

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,

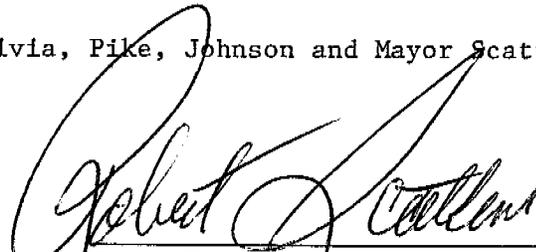
**WHEREAS**, on November 21, 2005, the City Council conducted a public hearing to receive and consider testimony on the proposed General Plan; and,

**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 5<sup>th</sup> 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

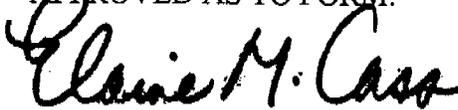
ATTEST:



Geri Johnson, City Clerk

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APPROVED AS TO FORM:



Elaine M. Cass, City Attorney

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**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  
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**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.

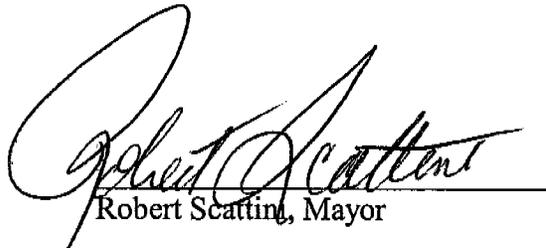
**PASSED AND ADOPTED** at a regular meeting of the City Council of the City of Hollister on the 5<sup>th</sup> day of December, 2005 by the following vote:

AYES: Council Members Emerson, Valdivia, Pike, Johnson and Mayor Scattini

NOES: None.

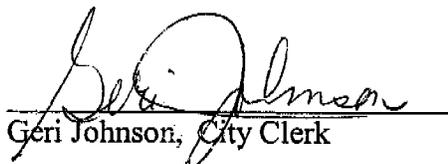
ABSTAIN: None.

ABSENT: None.



Robert Scattini, Mayor

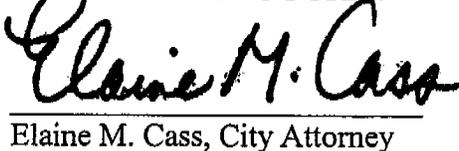
ATTEST:



Geri Johnson, City Clerk

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APPROVED AS TO FORM:



Elaine M. Cass, City Attorney

**RESOLUTION NO. 2007-68**

46-5-20  
**DUPLICATE OF ORIGINAL  
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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.

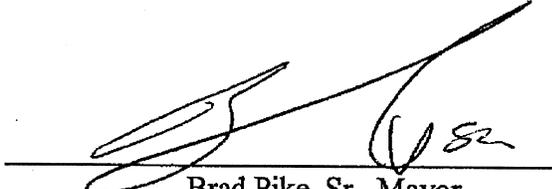
**PASSED AND ADOPTED** at a regular meeting of the City Council of the City of Hollister held on this 18th day of June 2007, by the following vote:

**AYES:** Council Members Sanchez, Valdivia, Emerson, Johnson and Mayor Pike.

**NOES:** None.

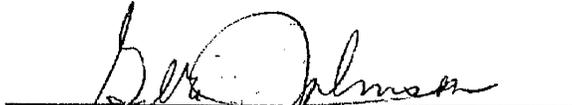
**ABSENT:** None.

**ABSTAINED:** None.



Brad Pike, Sr., Mayor

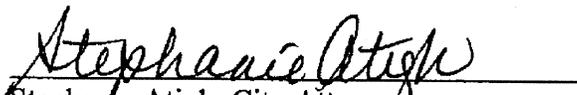
ATTEST:



\_\_\_\_\_  
Geri Johnson, City Clerk

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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	<del>3,229</del> 3,235	33.65%	+6 – 48 dwelling units
MDR Medium Density Residential 8 – 12 du/acre	0	<del>325</del> 326.3	3.4%	+10.4 – 15.6 dwelling units
HDR High Density Residential 12 – 35 du/acre	+3.5	<del>372</del> 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	<del>271</del> 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	<del>1,643</del> 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	<del>597</del> 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

<b>Policy</b>	<b>Lead Responsibility</b>	<b>Time Frame</b>	<b>Implementation Measures</b>
<b>LU1.6 City Entrances</b> 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 are 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	<del>3,223</del> 3,235	+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
<b>Total</b>	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			117				
▪ Total			267				
Mixed Use <sup>1</sup>	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

<sup>1</sup> 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
<b>Incorporated Total</b>	<b>277.6</b>	<b>202.6</b>	<b>4534</b>	<b>5739</b>
<b>Future Reuse</b>				
Mixed Use-Reuse	35	35	1029	1089
Downtown Commercial Mixed Use Reuse	3	3	101	130
<b>Future Total</b>	<b>38</b>	<b>38</b>	<b>1130</b>	<b>1219</b>

\* 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
<b>Subtotal</b>		<b>83</b>			<b>0</b>	<b>479</b>	<b>654</b>

**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
<b>Subtotal</b>		<b>75.52</b>			<b>75.41</b>	<b>699</b>	<b>884</b>

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
<b>West Gateway</b>							
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	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	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	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	McCray 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
<b>Sphere of Influence</b>					
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
<b>TOTAL</b>	<b>394.12</b>			<b>2326.8</b>	<b>3561</b>

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
<b>TOTAL</b>	<b>133</b>			<b>1326</b>	<b>1592</b>

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
<b>TOTAL</b>	<b>26.92</b>			<b>646</b>	<b>942.2</b>

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
<b>TOTAL</b>	<b>46.75</b>			<b>1496</b>	<b>1870</b>

