PARK FACILITY MASTER PLAN

prepared for the

City of Hollister

February 4, 2002

prepared by

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Executive Summary

To keep pace with the growth of Hollister, the City Council commissioned the Park Facility Master Plan to identify specific recreation facility needs, opportunities for park acquisition and development, and an action plan to implement park development recommendations.

COMMUNITY GROWTH & PARK ACREAGE NEEDS

Hollister is projected to grow to 42,118 by 2010. Based on Hollister's parkland goal of 4 acres per thousand population, an additional 110 acres will need to be acquired over the next ten years.

PARKLAND ACQUISITION

Due to increasing land prices and ever decreasing availability of available parcels, the City's first priority should be to identify and acquire land for future park development. The City should continue to plan and develop neighborhood school parks where possible.

NEIGHBORHOOD PARK SIZE & DISTRIBUTION

New parks should be located to maximize facility availability to residents, beginning with currently underserved neighborhoods. Five acre neighborhood parks are recommended so that all residents live within walking distance (1/2 mile).

The availability of land in developed neighborhoods may be limited. Less than five acre parks are recommended only where the availability of land in developed neighborhoods is limited.

RECREATION PROGRAM NEEDS

The growth of City league programs and private recreation organizations are limited only to the availability of recreation facilities. The City currently partners with individual and private organizations to fulfill requests for programs. Meeting rooms and activity spaces are limited with increasing demands on school facilities.

The City needs to continue to focus on provided alternative recreation programs for community youth needs.

PARK FACILITY NEEDS

To meet the demands for active and passive recreation needs, a range of facilities are needed to meet current and future demand:

- Walking and bicycle trails
- Additional playgrounds and picnic facilities
- Additional sports fields for organized and practice play
- Indoor recreation facilities
- Aquatics facility
- BMX play area
- Dog off-leash area
- Equestrian facilities

EXISTING FACILITIES

Expanding or renovating the facilities at existing parks are a cost effective means to better serve residents. Potential park additions are:

- Rancho San Justo: playground and restrooms
- Cerra Vista Park: tot play and picnic area
- Vista Park Hill: picnic and playground renovation; dog off-leash and BMX bike area.

NEW COMMUNITY PARK

Residents express a desire for a large community park (20–30 acres) which can provide space for more diverse recreation, such as an aquatics facility and passive open space.

INDOOR RECREATION & AQUATICS FACILITIES

The City should continue to partner with the Hollister School District to develop gymnasium facilities. Renovation of the Veterans Memorial Building gym will expand recreation opportunities for residents.

Hollister should acquire land and partner with the YMCA to provide additional indoor recreation and affordable aquatics facilities for City residents.

OPERATIONS & MAINTENANCE

To accommodate increased maintenance demands, approvals for parks should include an evaluation of maintenance resources needed and how additional operation and maintenance will be provided.

IMPLEMENTATION

To provide adequate funding for acquisition and complete development of new neighborhood parks, development impact fees through the Quimby Act and AB1600 should be established to meet current neighborhood park facility costs. Fee adjustment mechanism should be established to account for increased land values and construction inflation.

Based on master plan recommendations, the current cost (2001 dollars) for acquisition and development of parkland for the next ten years is $19,894,750–22,894,750, including indoor recreation and aquatics facility structures.

The budget could vary significantly depending on changing priorities and variations in design programs. A number of funding sources have been identified to meet capital improvements, including general fund, redevelopment fund, park development impact fees, grants, donations, and joint projects with other agencies.

Table of Contents

1. Introduction

As the hub of rural San Benito County, Hollister serves as a traditional commerce, business and government center to regional agriculture business. However, with the City's proximity to Silicon Valley, Hollister is becoming a home for those working in technology and service industries to the north.

Given its rural and agricultural setting, Hollister is striving to maintain a "home town" character. Residents desire that the parks system seek to support the "small town" atmosphere policies of the General Plan.

In updating the 1989 Parks and Recreation System Master Plan, Hollister is striving for targeted recommendations to implement the City's park system vision. To achieve this goal, the Park Facility Master Plan will focus on specific development recommendations to increase revenues, acquire parkland, and phase improvements.

MASTER PLAN PURPOSE

The purpose of the Park Facility Master Plan is to:

- Evaluate existing facilities.
- Identify current recreation needs for Hollister, including traditional and non-traditional activities.

- Provide an opportunity for input into the planning process.
- Develop a master plan with targeted improvements.
- Prepare a financial strategy for implementation.
- Create goals, policies, and standards, with City staff input, to assist with planning and development of park facilities.

PARKS FACILITIES MASTER PLAN PROCESS

Development of the Park Facility Master Plan was guided monthly by a nine-member Community Task Force representing each Council District, Planning Commission, and Parks and Recreation Commission. Members of the Task Force brought specific interests in park access for youth, seniors, and persons with disabilities, as well as an understanding of community-wide park facility needs.

To complement Task Force input, a Recreation Needs Questionnaire was distributed to approximately 1,100 individuals at four locations in June and July 2000. The questionnaire was also posted on the City's Recreation Services web site. Questionnaire availability was advertised in the Free Lance, Pinnacle and San Jose Mercury newspapers, and follow up news articles published. A copy of the Questionnaire and a summary of comments are included in the Appendix. Further public announcements and community input will be solicited when the Parks and Recreation, Planning Commission and City Council review the document during the approval process.

2. Existing Conditions

EXISTING CITY PARKS & RECREATION FACILITIES INVENTORY

Hollister has a wide variety of parks and recreation facilities located throughout the City. The existing recreational facilities within the City of Hollister include ten City-owned and operated parks, four special use facilities, and one County park.

Airport Neighborhood Park

This 3/4-acre park, located at the Hollister Airport adjacent to Highway 156 on San Felipe Road, includes picnic tables, barbecue grills, and an open turf area. Tall trees are located within the site, but they provide little relief to the consistent winds in the area. Community use of the park is primarily for eating lunch, walking, and children's play. Improvements to the barbecue/picnic areas and a more effective landscaped windscreen are needed.

Calaveras Community Park

This 7-acre multi-use community park adjacent to Calaveras School on Buena Vista Road includes a softball/soccer field, children's area, tot lot, family picnic areas, group picnic pavilion, turf amphitheater with stage, restroom, and parking lot.

Cerra Vista Park

Jointly serving the school and neighborhood, Cerra Vista Park is-3.5 acres of grass playfields. Abutting the school playground, the fields provide activity space for play and physical education for school children. After school hours and on weekends, the fields and school playground are available to the public.

Dunne Community Park

Dunne Park is a 3.5-acre community park located on West Street in the downtown area and exhibits an "old town" ambience. Since it is within easy walking distance to nearby residential areas and because it provides a variety of recreational opportunities, including children's play equipment, tennis, horseshoes, picnicking and ballfields, Dunne is one of the most popular parks in the City. The park also features a community room, a rose garden and characteristic mature trees. The ballfields are used for practice fields.

Frank Klauer Memorial Park

As a focal point for the Sunnyslope neighborhood, this-5 acre park located provides grass play fields, play equipment, and picnic areas for the residents. A large storm water detention area is fenced and secured for safety during the rainy season but is open much of the year for informal play.

John Z. Hernandez Memorial Park

This 1/4-acre mini park, located on Central Avenue between Willows and Ranchito Drive, includes a half-court basketball court, an open turf area, and play apparatus. It is used primarily by residents in the immediate neighborhood.

Las Brisas Estates Neighborhood Park

This 1.0-acre neighborhood park, located at the intersection of Clearview Drive and Nezperce Drive includes a children's play area with apparatus, an open turf area for informal play and picnic tables.

McCarthy Street Neighborhood Park

McCarthy Street Park is a 1.5-acre neighborhood park located at San Andreas High School and includes an open turf area and multi-use basketball court.

Tony Aguirre Memorial Park

Completed last year, this one-acre park on Bridgevale Road provides additional grass play fields and a new playground for the neighborhood. Picnic tables and benches provide create more opportunity for families or small group gatherings. The play fields are available as practice fields for younger youth team practice but is too small for regulation play.

Veterans Memorial County Park

Veterans Memorial, the only County Park in the City, located along both sides of Memorial Drive between Hillcrest Road and Sunnyslope School, is a 35-acre park that is partially developed. The larger east side of the park (33 acres) includes active sports facilities, such as baseball, softball and tennis. The ballfields, restrooms, concession stand and the Bertha Briggs Memorial Youth Center were built, paid for and operated by individual private organizations, such as Little League and Babe Ruth baseball. The County provides general maintenance, including mowing, irrigation and garbage removal. City adult softball league games and tournaments are held in this park.

Family and group picnic facilities and horseshoe pits area are located on the 2-acre strip of land west of Memorial Drive. The park lacks overall organization and identity due to the separation by Memorial Drive.

Landscaping is minimal except for a few street trees along the east side of Memorial Drive. There are no park trees to provide shade or visual interest. On the east side, ample space is provided in the unpaved areas adjacent to the ballfields.

Vista Park Hill Community Park

Overlooking the entire City on Hill Street, Vista Park Hill is one of the most scenic places in the area, offering 360° panoramic views. Picnic facilities used to be heavily used on the weekends, but windy conditions and security concerns make newer parks more attractive than these older facilities. The outdated children's play area and group picnic facilities, and restrooms also don't meet current code or safety standards. Of the-15 acres of park, much of the land area consists of steep slopes surrounding the developed hilltop. In addition to the three developed acres, various institutional uses are located in an aging building complex to the east of the developed park area.

The park should be master planned in conjunction with new uses at the building site. Various park development alternatives should consider the site as more of a neighborhood park with surrounding open space.

SPECIAL USE FACILITIES

Hollister Community Center

The 10,000 square-foot Community Center, built in 1980, is located at West Street and Fremont Way at the foot of Vista Park Hill. It accommodates the Recreation Department offices, the majority of recreation classes and programs, and daily senior activities and programs. Special community events, such as Teen Dances and Kids Night Out and annual events, such as Cupid Express Valentines and Breakfast with Santa, are held at the Center. The building is always used to capacity, and demand for additional programs continues to increase.

Hollister Skate Park

A 1/2-acre facility located on a leased site in Veterans Memorial Park. The 8,000 square foot shaped concrete Skate Park is non-supervised with jump and skill challenges for skate and skateboard users. Fenced and open "dawn to dusk," the park offers Hollister youth a contemporary, nontraditional recreation experience.

Marguerite Maze Sports Fields

A 7-acre facility located between Gabilan Hills Elementary School and Marguerite Maze Middle School. The City and Hollister School District jointly manage the facility that includes ballfield backstops and soccer fields.

Rancho San Justo Sports Facility

Rancho San Justo is used primarily for active sports league plan. This 13-acre facility operated jointly with the Hollister School District, includes softball fields, soccer fields, a football field and a track.

