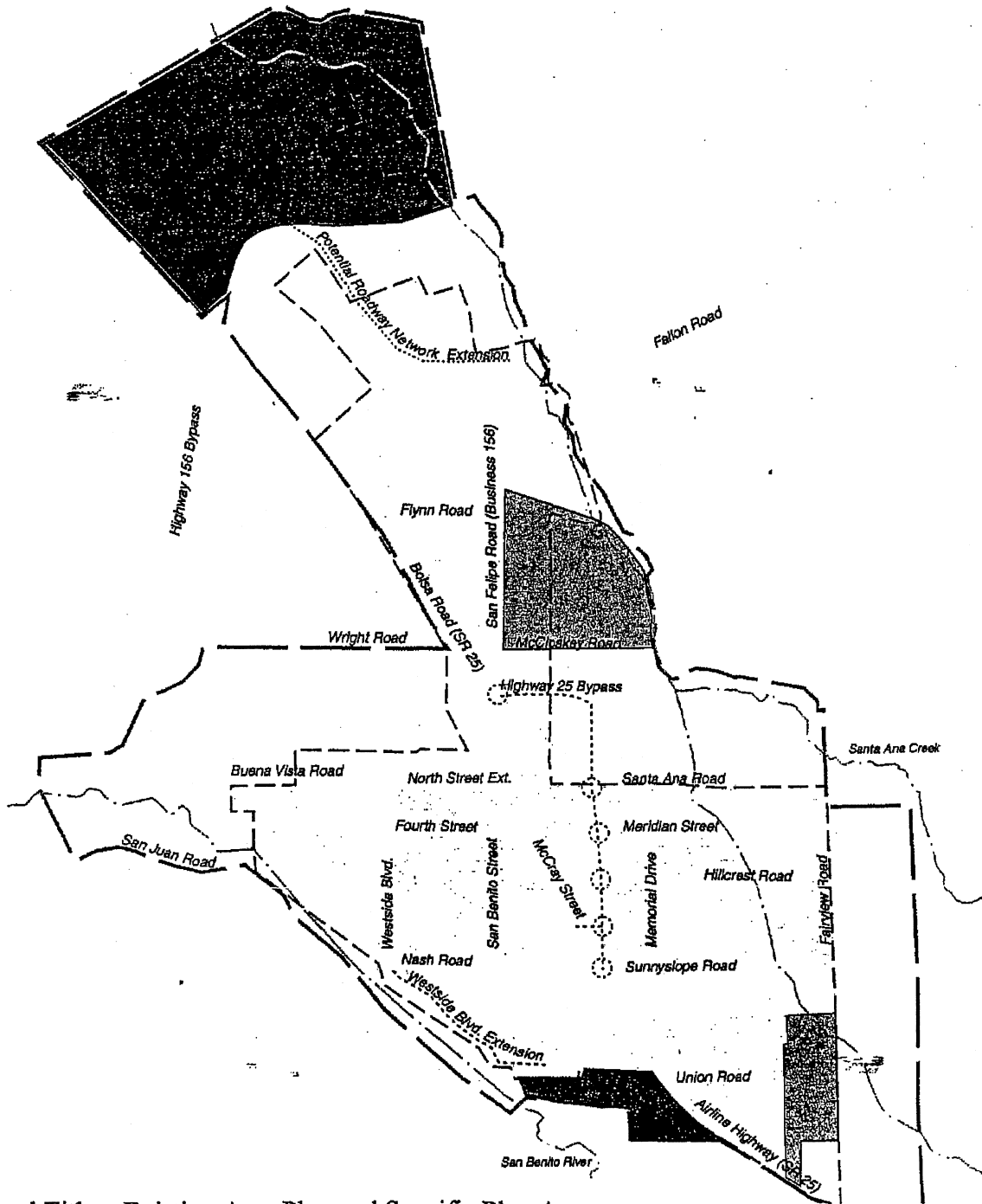


Map prepared by MIG, Inc. - December 2005



Map 2 Land Use Plan

City of Hollister 2005 General Plan



2. LAND USE AND COMMUNITY DESIGN ELEMENT

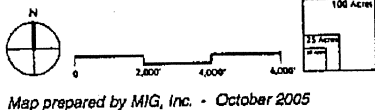