Table B-4  
Vacant residential land in General Plan Planning Area

	<b>Annex Sphere &amp; Prezone Acres</b>	<b>Average Units</b>	<b>Maximum Units</b>
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
<b>TOTAL</b>	<b>1648</b>	<b>1648</b>	<b>554</b>

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 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	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
Phase 4	243	243	1444	1940
No Phase	42	42	256	341
<b>TOTAL</b>	<b>716</b>	<b>716</b>	<b>4023</b>	<b>5555</b>

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**

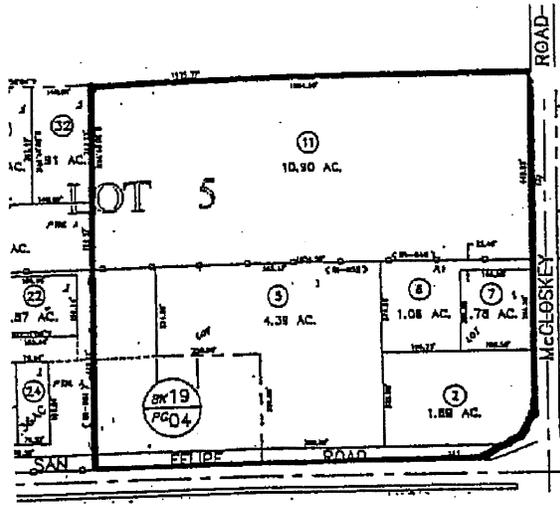
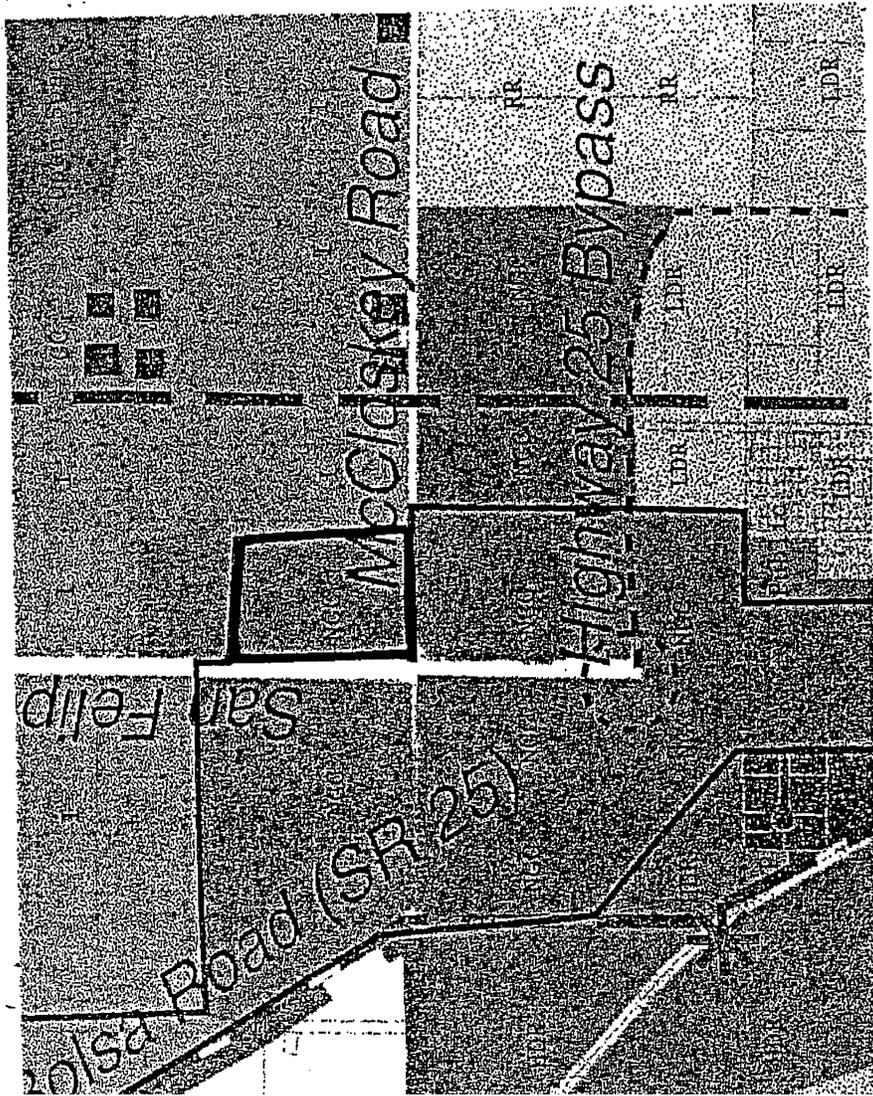
APN	General Plan	Phase	Street	Acres	Annex Sphere Acres	Average 32 du/ac	Maximum 40 du/ac
20-29-31	Mixed Use	Phase 1	Union/Airline	7	7	224	280
20-29-42	Mixed Use	Phase 1	Union/Airline	8	8	256	320
Total Phase 1				15	15	480	600
18-22-14	Mixed Use	Phase 4	Hwy 156/Wright	11	11	352	440
Total	Mixed Use			26	26	832	1040

# Attachment A

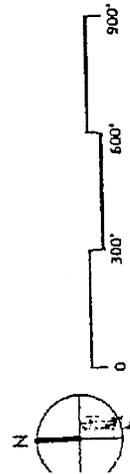
## Proposed Map Amendment:

Existing: North Gateway Commercial

Proposed: Industrial



- |  |                     |     |                            |  |                                   |  |                          |  |                 |  |                       |
|--|---------------------|-----|----------------------------|--|-----------------------------------|--|--------------------------|--|-----------------|--|-----------------------|
|  | Sphere of Influence | RR  | Rural Residential          |  | Mixed-Use                         |  | North Gateway Commercial |  | Airport Support |  | Transit Hub           |
|  | Planning Area       | LDR | Low Density Residential    |  | Downtown Commercial and Mixed-Use |  | General Commercial       |  | Public          |  | School                |
|  | Creeks and Rivers   |     | Medium Density Residential |  | Home Office                       |  | Industrial               |  | Open Space      |  | Park                  |
|  |                     |     | High Density Residential   |  | West Gateway                      |  | Airport                  |  | Agriculture     |  | North Gateway Overlay |