SPORTS & SPECIFIC USE FACILITIES

Ballfields

Lighted softball fields used for league and tournament play are provided at Veterans Memorial Park and Rancho San Justo Sports Facility. The fields at R. O. Hardin School, Calavaras School and Vista Park Hill are suitable practice facilities. One softball/soccer field is available at Calavaras Park.

Soccer Fields

Facilities available for soccer use are located at Rancho San Justo Sports Facility, R. O. Hardin School, Calavaras Park and School. Lighting at Rancho San Justo accommodates night league play.

Tennis Courts

Six lighted tennis courts are available to the public at Dunne Park and Veterans Memorial Park. Recreation Department tennis programs and classes are offered at Dunne Park.

Basketball Courts

Outdoor basketball courts are available at McCarthy Street Park, John Z. Hernandez Park, Calavaras School, Sunnyslope School, R. O. Hardin, Fremont School, Rancho San Justo School, and San Benito Joint Union High School.

Swimming Pools

The only swimming pool in the City, located at San Benito Joint Union High School, is available to the public for recreational swimming during the summer months only. San Benito Aquatics Club uses the facility year-round. The desire for an additional pool is clearly demonstrated by a response by the 1989 Community Survey; 74% of the respondents indicated that a pool

was needed. In a 2000 Questionnaire, an aquatics facility was the highest priority of resident preferences.

Gymnasium

Access to gymnasium space is severely limited in Hollister. There are gymnasiums at San Benito Joint Union High School, Marguerite Maze and Rancho San Justo Middle Schools. The City recently purchased Veterans Memorial Hall that will be available in 2002. A gymnasium is also located at Sacred Heart Catholic School; however, the hard tile floor is not a regulation size. The need for a multi-purpose recreation facility was mentioned by 59% of the Community Questionnaire respondents.

Public Golf Courses

45 holes of golf are located within 7 miles of Hollister. Two 18 hole public golf courses are located at Ridgemark Golf and Country Club and one 9 hole public course is located at Bolado Park Golf Club and one 18 hole course at San Juan Oaks.

Outdoor Theatre

An outdoor theatre with natural berm seating is located at Calaveras School Park.

Other Recreation Facilities

Recreation facilities are not limited to those owned and operated by the City. Other facilities include those at Hollister Unified School District, San Benito Union High School District, San Benito County, State and privately owned facilities.

The City and Hollister Unified School District enjoy a successful history with joint use agreements. Some recreation programs operate at school gymnasiums and fields. Joint School/City park sites offer use of play courts and play equipment after school hours. Tennis courts and pool are used at the High School. School facilities are also used by non-City recreation and cultural programs. While not owned or managed by the City, community residents see school facilities as an important component of the community recreation fabric.

The County and State operate several regional facilities within proximity to Hollister residents.

Trails & Bikeways

Hollister has collaborated with the San Benito County Council of San Benito County Governments (COG) and Caltrans to plan and implement a Regional Bicycle Master Plan. Currently, COG is updating the Master Plan.

The current plan combines the use of Class I (grade separated), Class II lanes (on street/striped lane), and Class III (no separation) bike routes.

Existing bikeways consist of a 6 -foot wide bike path along Prospect Avenue, from Sunnyslope Road to Hawkins Street along the railroad tracks. Another section of Class I path adjoins Airline Highway from Sunnyslope Road to Sunset Drive.

Recreation Programs

The City's Recreation Services Department currently operates about 60 programs throughout the year at the Community Center, parks, school and private facilities. Programs are tailored for all ages from preschoolers to seniors.

To manage the Community Center and recreation programs, the Recreation Department utilizes an extensive combination of part-time and seasonal employees as well as five full-time and one half-time staff. The positive commitment and service provided by part-time, as well as full-time staff, are reflected in residents growing participation in recreation programs.

The recreation demands for tot, youth, young adult, adult and senior programs are increasing. Requests for new programs or expansion of existing programs are usually limited by lack of facilities.

When renovated, the City will have one gymnasium at Veterans Memorial Hall. The Hollister School District is developing new gymnasium facilities at four elementary/middle school sites. These will not managed by the City but scheduled for City league activities.

The City has no pool and residents rely locally on the outdoor High School pool. The YMCA is considering a recreation facility that may include a pool.

In addition to City sponsored programs, many individuals and private organizations sponsor recreation and cultural arts programs that utilize City and School District facilities. Many of those programs are promoted and advertised by the Recreation Services Department.

PARKS & RECREATION FACILITY CLASSIFICATION SYSTEM

The parks and recreation classification system can assist the City in evaluating the distribution of existing park facilities, where new park facilities should be located, and what facilities would be appropriate at different types of parks. The system can also be used to evaluate how different types of facilities should be maintained over time. In addition, the classification system can be used to communicate the types of recreation facilities desired by the community.

The City currently has six types of facilities: Mini Park; Neighborhood/School Park; Neighborhood Park; Community Park; Trails and Linear Parks; and Special Use Facilities. The classification system recognizes the diversity of parkland conditions and management requirements in Hollister.

CLASSIFICATION DEFINITIONS

Walking Distance

Assumes a one-way travel time distance to or from a neighborhood park of 15 minutes or less. Based on an average adult walking speed of 2 miles per hour, this translates into a 1/2-mile service radius for mapping purposes.

Limited Active Recreation Use or Open Space

Parklands that will not be formally developed into typical high-use urban parkland. Limited use parklands will remain in substantially natural conditions, and may be portions of larger parks as undeveloped areas. These parklands are highly valued for their scenic quality, contribution to community character, and passive recreational use. But due to their limited active recreation use, parklands which remain in substantially natural conditions may be valued as a percentage of their total acreage when calculating "park acres per thousand population".

PARKLAND CLASSIFICATIONS

Mini-Park

Size 2 acres or smaller

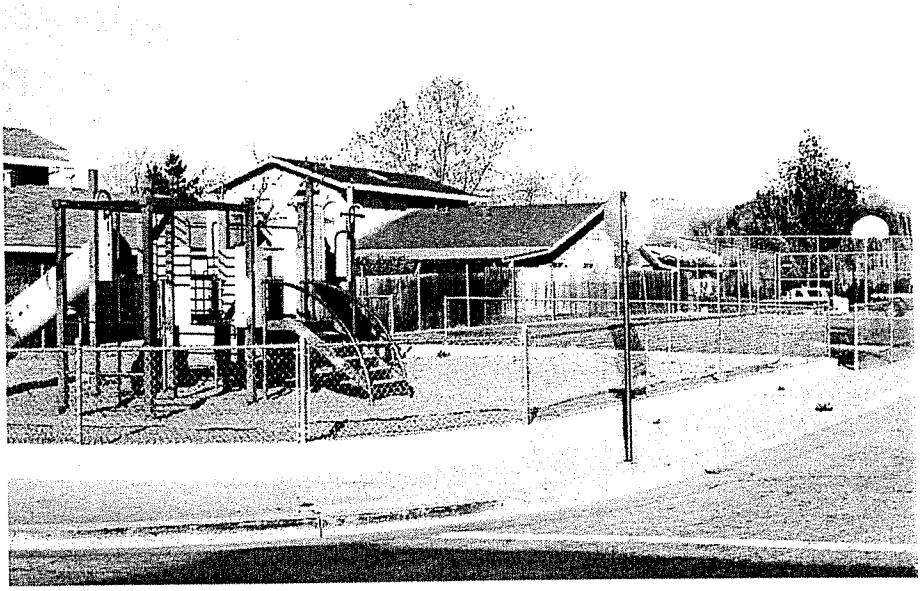
Service Area Neighborhood

Intended Service Group Neighborhood residents within walking distance.

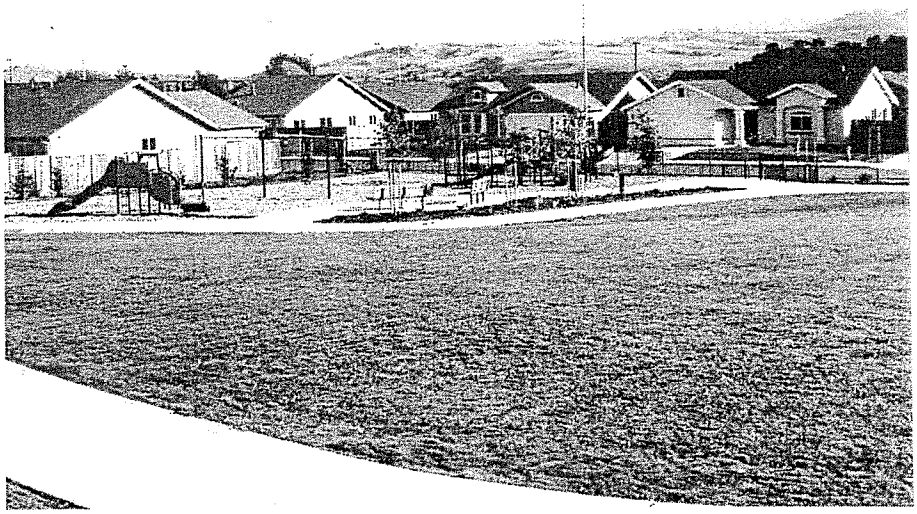
Description Mini-parks, due to their size, provide limited recreation experiences; however they can have a visual value by providing a green space in the developed neighborhood. If seating areas are included, mini-parks can also be a social gathering place, particularly if located in an area of high activity or population density.

Recommended Facilities Mini-parks are not recommended in the future, except for infill situations where no other opportunities exist for recreation. Provide seating, picnic tables, informal grass play area, planting and tot play area where appropriate.

Examples of Existing Mini-Parks Airport Park, Tony Aguirre Park, John Z. Hernandez Park, McCarthy Park and Las Brisas Estates Parks.



John Z. Hernandez Park



Tony Aguirre Park

Neighborhood Park

Size 3 to 10 acres (5 acre minimum preferred).

Service Area Neighborhood.

Intended Service Group Neighborhood residents within walking distance.

Description Neighborhood parks are the basic unit of the park system and serve as the traditional urban recreational and social focus of the neighborhood. Neighborhood parks should serve as extensions of the residential fabric, allowing for recreational and social activities that cannot be accommodated in residential yards due to size or density limitations. They should be designed for both active and passive recreation activities tailored to the specific needs of the neighborhood, and should address the needs of all age groups and physical abilities. Park design should create a "sense of place" that enhances neighborhood and community identity.