Change Legend Title – Existing Area Plan and Specific Plan Areas

 Sphere of Influence
 Planning Area

 Creeks and Rivers

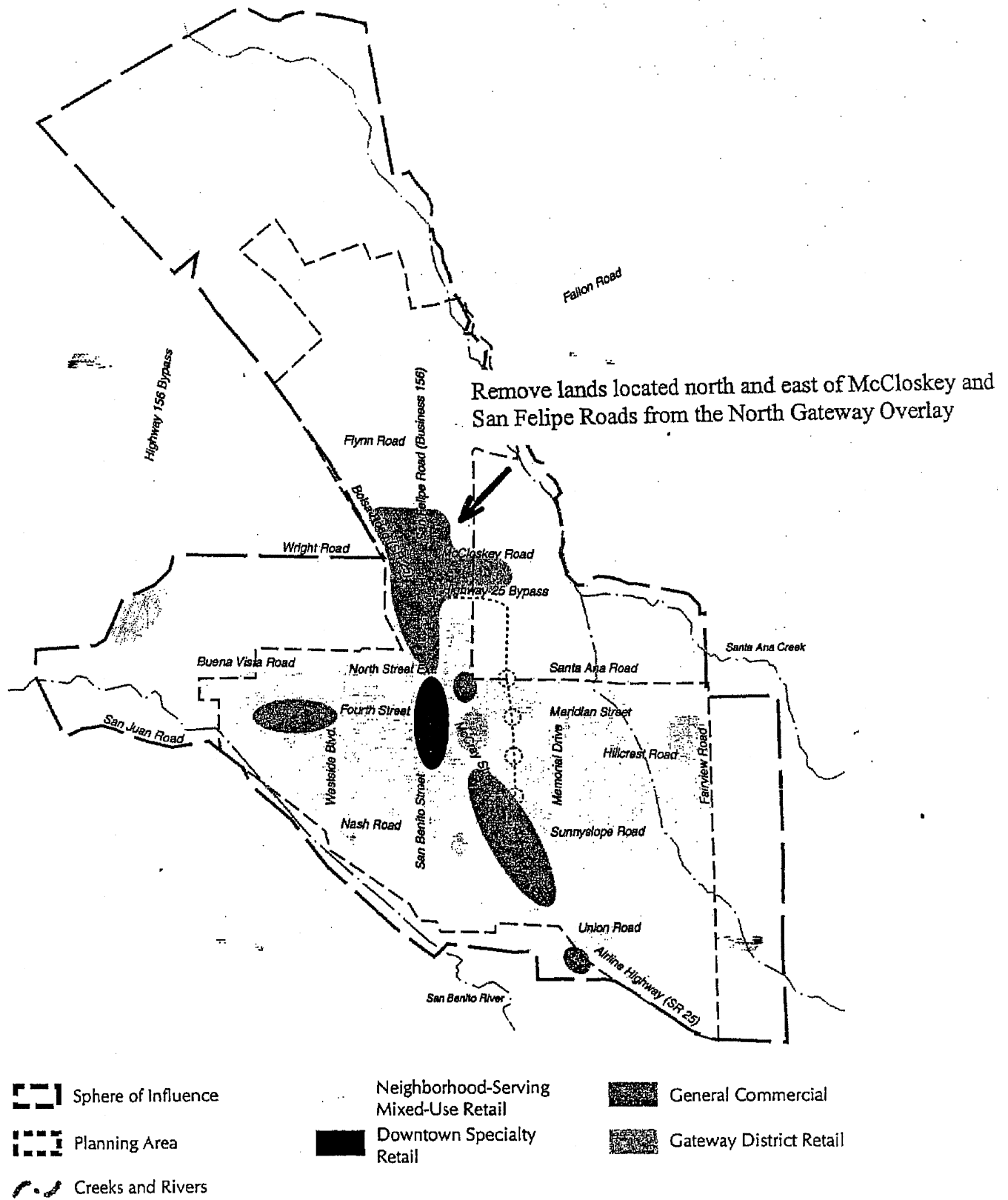
 Existing Specific Plan Area
 Proposed Specific Plan Area