## Downtown Land Use Plan

City of Hollister 2005 General Plan

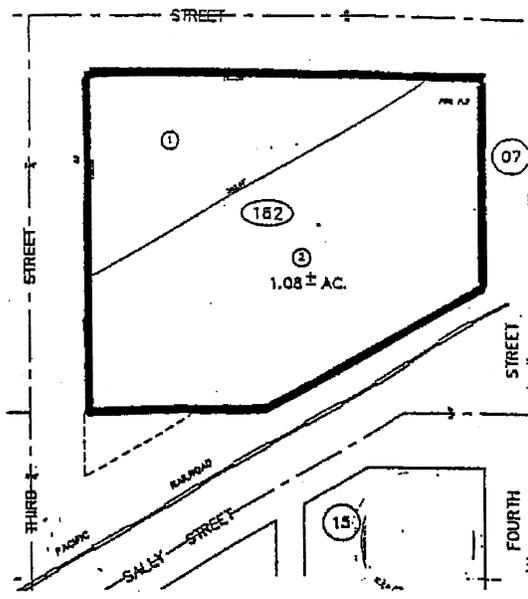
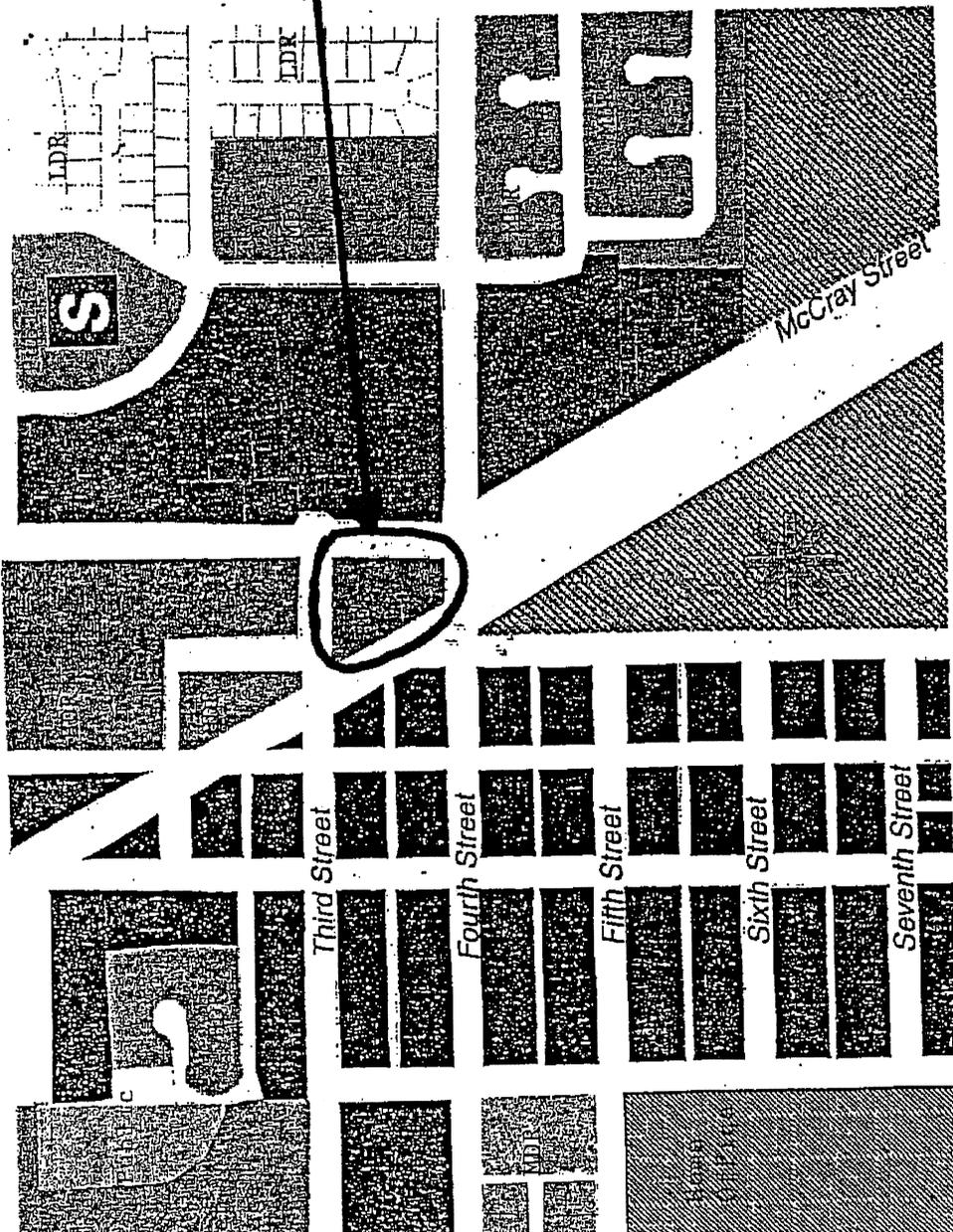
Map prepared by MIG, Inc. - July 2006

# Attachment B

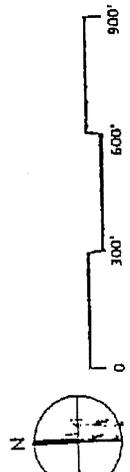
Proposed Map Amendment:

Existing: High Density Residential HDR

Proposed: Mixed Use



- Sphere of Influence
- Planning Area
- Creeks and Rivers
- Rural Residential
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Mixed-Use
- Downtown Commercial and Mixed-Use
- Home Office
- West Gateway
- North Gateway Commercial
- General Commercial
- Industrial
- Airport
- North Gateway
- Airport Support
- Public
- Open Space
- Agriculture
- Transit Hub
- School
- Park
- North Gateway Overlay