Park features that would create a community-wide "destination" should be carefully considered for a neighborhood park. Restrooms, off-street parking, and lit recreation facilities would generally not be considered for

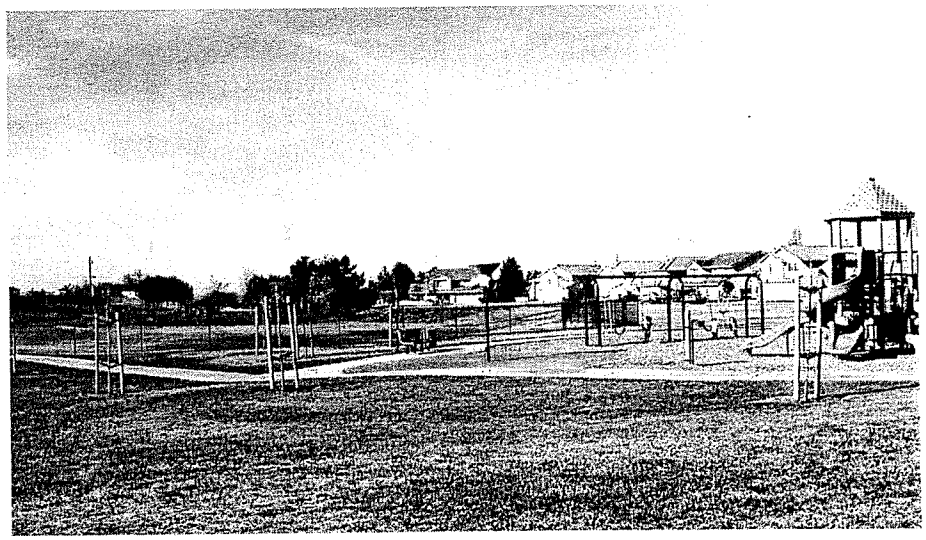
neighborhood parks because they encourage park use by those beyond the intended service area. However, such facilities may be considered if specific park program needs dictate. For instance, if park recreation programs or field use are regularly scheduled, some type of restroom facilities may be required.

Potential Facilities Design of each neighborhood park should include a master planning process with neighborhood involvement. Specific features of each neighborhood park should be based on the needs and desires of the neighborhood residents.

Potential features are: preschool and elementary-aged play areas; hard courts (basketball, volleyball, handball and/or tennis); specialty courts (shuffleboard, bocce ball, horse shoes); picnic area; shaded seating area; open grass area for informal play; limited sports fields for league play; security lighting; recreation checkout facility (where programming needs dictate, such as for after-school recreation programs); and walking and bicycling trails.

Neighborhood park facilities and programs are not typically reservable or fee based.

Examples of Existing Neighborhood Parks Frank Klauer Memorial Park and Dunne Park.



Frank Klauer Park

Neighborhood/ School Park

Size 3-10 acres.

Service Area Neighborhood.

Intended Service Groups Residents within walking distance and school students.

Description The neighborhood/school park is similar in size and function to a neighborhood park, but is located immediately adjacent to a school. Some of the recreational functions can be combined with the school site, such as hard courts, sports fields, and play areas, to maximize efficient use of resources. Use of school restrooms should be considered if park site includes play fields for organized city sports activities.

Opportunities for tot play areas, tables and benches should be incorporated so as to allow day use of park during school hours. As part of the park master planning process, scheduling and use allocations need to be determined, to minimize scheduling conflicts between school and neighborhood use of facilities, and to coordinate operations issues such as maintenance.

Calaveras Park

Potential Facilities Same as neighborhood parks.

Examples of Existing Neighborhood/School Parks Cerra Vista School Park and Calaveras School Park.

Community Parks

Size 10 acre minimum.

Service Area City-wide.

Intended Service Groups All City residents including community and school groups; may also serve neighborhood park function for surrounding residents; may attract regional residents.

Description Community parks focus on meeting the recreational needs of the community-at-large. They allow for group activities and other recreational pursuits that are not recommended at neighborhood parks.

While community parks also often meet the needs of neighborhoods, frequently community parks are "destination" parks with special facilities, such as lighted sports fields, amphitheaters, gymnasiums, etc. that serve the entire community. Restrooms, off-street parking, night lighting of facilities and other active recreation facilities are typical park elements that encourage higher levels of public use and longer user-days when compared to neighborhood parks.

In addition, community parks may have unique landscape features that enhance community identity.

Potential Facilities Design of each community park should include a master planning process with community involvement. Specific features of each community park will depend on how the park is anticipated to meet community recreation needs.

Community parks can include the same features as neighborhood parks (see Neighborhood Parks description), plus the following: Lighted sports fields for night use; concession stand; restrooms; off-street parking; amphitheater; community center including performing and visual arts facility; nature center; gymnasium; aquatics facility; water feature for play, such as a walk-through fountain; group picnic areas; dog off-leash area; BMX bike trails;

equestrian facilities; fitness courses; special group camping area; limited active recreation use area.

Facilities and programs may be reservable and fee based.

Examples of Existing Community Parks Vista Park Hill.

Trails/Linear Parkways

Size No minimum or maximum length.

Service Area City-wide.

Intended Service Groups All City residents; may attract regional residents.

Description Trails should be grade-separated for pedestrian and/or bicycle use. Some trails may be appropriate for equestrian use, although there are no standards for equestrian use of City parks. Trails should connect various areas of the City, as well as parks and park preserves. Trails may serve as part of a regional trails network. They should connect to the City's on-street bicycle route system for recreational use as well as providing a means of alternative transportation.

City trails should be coordinated with the County Bicycle Plan for both the on-street bicycle route system and the Class I off-street bicycle trail system.

Potential Facilities Staging areas including parking and restrooms, interpretive and directional signage, fitness trails, and overlooks.

Examples of Trails None at this time in Hollister.

Special Use Facilities

Size Depends on facility.

Service Area City-wide.

Intended Service Groups All City residents, designated community user groups, school groups, and some nonresidents.

Description Special use facilities meet City-wide recreational needs and are not necessarily located in parks. Special use facilities generally meet a specific recreation or cultural function and do not fall into one of the other classification categories.

Multipurpose uses should be encouraged, provided that additional uses do not conflict with the intended special use.

Potential Facilities Depending on the use, facilities and programs may be fee based and reservable.

Examples of Existing Special Use Facilities Community Center, Rancho San Justo, Marguerite Maze Sports Fields and Hollister Skate Park.

Hollister Skate Park

Parks System Inventory

The following tables and maps summarize existing facilities.

Table 1

Existing Parks and Facilities

PARK & LOCATION	Acres	Limited Use at School	Group Permit Required	Ball Field	Soccer	Open Turf	Basketball	Tennis	Volleyball	Play Apparatus/Tot Lot	Trails/Paths	Picnic Tables	Barbecue Grills	Group Picnic	Restrooms	Special Use Facility	COMMENTS
MINI-PARKS																	
Airport Park Hollister Airport/Highway 156 and San Felipe Road	0.75					●						●	●				
Las Brisas Estates Park Clearview Drive and Nezperce Drive	1.00					●				●		●					
John Z. Hernandez Memorial Park Central Avenue and Willows Drive	0.25					●	●			●							Play structure needs upgrades
Tony Aguirre Memorial Park Central and Bridgevale Road	1.00					●				●		●					
McCarthy Street McCarthy Street and Alvarado Street	1.50					●	●		●		●						Parcourse
NEIGHBORHOOD PARKS																	
Dunne Park West Street and 6th Street	3.50		●	●	●	●		●		●	●	●	●	●	●		Meeting rooms
Frank Klauer Memorial Park Beverley Drive	5.00				●	●				●		●					With fenced detention basin
Southeast Park Enterprise Road	2.50																Land only-additional 2.5 acres to be acquired for future park
NEIGHBORHOOD/SCHOOL PARKS																	
Cerra Vista Park Cerra Vista Drive	3.50	●		●	●	●	●			●		●					
Calaveras Park Buena Vista Avenue at Calaveras School	7.00	●	●	●	●	●	●			●	●	●	●		●		Group picnic pavilion, amphitheater
COMMUNITY PARKS																	
Vista Park Hill End of Hill Street	15.00			●		●				●		●	●	●	●		Picnic pavilion
COUNTY PARKS																	
Veterans Memorial Park Memorial Drive and Hillcrest Road	35.00			●				●		●		●	●	●	●	●	Ballfield Lighting, Bertha Briggs Youth Center and Skate Park

Table 1

Existing Parks and Facilities (continued)

PARK & LOCATION	Acres	Limited Use at School	Group Permit Required	Ball Field	Soccer	Open Turf	Basketball	Tennis	Volleyball	Play Apparatus/Tot Lot	Trails/Paths	Picnic Tables	Barbecue Grills	Group Picnic	Restrooms	Special Use Facility	COMMENTS
SPECIAL USE FACILITIES																	
Community Center 300 West Street	1.50														●	●	Indoor exercise and meeting rooms
Marguerite Maze Fields with Gabilan Hills School	5.00	●	●	●	●	●	●		●	●						●	Located between Gabilan Hills and Margeurite Maze schools
Rancho San Justo Prospect Ave. and Park Street	13.00	●	●	●	●		●								●	●	Par course, football, portable toilets
Hollister Skate Park Memorial Drive at Veterans Memorial Park	1.00	●	●	●	●		●								●	●	Lease agreement for maintenance with Veterans Park Commission
SCHOOLS																	
R.O. Hardin Middle School (Rh)		●		●	●	●	●			●							2 Fields
San Benito High School (Sb)		●		●	●		●	●									Swimming Pool
Rancho San Justo Middle School (Rs)		●		●	●	●											
Cerra Vista Elementary School (Cv)		●		●	●	●	●										
Calaveras Elementary School (Cs)		●		●	●	●	●										
Ladd Lane Elementary School (Ll)																	Not yet open
Gabilan Hills Elementary School (Gh)		●								●							
Marguerite Maze Middle School (Mm)		●		●	●		●										
Sunnyslope Elementary School (Ss)		●								●							Community building (6000 sf); 1 field
Calvary Christian School (Cc)																	No community use
Sacred Heart School (Sh)										●							Open to public festivals
Fremont Elementary School (Fs)						●	●										Potential acquisition by City
Continuation High School (Ch)																	

DEMOGRAPHICS

The growth of Hollister is reflected in new neighborhoods, streets and commercial districts. Hollister's population has grown from 19,212 in 1989 to 35,643 in 2000. This is a greater increase than projected by the General Plan (1995), but a smaller increase than was anticipated by the City's Parks and Recreation Master Plan (1989).

Table 2
Population in Hollister

Year	Hollister Population	County Area (including Cities)
1980	19,212	25,005
1995	22,046	41,766
2000	35,643	53,234
2010	42,118	64,830

Due to an unexpected population growth, a Growth Management Ordinance was adopted September 2001 which limits annual growth to 2010 to 42,118

Hollister's population includes a diversity of ages, cultural backgrounds and interests. Much of Hollister's future growth will consist of residents working in Silicon Valley—many moving to Hollister for an affordable home or smaller community. People moving to Hollister from larger, metropolitan areas are bringing higher expectations for park facilities and recreation services.