Map 3
Specific Plan Areas
City of Hollister 2005 General Plan

Change Title of Map 3 – Specific Plan/ Area Plan Areas

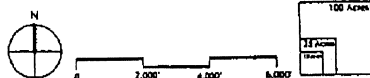
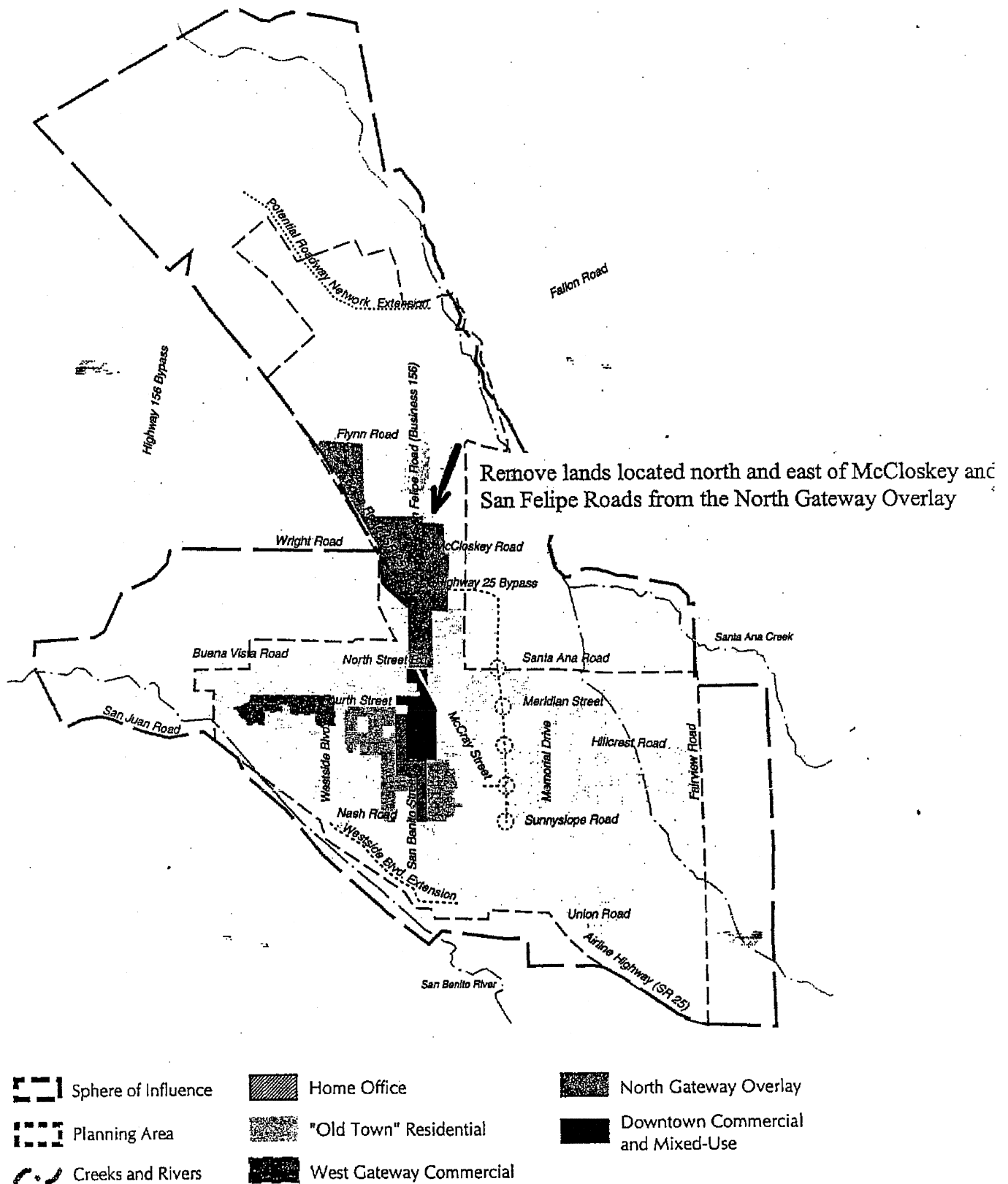
2. LAND USE AND COMMUNITY DESIGN ELEMENT