## Land Use Plan

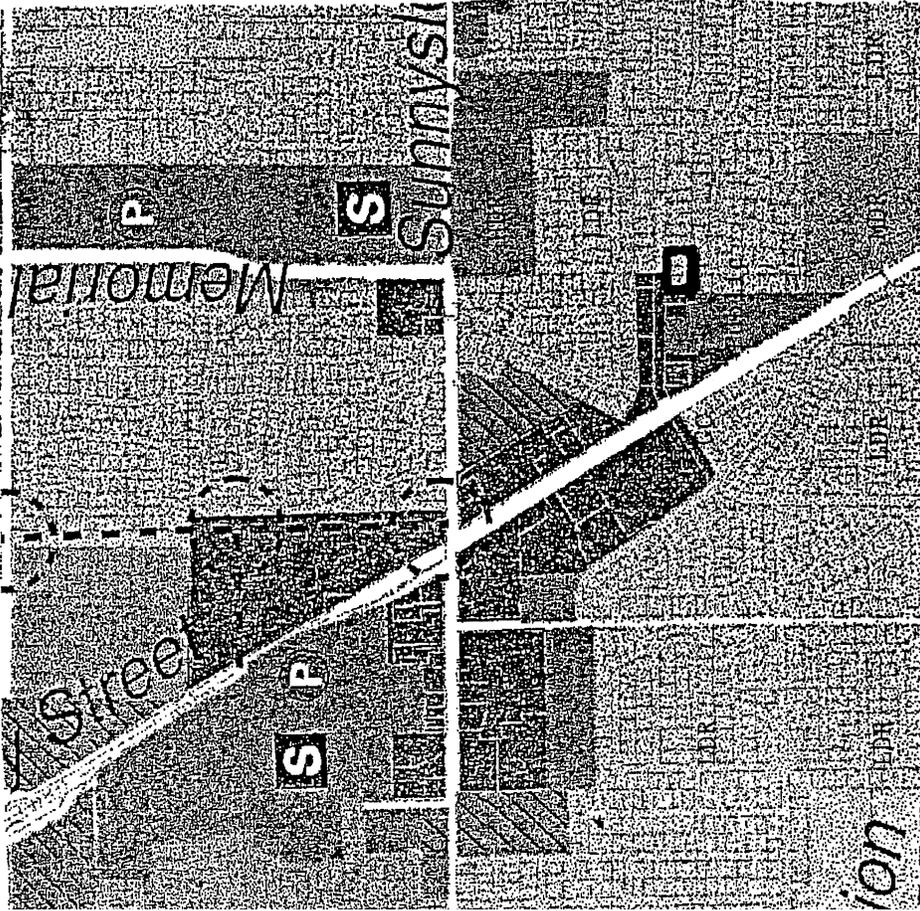
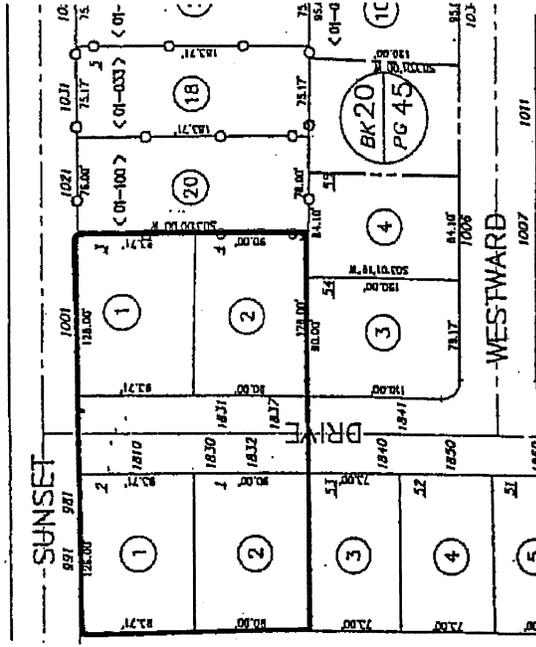
City of Hollister 2005 General Plan

Map prepared by MIG, Inc.

# Attachment C

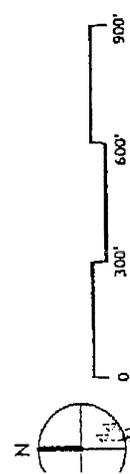
## Proposed Map Amendment:

- Existing: Low Density Residential (LDR)
- Proposed: Medium Density Residential (MDR)



- North Gateway Commercial
- General Commercial
- Industrial
- Airport
- Airport Support
- Public
- Open Space
- Agriculture
- Transit Hub
- School
- Park
- North Gateway Overlay

- Mixed-Use
- Downtown Commercial and Mixed-Use
- Home Office
- West Gateway
- Sphere of Influence
- Rural Residential
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Planning Area
- Creeks and Rivers