Table 3
Ethnicity in Hollister

	1980 [1]	1989 [2]	2000 [3]
Hispanic	54.9%	57%	67%
White	41.9%	40%	29.7%
Black	0.2%	–	0.4%
Asian	2.4%	–	2.5%
Other Races	0.6%	3%	0.4%

Sources:
1) *1980 U.S. Census Data*
2) *City of Hollister*, Parks and Recreation Master Plan (1989)
3) *San Benito County Chamber of Commerce*, National Planning Data Corporation's On-line Demographic Service

The City of Hollister has an increasingly younger population. Rather than decreasing, as previously projected by the 1989 Park Master Plan, ages 0–4 and 5–17 have increased! As the number of community's youth increases, the demand has grown for recreation facilities and programs.

Table 4
Age Distribution in San Benito County

Age Group	Actual 1980	Actual 1990	Projected 2000	Actual 2000
0–4 years	9.2%	9.2%	8.2%	9.7%
5–17 years	23.9%	21.4%	21.0%	26.0%
18–64 years	57.0%	60.4%	61.6%	55.2%
65 + years	9.9%	9.0%	9.2%	9.1%

Source: Department of Finance

This trend is keeping with an observation that young couples and families are moving to Hollister for the quality of life and affordable housing. From a recreation perspective, this trend suggests that all types of recreation from children's play to active young adult sports, will be needed.

While there is a decrease in percentage of population ages 18–64 and 65+, there will continue to be interest in passive opportunities such as walking, bicycling paths and natural areas.

Additional recreation facilities to address age group interests and needs are summarized under Park Facility Needs.

REGIONAL DEMOGRAPHIC INFLUENCE

Hollister has been experiencing a continued growth cycle, creating an ever increasing demand on parks, recreation facilities and programs.

The primary change in population represents an increase in the number of people living in Hollister while commuting to the San Jose area for employment. Many of these are families who may have previously

experienced more extensive recreation services in other larger cities and have high expectations for Hollister park facilities and programs.

EXISTING CITY PARKLAND STANDARD

The City of Hollister currently uses a 3 acres of parkland per thousand population standard and a goal of 4 acres per 1,000. In the last ten years, the City has developed 15 acres of parkland bringing the total to 58 acres, including sports field facilities. Veterans Memorial Park (County owned) has previously been counted as City parkland in the past, for a total of 93 park acres within the City. The City, however, has no direct control over developing the park site.

Table 5
Current Hollister Parkland Acreage

Year	City Owned	Other	Total Acres
1989	43 acres	35.25 - Veterans Memorial Park	78.25
2000	58 acres	35.25 acres	93.25

Table 6
Parkland Standards and Projections

Year	Parkland Required–Acres per 1000 Residents		Total Acres–City Parkland	Additional Parkland Acres Needed to Meet City Standard		Acres - County Parks
	3/1000	4/1000		3/1000	4/1000	
1989	57	86	43	14	43	35.25
2000	106.92	142.57	58	48.92	84.57	35.25
2010	126.35	168.47	n/a	68.35	110.47	35.25

EXISTING PARK SYSTEM GOALS

The current park system does not meet the adopted 3-acre per 1,000 standard even if Veterans Memorial Park is included in the parkland total.

Many residents do not live within a 1/2-mile distance of a neighborhood park (see Existing Parkland Map, page 22) and several parks are too small to be considered neighborhood parks. The smaller parks not meeting current neighborhood park standards are considered as serving the smaler 1/4-mile

radius service area. To provide equitable distribution of neighborhood parks throughout the City, an additional 30-45 acres are needed.

Additional recreation facilities identified in the 1989 Parks and Recreation Master Plan, such as a community recreation center, would include an aquatics facility, gymnasium, and meeting rooms. An additional 5- 25 acres will be needed for such facilities.

COUNTY INFLUENCE

In addition to Hollister residents, approximately 17,000 residents in the unincorporated areas around the City create additional pressure on City park facilities and recreation programs. Parkland demand for the County residents are not currently included in this analysis. Veterans Memorial Park currently provides 35 acres of parkland. Practically speaking, its parkland capability should be considered as additional land to satisfy County residents' additional park demand.

EXISTING PARKLAND OPPORTUNITIES

Recreation opportunities may be expanded at existing park sites to increase their function. Play equipment at McCarthy, Rancho San Justo and Cerra Vista Parks can improve their useful needs to residents. Vista Park Hill is largely underdeveloped. With improved access, security and park improvements, this park may better service City residents. However, topography limits site development opportunity.

Several potential park sites have the ability to meet current demand. Depending on their final location and size, they may also serve future resident neighborhoods.

The San Benito River provides and edge to the City along its southwestern boundary. With percolation pond lands and schools, additional parkland and trails could be an asset to Hollister and a tremendous recreation and open space benefit to residents.

PARK MAINTENANCE

The daily and seasonal care of park facilities includes a wide range of activities, staff, equipment, materials and contracted services. Currently, there are 5 fulltime maintenance staff and 3 seasonal staff for Buildings and Maintenance.

Table 7
Maintenance Responsibilities

Facilities	Tasks
City Hall MSF Gardens	Plumbing, electrical, building repair
Engineering Facilities	Landscape maintenance
Community Center	Landscape maintenance
Police Station	Landscape maintenance
Street Trees	Regular maintenance
	Emergency services
Parking Lots	Sweeping, landscape maintenance
Sound Walls	Planting, irrigation and graffiti control
Ballfields	See Table 8
Parks	See Table 8

Park maintenance staff is involved in a variety of public facility maintenance beyond parks. The average number of hours is equivalent to 6 full time staff positions. With parkland totals projected to double over the next ten years, a minimum of one full time staff position will need to be added for park maintenance every two years.

Maintenance Cost

For the above landscape and park features, 2000–2001 budget request is $756,000. Staff and operational costs are General Fund costs. Future staff will continue to be a General Fund cost. However, additional equipment required for new parkland maintenance may be funded from park impact fees.

Table 8

Typical Neighborhood Park Maintenance Program

5 Acres Turfed Area, Playground Apparatus, Softball field and Benches

Actvity	Frequency per Month
Irrigation Repairs Replacements	4 hrs/week: man and truck
Mowing	3 hrs/week: man, truck and mower
Edging	6 hrs/month: man truck and edger
Playground Equipment Inspections Repairs	10 hrs/month: man and truck
Rodent Control	Contract Services
Landscape Replacement Trimming	12 hrs/month: man, truck and hand tools
Litter and Debris Removal	10 hrs/week: man and truck
Graffiti Repair	4 hrs/week: man, truck and spray cans
Weed Control **Pre-emergence** **Post-emergence**	3 hrs/week: man, truck and backpack sprayer
Grand Total for Year	**$ 28,562**

Park Maintenance Conditions

Since the 1989 Master Plan, Building and Grounds maintenance staff has been reduced by 2 fulltime (30%), and 5 temporary positions (60%). At the same time, 5 additional parks (22.5 acres), have been created and soundwall maintenance has been added.

Building and Grounds staff has made tremendous adjustments to accommodate resource reductions. Task scheduling may delay facility repairs for up to a month.

Public perception of maintenance has been increasingly critical, particularly as new parks are built. In the recent questionnaire, 65% of respondents expressed a concern for lack of park maintenance.

FACILITY UPGRADES & DEFERRED MAINTENANCE

Compounding daily maintenance pressures are facility upgrade needs and deferred maintenance. Over the last ten years, several parks have been upgraded to respond to increased use and aging facilities:

- Rancho San Justo Sportsfields: scoreboards (FY 2000/2001)
- Dunne Park: play equipment and tennis court resurfacing
- Cerra Vista School Park: infield and backstops
- Marguerite Maze Sports Fields: backstops and infields

The following list of improvements at existing parks reflects park needs, code and safety compliance and replacement needs beyond planned park enhancements.

Table 9
Deferred Maintenance

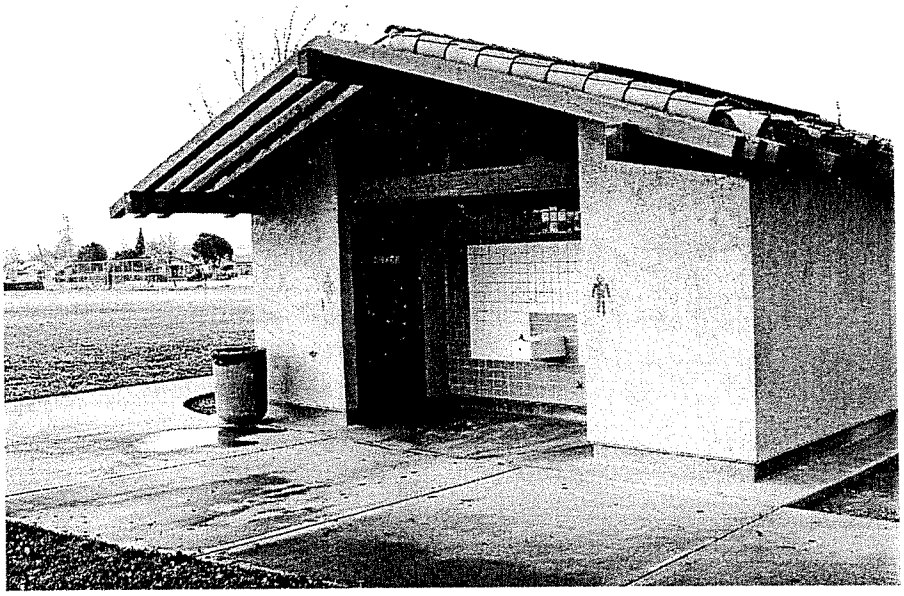
1. John Z. Hernandez	Upgrade play equipment and safety area to current Consumer Product Safety Commission (CPSC) and American Disability Act (ADA) guidelines.
2. Calaveras Community Park	Restroom repair
3. Vista Park Hill	Upgrade play equipment; steps and ramps to current code; renovate landscape areas; and vehicle circulation for improved security. Repair irrigation system at ballfield.

Restrooms

With the level of programmed sports activities, restroom maintenance is perceived to be inadequate. Community residents and park users have extended park visits for sports tournaments and activities. Restrooms are frequently closed for extended periods for repairs. Elsewhere, portable toilets are provided but not cleaned as frequently as necessary. The lack of operational restrooms and marginal cleanliness is a health concern.

Maintenance staff currently manage permanent restrooms at Dunne, Calaveras, and Vista Hill Park. Portable facilities are located at Rancho San Justo Sports Complex. A complete cleaning each morning, with an afternoon spot clean, require 1-1/2 hours daily/weekdays at each location. Currently, this requires an equivalent time of almost one entire staff day (6 hours minimum) without including repair time.

On weekends and sports events, restrooms should be checked every 1–2 hours. If programmed sports use of neighborhood parks is continued, additional restrooms are recommended.