Map prepared by MIG, Inc. - October 2005

Map 4
Retail Development Strategy

City of Hollister 2005 General Plan



Map prepared by MIG, Inc. - October 2005

Map 7
Special Planning Areas

City of Hollister 2005 General Plan

GENERAL PLAN AMENDMENT 2006-1

Mitigation Monitoring and Reporting Program (MMRP)

1. Introduction

Assembly Bill (AB) 3180, enacted by the California Legislature in 1988, requires lead agencies to prepare and adopt a program to monitor and/or report on all mitigation measures required in conjunction with certification of an Environmental Impact Report (EIR) or adoption of a Mitigated Negative Declaration pursuant to the California Environmental Quality Act (CEQA).

A public agency must certify an EIR or adopt a Mitigated Negative Declaration when approving a discretionary project that could significantly affect the environment in an adverse manner. The monitoring or reporting program is intended to ensure the successful implementation of measures that public agencies impose to reduce or avoid the significant adverse impacts identified in an environmental document. Adoption of the monitoring program is to occur when a public agency makes the findings to approve a project requiring an EIR or when adopting a Mitigated Negative Declaration. There is no statutory requirement for a lead agency to circulate a monitoring program for public review prior to adopting the program.

The monitoring program should specify the steps whereby implementation of project mitigation measures can be verified during project construction and operation. Typically, the monitoring program should, for each mitigation measure, identify the entity responsible for implementing the measure and an individual, qualified professional, or agency responsible for ensuring compliance. The monitoring program should also identify: the action or actions required to ensure compliance; when and how frequently monitoring should occur; a mechanism for reporting compliance or non-compliance; and an agency that receives and monitors the reports on compliance. AB 3180, as promulgated in Public Resources Code Section 21081.6, does not require a mitigation monitoring program to include measures imposed to mitigate the environmental effects of less-than-significant impacts.

AB 3180 does not provide State reimbursement for implementing the mitigation monitoring requirements because local agencies have the authority to levy fees sufficient to pay for such programs. Local agencies may recover the monitoring and reporting costs through charging a service fee pursuant to Government Code sections 65104 and 66000 *et seq.*

2. Monitoring Program

The purpose of this Mitigation Monitoring and Reporting Program (MMRP) is to present a thorough approach for monitoring the implementation of the measures required to mitigate the significant and potentially significant impacts identified in the Mitigated Negative Declaration for General Plan Amendment 2006-1. The monitoring program identifies each mitigation measure for a significant impact and specifies the means for verifying successful implementation. Failure to comply with all required mitigation measures will constitute a basis for withholding building permits or undertaking legal enforcement actions.

Project Approvals

Prior to each successive approval during development of the proposed project, the City of Hollister Planning Department shall confirm via the MMRP table (included in this document) proper implementation of all mitigation measures required to that point in time. If any mitigation measures have

not been implemented as required, the permit or other approval shall be withheld until successful implementation of the measure has been confirmed by the City. If noncompliance of required mitigation measures occurs following completion of construction and project occupancy, the failure shall be grounds for revocation of the occupancy permit(s) for the project, or other enforcement action by the City Attorney.

MMRP Table

The heart of this document is the MMRP table, which identifies the monitoring and reporting requirements for each mitigation measure identified in the Mitigated Negative Declaration. The MMRP table does not list impacts for which no mitigation was required or available.