## Downtown Land Use Plan

City of Hollister 2005 General Plan

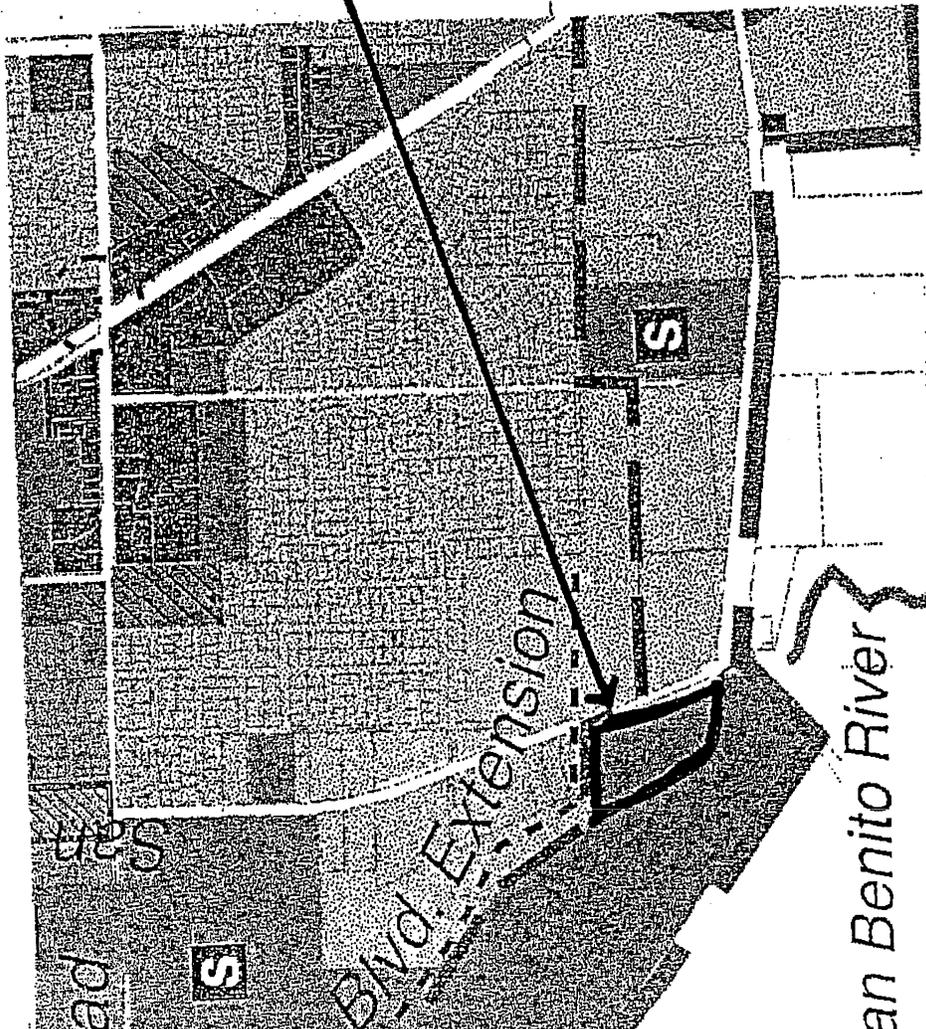
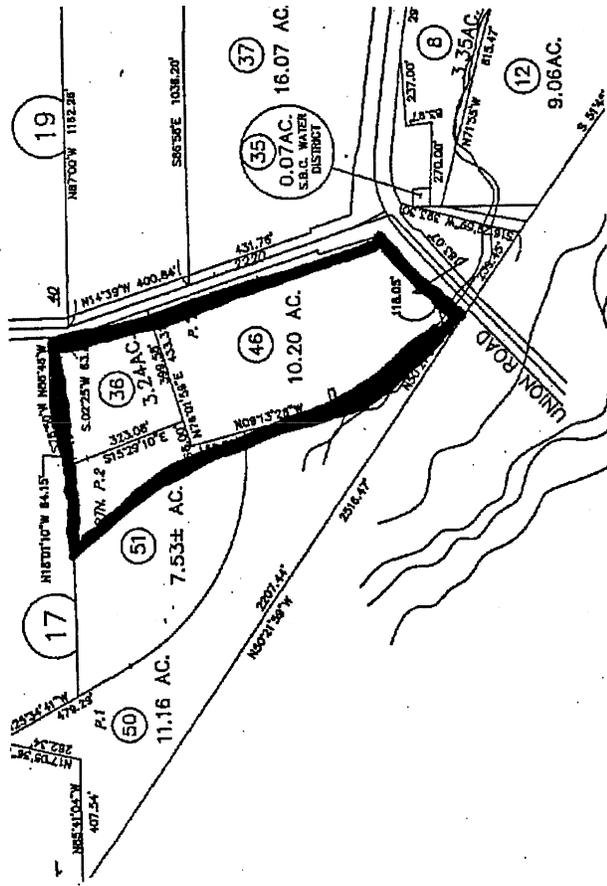
Map prepared by MIG, Inc. - July 2006

# Attachment D

Proposed Map Amendment:

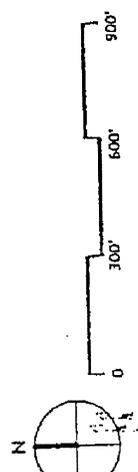
Existing: Open Space

Proposed: Low Density Residential (LDR)



- North Gateway Commercial
- General Commercial
- Industrial
- Airport
- North Gateway Overlay
- Airport Support
- Public
- Open Space
- Agriculture
- Transit Hub
- School
- Park

- Mixed-Use
- Downtown Commercial and Mixed-Use
- Home Office
- West Gateway
- Sphere of Influence
- Rural Residential
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Planning Area
- Creeks and Rivers