3. Parks and Recreation Summary of Findings

An evaluation of the current and projected park facility needs for Hollister are summarized as a basis for recommendations. The summary is based on several factors:

- Existing population and future population projections
- Inventory of existing parks and recreation facilities
- Interviews with city staff
- Input from the Project Task Force
- Community Questionnaire
- Hollister General Plan 1995–2010

GENERAL FINDINGS

Many residents take advantage of the varied recreation programs sponsored through the City. Success for the City's recreation programs are reflected in participation levels outpacing the growth rate of the City for both youth and adult sports. Hollister residents have expressed mixed concerns for the future of Hollister Park and Recreation System.

Based on community comments there is a strong desire to enhance the maintenance of existing facilities while moving forward with plans to expand recreation opportunities. Clearly, Hollister's program growth is exceeding facility development.

GROWTH

Based on population growth from 1980 to 2000, and a projected 2010 population of 42,118, Hollister is expected to grow at a greater pace over the next 10 years. This growing population is expected to bring even greater demands for park facilities and recreation services. Some of these services will be provided by private (for profit) businesses and local organizations. However, City based recreation services are anticipated to experience the greatest demand. The City will need to step up the acquisition and development of park facilities to keep pace with Hollister's growth.

PARK LAND DEFICIENCY

The Park Acreage Standards Summary indicates a current parkland deficit—23 to 50 acres—based on current City parkland standards.

With a projection of 42,118 by 2010, an additional 68 acres developed parkland will be required based on a goal of 3 acres of parkland per

thousand population. Based on a 4 acre per thousand goal of 110 acres, additional parkland will be required.

Using the City's park classification, 36.5 acres will be dedicated to seven neighborhood parks; 73.5 acres will be dedicated to two new community parks.

OPEN SPACE & TRAILS

The City's General Plan identifies use of stream corridors and flood zones for linear parks or greenways. The community has considerable interest in trails and bikeways that can be integrated into these corridors. Currently, there are no such open space and trail facilities.

The San Benito River, Santa Anna Creek and their drainage corridor tributaries are within the City boundaries and could be utilized for trails, open space and linear parks.

Additional parkland acquisition could be associated with future neighborhood and community passive recreation, as well as open space. Additional river and drainage corridor lands may be acquired through grants, dedication or easements with a potential additional 100 acres of open space for trails and bikeways.

PARK DISTRIBUTION & ACCESS

The City has developed a variety of park types to serve community residents. Current park policy recommends neighborhood parks be located throughout the City within a 1/4 to 1/2-mile radius.

In the future, no parkland should be accepted for dedication unless additional land can be acquired at that location for a 5-acre minimum park. These new parks should be located to maximize accessibility to currently under served neighborhoods.

An evaluation of park facilities and locations indicates a lack of neighborhood park development in western and southern neighborhoods of Hollister. To provide parks in built-out neighborhoods, smaller parks have been developed with limited recreation facilities. These smaller parks become impacted by over use and require more ongoing intense maintenance efforts.

Less than 5-acre parks will only be allowed in developed areas of the City where acquisition of land is not feasible.

Currently, the City policy is to acquire land adjacent to elementary and middle schools for neighborhood parks. This has been an effective strategy for new neighborhood areas.

The City should continue to plan and develop neighborhood school parks in conjunction with new schools.

For community parks and neighborhoods where no new schools are planned, the City will need to acquire and develop additional parkland. The availability of appropriate size parcels at reasonable costs is limited.

The identification and acquisition of future park sites should be the highest priority over the next 5 years.

RECREATION PROGRAM DEMANDS

The City provides a wide range of indoor recreation programs. Where possible, the City coordinates with individuals and private organizations to sponsor additional cultural arts, day care and senior programs utilizing the City's Community Center. The Community Center is open every weekday and available evenings and weekends by reservation. Meeting and activity rooms are not available for limited organized sport activities.

To meet growing demands, the City should continue to work with individuals, private groups, and nonprofit organizations , such as the YMCA, to develop new recreation programs. A particular focus should continue to be on activities for teens not involved with organized sports.

FACILITIES DEFICIENCY

Based on evaluation of available community resources, community input and comparable regional demands for recreation facilities, the following needs have been identified:

Outdoor Recreation

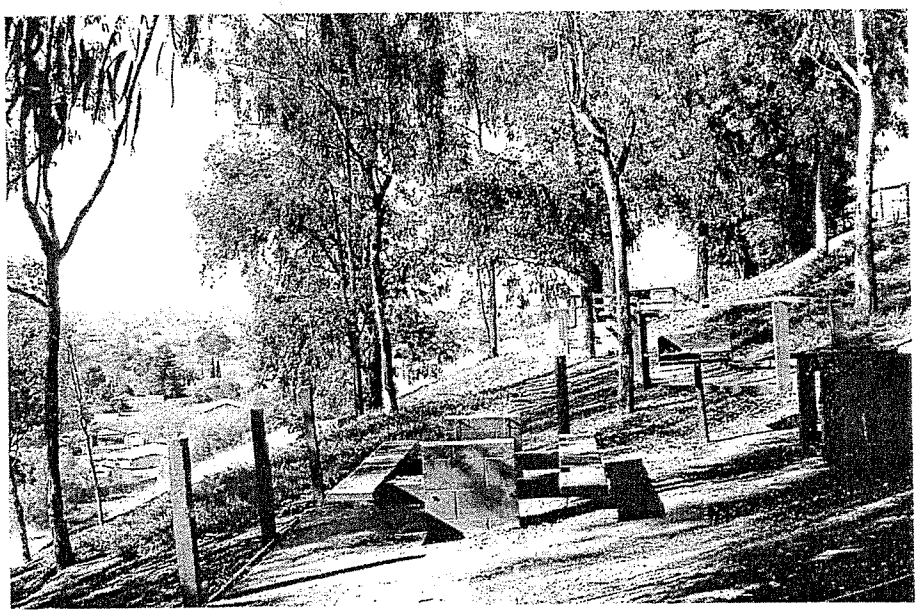
The existing community park facilities are at capacity during peak outdoor recreation periods. Marguerite Maze and Rancho San Justo Sports Facilities are heavily used and lack adequate bathroom facilities during weekend and evening events. Many team sport activities are now programmed at parks too small for sports field play (Las Brisas and McCarthy Parks).

An additional nine (9) parks are proposed for acquisition and/or development over the next 10 years.

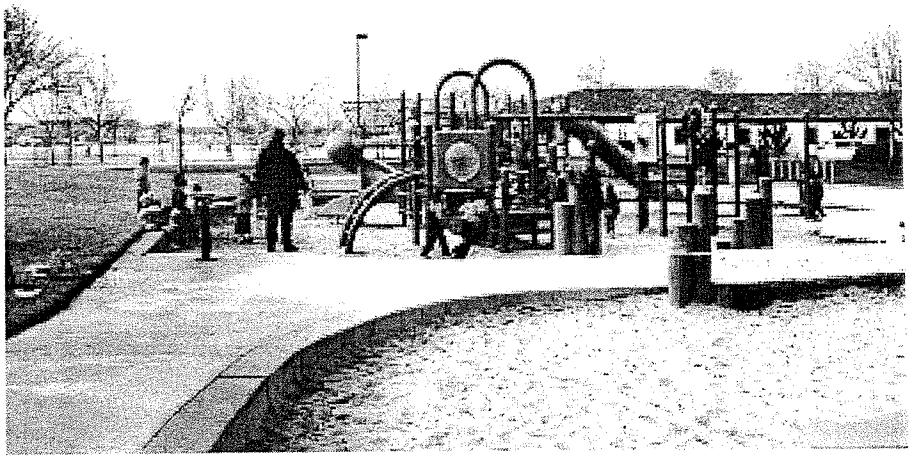
Picnic and Playground Facilities

Dunne and Calaveras Parks provide group picnic facilities, but as neighborhood parks, they should remain more family oriented. Vista Park Hill has great potential but security and aging facilities are a concern.

Tot play and picnic facilities at neighborhood/school parks should be developed for daytime use by City residents.



Vista Park Hill



Calaveras School Park

Community Parks

In the Community questionnaire there was a clear desire for another larger community park with space for more diverse recreation, as well as passive open space. Christmas Hill Park in Gilroy, was specifically referenced by several individuals. Other individuals, including Task Force members expressed the desire for a major community park that could include an indoor recreation and aquatics facility.

Several large 20 to 30-acre sites are identified as potential park sites within the City.

While Veteran's Memorial Park is a large site, its current control and management is not conducive to a City community park. Future City community facilities may conflict or displace existing needed ballfields. However, the City should continue to coordinate development opportunities for the park.

Indoor Recreation and Community Center

As previously noted, several programs have not expanded due to lack of space. A new indoor recreation facility should include a range of meeting and recreation spaces. The YMCA is currently looking for a site to develop such a facility.

The City should program and budget for the development of a new indoor recreation facility at the proposed Community Park site. A partnership with YMCA for facility management should be considered.

Aquatics Facility

The High School pool is available for City residents and programs for only limited times. Closure of the local County pool has made it more difficult for the City to expand programs.

A City aquatics facility would accommodate expansion of City programs and provide needed variety for youth recreation. Joint development with a community recreation center could enhance revenue generation and maximize operations and management resources.

Facility Management/ Maintenance

Current park maintenance staff has a wide range of responsibilities including City buildings. Reduced staffing over the years has limited staff capability to weekly or monthly levels of service. Repairs frequently take longer to restore full operation. While safety has been the priority for staff efforts, deferred maintenance is viewed by residents as a "lack of care."

Residents have recognized this reduction of service and expressed a concern about expanding the park system with limited capability for current park facilities.

The City should continue to balance contracted services with expanding maintenance services. Options should be evaluated by the City for cost effective contracting. Operations and maintenance partnerships such as the school districts or YMCA should be maximized, particularly on new facilities.

Restrooms

The availability and maintenance of restroom facilities, at sites where recreation activities are programmed by the City, should be a priority. The City should evaluate a combination of temporary and permanent facilities to meet community needs. Where neighborhood parks are adjacent to school facilities, establish a policy with the local schools for location and limited use of restrooms by park users.

BMX Bike Facility

Providing Hollister youth with diverse recreation opportunities should be a community priority. A one to 2-acre BMX Bike Track Facility at Veterans Memorial Park, or as an addition to Vista Park Hill are potential locations. The facility may be leased to a nonprofit group or managed by the City.

Off-Leash "Dog Park" Facility

As a benefit to residents with dogs, an off-leash area satisfies the need for a controlled exercise area. A fenced, one-acre enclosure with irrigated turf and walking path could be located at Veterans memorial Park or as an addition to Vista Park Hill.

Equestrian Facility

Hollister's rural surroundings are attractive to many residents with horses. Equestrian facilities (20–50 acres) could provide opportunities for equestrian events, riding school and stables. An equestrian facility could be a primary feature at a community park located at the edge of Hollister. The City could provide a site and encourage a lease arrangement for private development and management.

Fremont School

The City is considering acquisition of Fremont School to consolidate City departments out of Vista Park Hill. The grass open space should be considered as an open space or plaza for City public events. No active recreation facilities are recommended with Dunne Park nearby.