The MMRP table provides the following information for each mitigation measure:

- **Impact Summary**— a brief one-sentence summary statement of the impact being mitigated.
- **Mitigation Measure**— the verbatim text of the mitigation measure as adopted by the City. Some measures have been modified in response to comment letters received on the Draft SEIR. In such cases, the modified text of the mitigation measure is presented in the MMRP table.
- **Implementation Responsibility**— the entity responsible for implementing the mitigation measure.
- **Monitoring Responsibility**— the person or agency responsible for physically verifying that the mitigation measure has been implemented and for recording the verification in the MMRP table. In some cases, an outside regulatory agency may be involved in determining or ensuring mitigation compliance, but reporting of compliance in the MMRP table is the responsibility of City staff in all cases.
- **Monitoring Activity**— all activities necessary to verify successful implementation of the mitigation measure. Where certain monitoring activities are verified during the normal course of project review and approvals (e.g., verification of compliance with building codes), such verification has been noted but has not been incorporated into the MMRP, and no separate reporting is required beyond that which normally occurs.
- **Timing/Frequency of Monitoring**— the phase of the project during which monitoring activities must occur and/or milestone(s) at which single-event monitoring activities must occur followed by how often monitoring activities must occur. Typically, the monitoring occurs once, weekly, or monthly.
- **Date & Monitor's Initials/Status/Comments**— the initials of the Responsible Monitor verifying that implementation of the mitigation measure has been satisfactorily completed. A notation shall be provided for each required occurrence of monitoring and/or verification, as stipulated in the MMRP table for each mitigation measure. The notation by the proper monitor should be dated and initialed, and should note any irregularities or problems in compliance. When final implementation of a mitigation measure has been verified by the designated monitor, a notation of full and completed implementation shall be made in this space.

Reporting

Reporting shall be satisfied by a written notation in the space provided for each mitigation measure in the MMRP table, as noted above. The MMRP table shall be maintained on file at the offices of the Hollister Planning Department until, at a minimum, all mitigation measures have been successfully implemented and verified.

Mitigation Monitoring and Reporting Program (MMRP)

Mitigation Measure	Implementation Responsibility	Monitoring Responsibility	Monitoring Activity	Timing/Frequency of Monitoring	Date & Monitor's Initials/Status/Comments
<u>CULTURAL RESOURCES MITIGATION</u> #1: The following note shall be placed on development plans in Area 4: "In the event during construction of the commercial or industrial building, that archeological remains are uncovered during excavation and/or grading, all work shall stop in the area of the project site and the Planning Division shall be contacted. Construction shall not resume until an appropriate data recovery program can be developed and implemented. The cost of such a program shall be the responsibility of the project applicant".	City of Hollister Engineering Division	City of Hollister Planning Department and Engineering Department	A condition shall be required for any development that a note shall be placed on improvement and construct plans when ground disturbance occurs.	Subdivision improvements Construction of residences	
<u>HYDROLOGY MITIGATION</u> MEASURES #2: An infrastructure plan shall be prepared prior to approval of any subdivision in Area 4. The plan shall include provisions to extend infrastructure to the area from existing infrastructure on Cienega Road to the north including storm drainage, water mains and sewer mains based on build out of up to eight units per acre. Future development shall also be required to prepare a drainage plan that complies with the City of Hollister Best Management Practices and standards established for compliance with Non Point Discharge Emissions for Storm Water and to substantially detain storm water runoff on the project site with a	Project Sponsor to prepare an infrastructure plan with tentative map application and/or site and architectural application.	City of Hollister Development Review Committee City of Hollister Planning and Engineering Departments	Infrastructure plan to be reviewed by Development Review Committee when site development is proposed. Conditions shall be placed on future projects that require compliance with the City of Hollister Best Management Practices and standards to reduce	Development application and approval phase Construction phase	

Mitigation Monitoring and Reporting Program (MMRP)

[illegible]