## Land Use Plan

City of Hollister 2005 General Plan

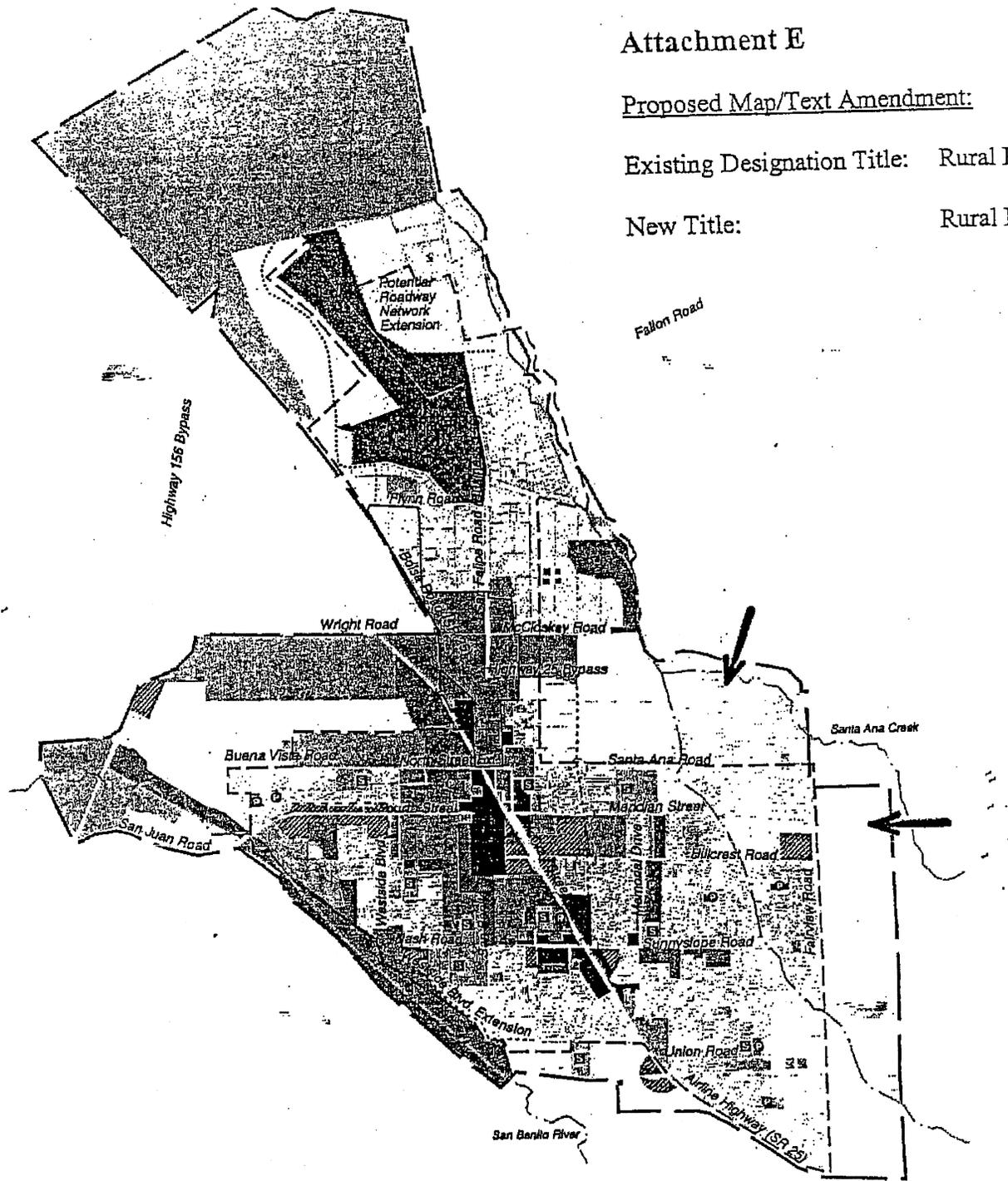
Map prepared by MIG, Inc.

# Attachment E

## Proposed Map/Text Amendment:

Existing Designation Title: Rural Residential

New Title: Rural Estate



Sphere of Influence	Rural Residential	Mixed-Use	North Gateway Commercial	Airport Support	Transit Hub
Planning Area	Low Density Residential	Downtown Commercial and Mixed-Use	General Commercial	Public	School
Creeks and Rivers	Medium Density Residential	Home Office	Industrial	Open Space	Park
	High Density Residential	West Gateway	Airport	Agriculture	North Gateway Overlay