Financing

Implementation of the Parks Master Plan will require additional funding. Current park impact fees do not cover acquisition of land for larger parks and development. The result is smaller, fewer parks.

An evaluation of other neighboring communities suggests that current park impact fees could be significantly increased.

Recent State Bond and grant funding has increased for recreation projects, particularly with a resource protection component. Land acquisition and development costs could be covered with successful grant applications.

COMMUNITY INVOLVEMENT & NEIGHBORHOOD REVITALIZATION

As people move to Hollister and the City grows, City services and facilities become more formalized and individuals have less involvement in planning, developing and caring for their public facilities.

By fostering community involvement through youth groups and neighborhood organizations, Hollister parks can benefit in a variety of ways.

Residents with opportunities to participate in beautification, cleanup and graffiti abatement can ease maintenance staff demands. Ongoing public involvement has also consistently helped reduce vandalism. Hollister successfully used "Operation Pride" in 1995–96, and the program could be restored under Parks & Recreation leadership.

4. Park Development Costs

A capital expense budget has been estimated for the proposed park site acquisition and development. Assumptions made to project costs are;

- Land costs vary greatly depending upon location, timing, allowable use, and amount of the site that is developable. Different land costs were used for different types of sites.

- Development costs are based on a number of different factors, including previous City experience, as well as comparable site costs in other communities. Costs included are "hard costs" associated with actual construction, along with "soft costs" such as design and permitting. Offsite costs are not included.

- Land dedications or donation are not assumed for this cost budget.

- Special use facility costs are not included at this time, unless otherwise noted.

Table 10
Park Development Opportunities and Projected Costs 0–5 Years

0-5 YEARS - NEW SITES	Development	Acquisition	Total
Southeast (Enterprise) Site			
Development Costs (1/2 site)	$475,000		**$475,000**
Ladd Lane			
Acquire 10 acres @ $20,000/acre		$200,000	**$200,000**
Union/Cienega Site			
Acquire 30 acres @ $10,000/acre		$300,000	**$300,000**
Meridian Site			
Acquire land (20+ acres)		$1,000,000	**$1,000,000**
Westside Site			
Acquire 6.5 acres @ $25,000/acre		$162,500	
Development Cost:			
1 acre @ $250,000/ea	$250,000		
4 acres @ $100,000/ea	$400,000		
2.5 acres @ $30,000/ea	$75,000		**$887,500**
High School Site Development			
1 acre @ $250,000/acre	$250,000		
4 acres @ $100,000/acre	$400,000		
10 acres @ $35,000/acre	$350,000		**$1,000,000**
Existing Park Improvements			
Rancho San Justo - Playground	$100,000		
Rancho San Justo - Restroom	$150,000		
Vista Park Hill–Master Plan and Phase 1 Improvements	$225,000		**$525,000**
Miscellaneous Benches and Lights	$50,000		
PROJECTED 0-5 YEAR DEVELOPMENT COSTS			**$4,387,500**

Table 10
Park Development Opportunities and Projected Costs 5–10 Years

5–10 YEARS—NEW SITES	Development	Acquisition	Total
Southeast Site			
Acquire 2.5 acres		$50,000	
Development Costs:			
2.5 acres @ $100,000/ea	$250,000		**$300,000**
Union/Cienega Site			
Development Cost:			
4 acres @ $250,000/ea	$1,000,000		
6 acres @ $100,000/ea	$600,000		
10 acres @ $25,000/ea	$250,000		**$1,850,000**
Ladd Lane			
Development Costs:			
$250,000 1st acre	$250,000		
4 acres @ $100,000/ea	$400,000		
5 acres @ $30,000/ea	$150,000		**$800,000**
Meridian Site			
Development Cost:			
4 acres @ 250,000/ea	$1,000,000		
4 acres @ $100,000/ea	$400,000		
15.5 acres @ $35,000/ea	$542,250		
Facility Development Cost	$5–8,000,000		**$6,942,250–9,942,250**
Chappell Street Site			
Acquire 5 acres @ $25,000/acre		$125,000	
Development Cost:			
1 acre @ $250,000/ea	$250,000		
4 acres @ $100,000/ea	$400,000		**$775,000**

Table 10

Park Development Opportunities and Projected Costs 5–10 Years (continued)

5–10 YEARS—NEW SITES	Development	Acquisition	Total
Camino Pariso Street Site			
Acquire 5 acres @ $25,000/acre		$125,000	
Development Cost:			
1 acre @ $250,000/ea	$250,000		
4 acres @ $100,000/ea	$400,000		**$775,000**
Veterans Park			
Acquisition		$0	
Development Cost 5 acres @ 100,000/ acre	$500,000		**$500,000**
Radio Tower Site			
Acquire 6.5 acres @ $10,000/acre		$65,000	
Development Cost:			
1 acre @ $250,000/ea	$250,000		
5 acres @ $100,000/ea	$500,000		**$815,000**
Nash Road Site			
Acquire 5 acres @ $25,000/acre		$125,000	
Development Cost:			
1 acre @ $250,000/ea	$250,000		
4 acres @ $100,000/ea	$400,000		**$775,000**
Cerra Vista - Playground	$100,000		**$100,000**
Miscellaneous Park Upgrades & Improvements	$500,000		**$500,000**
Miscellaneous Trails Development	$500,000		**$500,000**
Miscellaneous River Corridor Acquisition		$500,000	**$500,000**
Miscellaneous Acquisition		$375,000	**$375,000**
PROJECTED 5-10 YEAR DEVELOPMENT COST			**$15,507,250–18,507,250**
PROJECTED 0-5 YEAR DEVELOPMENT COST			**$4,387,500**
PROJECTED TOTAL 10 YEAR COST			**$19,894,750–22,894,750**

5. Capital Revenue Sources

Based on current development fees and projected population growth, revenue from park development fees is expected to be approximately $5.5 million by the year 2010. The recommended Master Plan capital improvements exceed the funding capability of the City's Parks Development Fund, which is funded by development impact fees. Implementation strategies are needed to guide the most effective allocation of park development funds. In order to accomplish all master plan goals, additional funding sources will be required. Several alternative funding sources exist that should be actively pursued to supplement the park development fund.

Capital Improvements Total Master Plan	$23,000,000
Projected Park Development Fund Revenue	$5,500,000
Estimated Unfunded Master Plan Capital Improvements	($17,500,000)

FUNDING ALTERNATIVES

Park Development Fee

The purpose of the Park Development Fee is to fund the acquisition and development of new and existing City park and recreation facilities. The use of the fee is to increase the capacity of public park and recreation facilities in response to the impact of new residential development. The "Quimby Act" and AB 1600 provide the legal authority to cities to access impact fees in relation to new development.

The City of Hollister's predominate funding source for acquisition and development is the impact fee. While this cannot be the answer to all park funding needs, the current impact fee can be updated to current land value and development costs.

Joint Projects

Joint projects in partnership with other agencies can allow for sharing acquisition, development and operations costs. Joint use agreements need to clearly establish responsibilities for operations and scheduled use of the facility. Joint projects have been successful in Hollister. Some aquatics facilities in Santa Clara County have been built at high schools for joint use with the community. Joint use projects can also lead to leveraging additional funds that would not have been available without a joint use agreement. For example, in North Monterey County a new gymnasium will be built for

school and community use at a middle school. Funding included a $500,000 state grant that required a joint use agreement between the school district and the local park district.

Nonprofit Foundation

A nonprofit "Friends of Hollister" foundation could be established to raise funds for capital projects and recreation programs. A broad based coalition of recreation advocates could assist in private fund raising efforts. A foundation has been recently organized to support Santa Clara County Parks facilities and programs.

Grants

Several grant sources exist that should be actively pursued for supplemental funding. Projects that are especially appropriate for grant funding include: programs and facilities for youth; preschool and after school programs; natural areas acquisition; trails and park preserves; and cultural programs.

Several communities have been successful in securing federal transportation grants for trails as a part of an overall circulation system. Community Development Block Grants have frequently been used to fund programs for youth as well as after school and child care programs.

Corporate Sponsorships

Corporate sponsorships can be pursued to support both facility and program funding. Some corporations, such as Pepsi, have programs to fund park development.

Environmental Enhancement and Mitigation Program (EEMP) has been annually funded for land acquisition, restoration and trail improvements in California. State Parks "Natural Areas Heritage Program" funds land acquisition, restoration and public access (trails). Parks Bond Act 2000 (Proposition 12) is a source for competitive and per capita grant programs for recreation.

Private Donations

Many individuals, businesses and trusts may be interested in contributing toward recreation facilities and programs. Contributions might include cash, land, and/or materials. If a nonprofit foundation is established, contributions could be tax deductible. Over $500,000 was raised by the local swim team to build the Simpkins Family Swim Center in Santa Cruz County.

Alternative Acquisition Techniques

For some projects such as trails, easement dedication should be pursued in lieu of fee simple ownership. Land donation for parks and other facilities can also be pursued, which can have tax benefits for the donor.

Transient Occupancy Tax

This tax, often called the hotel tax, is added to hotel room fees. All or a portion of this tax could be dedicated to recreation facilities and programs. A significant portion of the Monterey Sports Center and improvements to numerous Monterey city parks were funded through a transient occupancy tax.

Benefit Assessment District

Several mechanisms exist to establish an "assessment" on property for which benefits would be received. In this case, the benefit to property owners would be enhanced recreational opportunity. Since passage of Proposition 218, establishment of new assessment districts is more difficult and requires voter approval.

Bonding

If a regular funding source is dedicated for long term debt repayment, then funds can be borrowed for capital improvements that are repaid over time with interest. Bonding is advantageous to capitalize on unique opportunities that may not be available over time. However, the repayment of bond debt with interest means that a significant portion of the long term bond cost is applied toward debt repayment instead of capital improvements.

Borrowing from City Funds

Funds could also be borrowed from other City accounts and then reimbursed over time without interest.

Park & Recreation District

The City may be able to create its own Parks and Recreation District, which would guarantee a percentage of City revenues to be allocated to parks and recreation facilities and programs. The City Council could serve as the District's Board of Directors, eliminating the need for any additional bureaucracy. Such a system would allow for a more regular revenue flow for parks and recreation not subject to shifting political priorities.

Conclusion

Clearly, achieving all of the Master Plan's recommendations will require securing additional funding sources and enhancing partnerships between the City, public agencies and private organizations.

The following table indicates the range of potential funding sources available to achieve recommended capital projects.

The next chapter recommends strategies and time lines for achieving the Capital Improvements recommendations over the next 10 years.

Table 12
Potential Alternative Funding Sources

CAPITAL COST	Park Development Fund	General Fund	Joint Projects/Partnerships	Nonprofit Foundation/Land Trust	Public/Private Grants	Corporate/Business Sponsorships	Private Donations/Bequests	Alternative Acquisition Techniques	Transient Occupancy Tax	Benefit Assessment District	Bonding	Park & Recreation District	User Fees
PARKS													
Existing Parks: Updates and Completion	•	•	•	•	•	•	•		•	•		•	•
Future Park Land: Acquisition and Development	•		•	•	•	•	•	•	•	•	•	•	
SPECIAL USE FACILITIES													
Existing Special Use Facilities: Upgrades	•	•		•	•	•	•		•	•		•	•
NEW SPECIAL USE FACILITIES													
Aquatics Facility	•	•	•	•	•	•	•	•	•	•	•	•	•
Indoor Recreation and Sports Facility	•	•	•	•	•	•	•	•	•	•	•	•	•
TRAILS													
Trails	•	•	•	•	•		•	•	•	•		•	
OPERATIONS & MAINTENANCE													
Operations & Maintenance		•	•	•	•		•		•	•		•	•

6. Implementation and Action Plan

The Implementation and Action Plan summarizes recommendations and prioritizes action items to achieve the master plan goals.

PARK ACCESS GOAL 1

Provide for high quality parks to meet the recreational, open space, and leisure needs of existing and future residents.

1.1–Parkland Requirements The City shall strive to meet a standard of 4 acres of developed facilities per 1,000 residents. The City should revise its Park Dedication and In-Lieu Fee Ordinance accordingly.

- *Discussion* The current standard is 3 acres per 1,000 residents. Due to Hollister's changing demographic characteristics and the desire of Hollister's residents to have ample opportunities to enjoy the City's park facilities, this Plan recommends 4 parkland acres/1,000 residents.

- *Implementation Action:* In order to fully meet this standard for the projected population at the year 2010, the City must acquire a total of 110 additional acres of parkland. It is anticipated that this acreage can be acquired through various combinations of the following sources:

  a) *Development Dedications* The City's parkland dedication ordinance requires that projects greater than 50 units provide dedicated parkland. The City should only accept land when the dedication meets specified park development criteria.

  b) *In-Lieu Fees* The Quimby Act and AB1600 allows for park development impact fees to be paid for the purpose of acquiring and developing new or rehabilitating existing park or recreation facilities to serve the subdivision. Increase fees to cover developing new recreation facilities for future residents.

  c) *Direct Acquisition* Any remaining acres would need to be acquired directly by the City of Hollister. A wide range of potential public and funding sources and strategies are available to acquire additional parkland.

- *Cost Implications* By coordinating parkland acquisition during or before the development process, acquisition costs and some development costs can be minimized. Every acre of active parkland acquired will require capital development funding and on-going maintenance funds. Adequate funding development, construction and maintenance (approximately $10,000 per acre per year) of traditional neighborhood park space must be provided. These funds must be generated from a wide variety of sources.

1.2–Mini-Parks The development of additional mini-parks within Hollister shall be discouraged.

- *Discussion:* Mini-parks (parks less than two acres in size), generally do not provide adequate area to accommodate neighborhood park types of improvements. Although it is desirable to have close-to-home parks, the maintenance requirements for these small parks outweigh their benefits for community use. Mini-parks should only be accommodated as in fill parks in older neighborhoods where available land is limited.

- *Implementation Action:* No specific action is required to implement this policy. The City shall not accept any offers for dedication of parklands of less than 3 acres in size, unless location is appropriate to expand the site through acquisition, to a full neighborhood park.

- *Cost Implications:* Implementation of this policy will not require additional costs, and may save costs over time by increasing maintenance efficiency.

1.3–Neighborhood Parks Larger neighborhood parks (3-5 acres +) shall be developed based on the standards established in this Plan as new residential areas develop.

1.4–Community Parks Community parks (15 + acres) shall be developed based on the standards established in this Plan.

PARK DISTRIBUTION GOAL 2

Ensure an equitable distribution of parks and recreational facilities throughout the City.

2.1–New Neighborhood Parks in Existing Neighborhoods In existing residential portions of the City, which are currently under served by parks, new neighborhood parks shall be developed as opportunities arise.

- ***Discussion*** In the analysis of existing park facilities, areas of the City are identified as under served by parks which can provide either children's play facilities or adult leisure space.

- ***Implementation Action*** Because most of these neighborhoods are already constructed, few new parks can be acquired through the land dedication process. New parklands are more likely to be acquired through joint participation with existing schools, and/or through direct acquisition with City-generated funds. Chapter 5, Capital Revenue Sources, outlines various funding mechanisms to pay for such parkland.

- ***Cost Implications*** Based on an estimated land value of $20–$120,000 per acre and a minimum neighborhood park size of 3 acres, land acquisition costs for each park are estimated to be $60,000–$360,000. Development of park facilities consistent with the standards established in this Plan would result in an additional cost of approximately $80,000–$120,000 per acre; and $10,000 per acre per year for maintenance. These costs are highly variable, depending on timing, negotiations, size, facilities desired, design detail and other factors.

2.2–New Neighborhood Parks in Future Residential Areas New neighborhood parks shall be acquired and developed in locations within and accessible to those portions of the community which receive new residential growth. Per the standards adopted in this Plan, neighborhood parks should ideally serve 3,000–5,000 residents within a 1/2 mile radius.

- ***Discussion*** According to the projections for residential growth in the near and long-term, new neighborhood parks near major residential development is anticipated.

- *Implementation Action* The City's parkland dedication ordinance expresses the interest of the City for new development to "pay its own way," and establishes criteria for new residential development to provide land dedications and in-lieu fees. The City Recreation Department should coordinate with the Planning Department on each new development proposal within the City to establish the appropriate method whereby new projects will contribute to the City's parks and facilities. This coordination process should be made a formal task as part of the development application process.

- *Cost Implications* Land and development cost for new neighborhood parks within the developing portions of the City should be funded through the land dedication and in-lieu fee process. A minor amount of staff time would be needed for coordination with the Planning Department and in planning for the expenditure of in-lieu fees. As described earlier in Policy 1.1, development costs and maintenance costs will be incurred with each new park and trail system.

2.3–San Benito River The City shall consider the acquisition and development of lands along the San Benito River for use as a nature-oriented community park.

- *Discussion* The northern and central portions of the City are served by Vista Park Hill and Veteran's Memorial community parks. However, the southern portion of the City lacks a readily accessible community park. The San Benito River is potentially one of Hollister's major natural resources, offering riparian vegetation, intermittent presence of water, and habitat for a variety of wildlife species. A community park located along the river could take advantage of these resources as important design components. It may, however, require considerable investment in reclamation and solutions to flood control issues.

- *Implementation Action* Complete a review of parcel ownership along the San Benito River and interview all owners to determine the potential for offers of land dedication or purchase within and adjacent to the floodway. Only lands capable of meeting the standards for a Community Park or trail should be considered for acquisition. Acquisition of

property or development of park facilities along the river should be coordinated with the County Flood Control District and Planning Department.

- *Cost Implications* It is quite possible that an adequate piece of land along the San Benito River floodway could be offered for dedication to the City, costing the City little more than a property tax revenue reduction. Development of a community park that would meet the standards established in this Plan would be primarily a City cost dependent on the park design elements.

2.4–Veteran's Memorial Park The City should continue to coordinate for use of Veteran's Memorial Parkas a community recreation facility with the Veteran's Memorial Park Commission.

- *Discussion*: Veteran's Memorial Park is an essential recreational resource for the City of Hollister. As indicated in the Community Survey, it is one of the parks used most by Hollister residents, in spite of the fact that much of the site is undeveloped or inadequately developed. Historically, the County has lacked the funds to fully utilize this facility. Veteran's Memorial Park has the potential to become a showpiece for the City, County and region, fulfilling many of the recreational requirements of the existing and future population.

- *Implementation Action*: As the county evaluated their maintenance obligations, negotiations will be required between the City and the County and the Veteran's Memorial Park Commission for use of future acquisition.

In the event that the City is unable to obtain Veteran's Memorial Park, every effort shall be made to negotiate a joint use agreement between the City, County and Veteran's Memorial Park Commission whereby all parties share in development, operation and maintenance of the facility.

PARK & FACILITY DEVELOPMENT GOAL 3

Improve and rehabilitate existing parks and design all new parks and facilities to meet the quality standards established in this Master Plan.

3.1–Rancho San Justo Sports Facility The City shall complete the improvements at the Rancho San Justo Sports Facility.

- *Discussion* Improvements at the Rancho San Justo Sports facility include the design and construction of a play area and a restroom/storage complex.

- *Implementation Action* Budget and schedule for design and improvements. The Public Works Department should ensure that these plans are implemented and constructed.

- *Cost Implications* Park Development funds are available for improvement. No additional funds should be required to implement these improvements, except that contract maintenance should be considered for the restroom and, park user fees should be increased to cover all maintenance costs of the restroom facility.

3.2–Vista Park Hill Vista Park Hill should be redesigned and oriented toward family and group picnic use, children's play and taking advantage of the visual and "passive use" values of the site.

- *Discussion* Vista Park Hill is frequently used by Hollister residents, particularly because of picnic/barbecue facilities. However, the park has a number of deficiencies including: poor access roads, limited parking, excessive wind and outdated facilities. This park could include more picnic/barbecue facilities and a trail system incorporating vista points. The children's play area and play apparatus should be updated. In addition, as the City and agency uses within the adjacent buildings are phased out or reprogrammed, the overall hill should be examined for its community value.

- *Implementation Action* *Costs* for planning, architectural and engineering design and construction should be included in the City's

budget within five years. The City should work with other agencies involved on the hill in a cooperative planning process.

3.3–Cerra Vista School The City should expand facilities at the Cerra Vista School if possible.

- *Discussion* Improvements to provide a play area for neighborhood use during school hours at the Cerra Vista Neighborhood School Park.

- *Implementation Action* Budget and schedule design and improvements over the next 3 years. The City should discuss shared maintenance agreements with the school district.

- *Cost Implications* The City's Park Development funds are adequate to complete these improvements. Maintenance costs will increase, but may be offset if there is a shared agreement with the schools.

SPECIAL USE FACILITIES GOAL 4:

Provide high quality Special Use Facilities to meet the recreational and cultural needs of existing and future residents of all groups, ethnicity and income levels.

4.1–Community Recreation Center The City should maximize opportunities to utilize the Veterans Memorial Building for recreation. Concurrently, the City should work with the YMCA and lead the development process to provide one new, full-service recreation center, which might include a swimming pool, gymnasium, and other indoor recreation facilities.

- *Discussion* The existing 10,000 square foot community center is used to capacity. It accommodates the majority of Recreation Department programs and classes, operates as the Senior Center, houses the Recreation Department administrative offices and accommodates special events. The Community questionnaire indicated residents' strong desire for additional indoor recreation facilities including a pool and gymnasium. The Veterans Memorial Building and a variety of new sites

may be appropriate for such a center, including Veteran's Memorial Park and the Meridian Street neighborhood site.