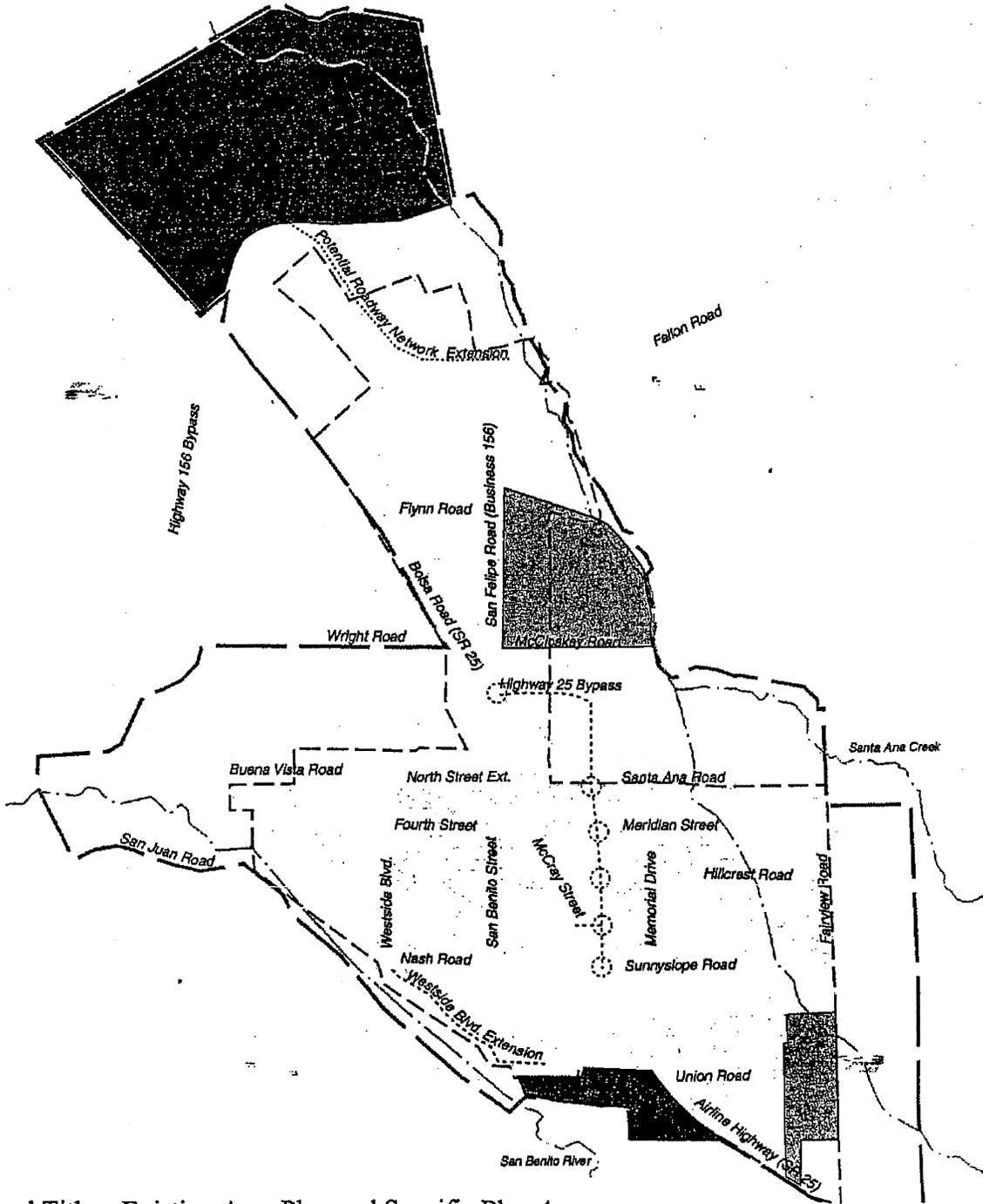


Map prepared by MIG, Inc. - December 2005

## Map 2 Land Use Plan

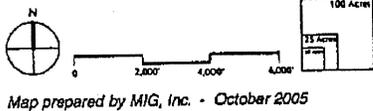
City of Hollister 2005 General Plan

2. LAND USE AND COMMUNITY DESIGN ELEMENT



Change Legend Title – Existing Area Plan and Specific Plan Areas

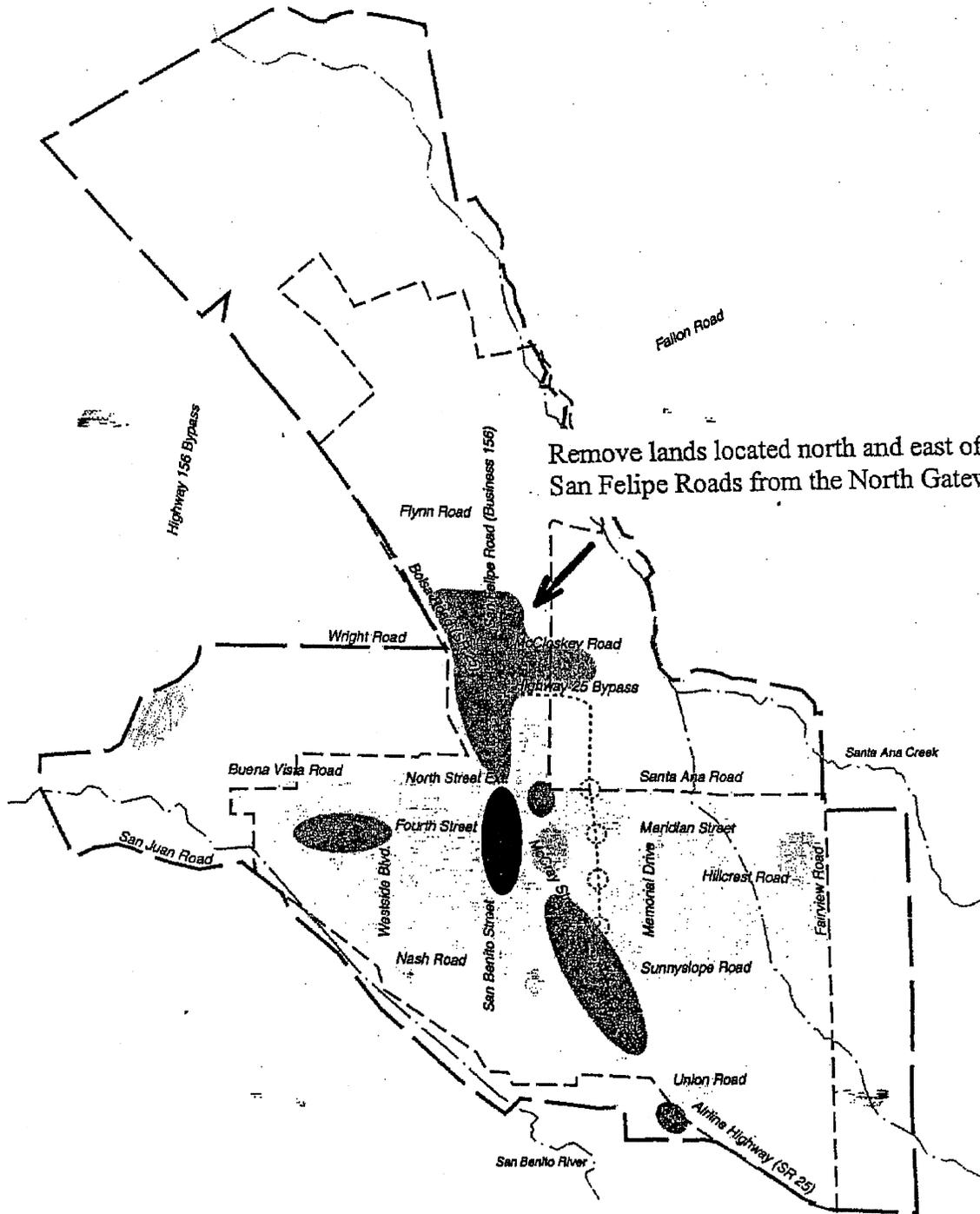
-  Sphere of Influence
-  Planning Area
-  Creeks and Rivers
-  Existing Specific Plan Area
-  Proposed Specific Plan Area



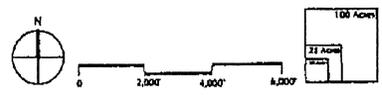
Map 3  
**Specific Plan Areas**  
 City of Hollister 2005 General Plan

Change Title of Map 3 – Specific Plan/ Area Plan Areas

2. LAND USE AND COMMUNITY DESIGN ELEMENT



- Sphere of Influence
- Planning Area
- Creeks and Rivers
- Neighborhood-Serving Mixed-Use Retail
- Downtown Specialty Retail
- General Commercial
- Gateway District Retail

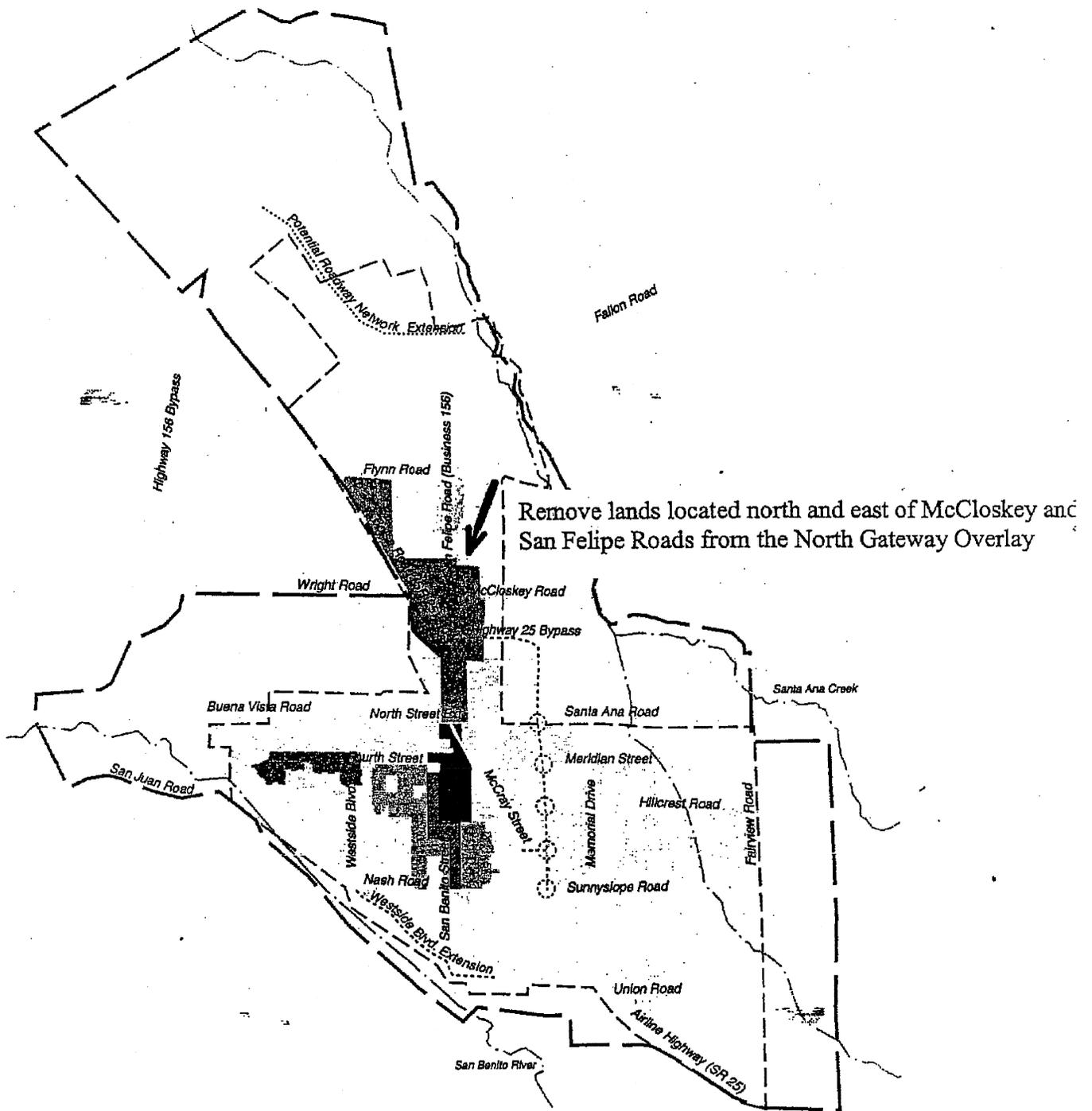


Map prepared by MIG, Inc. - October 2005

Map 4  
Retail Development Strategy

City of Hollister 2005 General Plan

2. LAND USE AND COMMUNITY DESIGN ELEMENT



- Sphere of Influence
- Planning Area
- Creeks and Rivers
- Home Office
- "Old Town" Residential
- West Gateway Commercial
- North Gateway Overlay
- Downtown Commercial and Mixed-Use



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
<p><b><u>CULTURAL RESOURCES MITIGATION</u></b>  <b>#1:</b>                      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".</p>	<p>City of Hollister Engineering Division</p>	<p>City of Hollister Planning and Engineering Department</p>	<p>A condition shall be required for any development that a note shall be placed on improvement and construct plans when ground disturbance occurs.</p>	<p>Subdivision improvements  Construction of residences</p>	
<p><b><u>HYDROLOGY MITIGATION</u></b>  <b>MEASURES #2:</b>                      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</p>	<p>Project Sponsor to prepare an infrastructure plan with tentative map application and/or site and architectural application.</p>	<p>City of Hollister Development Review Committee  City of Hollister Planning and Engineering Departments</p>	<p>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</p>	<p>Development application and approval phase  Construction phase</p>	