- *Implementation Action* The City should establish a long term budget for incremental improvements to Veterans Memorial Hall for recreation facility use. The City should also immediately explore acquisition of a 20 -30 acre site that could include an aquatics/recreation facility. Once a site is selected, the City should initiate a planning and design process with the YMCA and public participation to determine the desired uses, size, design and other aspects of the center.

- *Cost Implications* The Redevelopment Agency and park impact fees can be used for expansion of city recreation facilities. A joint City -YMCA project could allow for a sharing of expenses at a new facility.

4.2–Use of Buildings at Vista Park Hill The City should consider only limited short term use of the existing buildings at Vista Park Hill for Recreation Department programs. These buildings are aging and will require too much renovation for long term use.

- *Discussion* The buildings at Vista Park Hill are currently used by various City of Hollister departments. There has been some discussion about locating all City departments together in a new facility elsewhere. This additional space would enable the Recreation Department to expand its art and cultural classes and programs.

- *Implementation Action* The City should consider this area as part of a park master plan for the adjacent park.

- *Cost Implications* The planning and design study would require funds from the City General Fund, Redevelopment Agency or other sources. Costs for reconstruction and/or reprogramming of the buildings cannot be ascertained at this time.

TRAILS & BIKEWAYS GOAL 5

Provide a network of interconnected trails and bikeways linking parks, schools and scenic open space areas.

5.1–Trails/Bikeways Master Plan The City is currently participating in a detailed citywide design plan for the area's pedestrian and bicycle paths and lanes in cooperation with the County and Caltrans.

Establish an off-street (Class I) bike/pedestrian path along Airline Highway from Sunset Drive to the existing off-street bicycle path connecting to Ridgemark and Tres Pinos.

Develop linear corridor parks with Class I pedestrian/bikeways along the San Benito River, Santa Ana Creek and the drainage corridor which extends south from Santa Ana Creek to Sunnyslope Road to connect key areas of the City and provide for recreational needs.

- ***Discussion*** Community questionnaire respondents stated that expansion of pedestrian and bicycle routes were a high recreation priority. Developing off-street bikeways, although more expensive than on street bike lanes, will accommodate both bicyclists and pedestrians and provide safer, more scenic routes.

- ***Implementation Action*** *Implementation of this policy will reaquire City Council to direct Public Works to acquire additional land for trails and street right of way.*

- ***Cost Implications*** Costs for ultimate bikeway construction will depend on negotiations with adjacent developers for right- of- way. Construction costs for Class I bikeways are approximately $40,000 per mile assuming some lower-cost labor such as the California Conservation Corps.

COMMUNITY IDENTITY & CHARACTER GOAL 6

Use the parks and open space system, street trees and other community design features to maintain the "small town " atmosphere of the City and improve the area's visual quality.

6.1–City Gateways Gateways can produce a positive image for visitors and residents entering the City. They can include attractive signage, landscaping

of medians and right- of-ways, park areas, maintenance of natural or agricultural landscape or other amenities.

- *Discussion* Gateways can produce a positive image for visitors and residents entering the City. They can include attractive signage, landscaping of medians and right-of -ways, park areas, maintenance of natural or agricultural landscape or other amenities.

- *Implementation Action* Implementation of this policy requires approval by the City Council and Planning Commission, followed by allocation of Capital Improvement Program funds for design and construction.

- *Cost Implications* The costs will depend on the level of detail, the amount of area needed and other factors.

6.2–San Benito River and Santa Ana Creek Designate relevant portions of the San Benito River and Santa Ana Creek flood plains as scenic open space areas.

- *Discussion* These intermittent waterways provide riparian and wetland habitat for a number of wildlife species and contribute to the scenic quality of the area. With some reclamation, the areas could be restored and offer recreational value.

- *Implementation Action* Implementation of this policy will require coordination with the County Planning Department and Flood Control District since both waterways fall under county jurisdiction.

- *Cost Implications* Implementation of this policy will not have any direct cost implications. However, any reclamation schemes or reuse of these areas for recreational purposes could be costly as discussed previously.

6.3–City Park Signage Continue to develop attractive and consistent signage, visible from the street, at all City parks and recreation facilities.

- *Discussion*: Appropriate signage at park and facility entries with visual amenities such as seasonal flowerbeds will help identify these sites as City facilities.

- *Implementation Action* Implementation of this policy would be a part of each new park project.

- *Cost Implications* The cost for signs and other amenities will depend on design and materials. There will be a minor increase in ongoing maintenance cost.

6.4–Street Trees Continue to preserve, maintain and provide for additional street trees within the City.

6.5–Art in Public Places The City should encourage the use of art, such as sculpture and murals, in public places, including parks, recreation facilities, plazas and parkways.

- *Discussion* Artwork in highly visible public locations can create a positive image for visitors and residents. The artwork might reflect the City's cultural and historic heritage and emphasize the work of local artists and citizens.

- *Implementation Action* Artwork should be included as a program element in appropriate projects. The City could elicit designs from the public as part of a design competition to encourage local participation. Designs will require approval by the Parks and Recreation Commission and the City Council.

- *Cost Implications* The cost for artwork will depend on design and materials. Funding could come from Redevelopment Agency funds and matching private funds. Some grants may be available such as from the National Endowment for the Arts.

MAINTENANCE & OPERATIONS GOAL 7

Ensure that sufficient leadership, funding and staffing for operations and maintenance are available so that all parks, facilities and other public amenities are well maintained.

7.1–School/Park Maintenance Coordinate turf and irrigation maintenance responsibilities with school district at school/park sites. This could include establishing a full-time turf irrigation maintenance person to service school/park sites.

7.2–Contract Maintenance Consider the use of private contractors for maintenance of selected parks and school/park sites where it is appropriate and they can do a better job with less cost

- *Discussion* No matter how skilled or efficient a municipal staff becomes, certain specialty jobs such as pesticide or herbicide use and outlying unique areas such as the San Benito River are difficult and costly for maintenance personnel. Contract services in selected situations, such as mowing or streetscape/soundwall maintenance, can reduce costs.

7.3–Maintenance Standards Develop a comprehensive set of maintenance standards and a regular maintenance schedule to ensure high quality upkeep and appearance of park and recreation facilities.

- *Discussion* Maintenance of park facilities is currently done on an "as needed" basis. A set of maintenance standards to establish task schedules, level of quality and use of materials, mowing, fertilizing, pruning, irrigation and restroom maintenance will ensure that facilities are regularly maintained at a consistently high level. The standards should address such issues as water and energy conservation, and types of materials and equipment used.

Table 13

2001–2003 Action Plan

Objectives	Responsibilities	Revenue Sources
Parks Development Impact Fee Study and Adjustment–annual review	Public Works Dept. with City Manager; Parks and Recreation Commission; Planning; City Council	-General Fund
Adopt Capital Improvement 3 to 5 year schedule for parkland acquisition and development, with annual updates	Park and Recreation Commission with City Manager; Public Works; Recreation Division.	-Staff Time
Pursue opportunity acquisitions in targeted areas.	City Manger, Public Works and Planning Depts; Parks and Recreation Commission; City Council	–Impact Fees –City General Fund –Grants –Redevelopment Agency
Existing Parks–Plan and Implement Upgrades		
Rancho San Justo–restrooms and play area	Recreation with Public Works; Park and Recreation Commission; Hollister School District	–Impact Fees –City
Southeast Park Site–Master Plan for entire site and develop 2.5 acres	Public Works with Parks and Recreation Commission	–Impact Fees
Vista Park Hill Master Plan	Recreation with Parks and Recreation Commission	–Redevelopment Agency –General Fund
Trails		
Work with developers, Caltrans and County to establish rights-of-way and easements for Class 1 Trails	Public Works; Planning; Parks and Recreation Commission	–Grants –Dedication
Maintenance Task Analysis	Public Works with Parks and Recreation Commission	-Staff time

Table 13

2004–2006 Action Plan (continued)

Objectives	Responsibilities	Revenue Sources
Review Master Plan objectives–adjust as necessary	Parks and Recreation Commission with Community input	-Staff time
Park Development Impact; Fee–annual review and adjustment as appropriate	Parks and Recreation Commission with Planning & Public Works	-Staff time
3 (5) Year Itemized Capital Improvement Budget–update annually	Parks and Recreation Commission; Public Works	-Staff time
Pursue Opportunity Acquisitions in Targeted Areas	Public Works and Planning; Parks and Recreation Commission; City Council	–City –Redevelopment Agency –Grants –Impact Fees
Existing Parks–Plan and Implement Upgrades		
Vista Park Hill Improvements	Public Works with Parks and Recreation Commission	–Redevelopment Agency –City - Impact Fees
Undeveloped Park Sites: Design and completion	Public Works with Parks and Recreation Commission; City Council	–Impact Fees –City
Sports Fields Partnerships with San Benito High School	Public Works with Parks and Recreation Commission; Council	–City
Trails		
Continued acquisition of trail easements and rights-of-way through dedication, purchase and partnerships with developers and other agencies.	Public Works; Planning	–Grants –Dedications
Maintenance Tasks Evaluation	Public Works with Parks and Recreation Commission review;	-Staff time

Table 13

2007–2010 Action Plan (continued)

Objectives	Responsibilities	Revenue Sources
Review Master Plan objectives and adjust as necessary	Public Works staff with Parks and Recreation Commission and Community input	-Staff time
Park Development Impact Fee–annual review and adjustment if appropriate	Public Works with Planning; Parks and Recreation Commission review	-Staff time
Capital Improvement Budget–annual review and update	Public Works with Recreation; Parks and Recreation Commission	-Staff time
Pursue Opportunity Acquisitions in Target Areas	Public Works with Planning; Parks and Recreation Commission and City Council	–Grants –City General Fund –Impact Fees –Redevelopment Agency
Existing Parks–Plan and Implement Upgrades	Public Works; Planning with Parks and Recreation Commission and City Council	–City General Fund –Impact Fees
Veteran's Memorial Park	Public Works; Planning with Parks and Recreation Commission and City Council	–City General Fund –Impact Fees
Undeveloped Park Sites–Design and Completion	Public Works; Planning with Parks and Recreation Commission and City Council	–City General Fund –Impact Fees

Appendix A
Community Input Summary

Community Input - Park and Facility Priorities

Comparative Ranking (total responses for each)

New Parks

New community park	(97)
New park on San Benito River	(81)
West side	(61)
South side	(53)
East side	(45)
North side	(38)

New Trails

San Benito River	(118)
City County Loop	(76)
Santa Anna Creek	(57)
Other	

General Park Improvements

Restrooms - New & Improve existing	(133)
Lighting - Additional	(104)
Benches - More locations	(89)
Disabilities accessibility - improve	(69)
School park accessibility - available all day	(67)
Senior accessibility - improve	(66)
Park identity - unique and diverse	(58)
Dog litter stations	(42)
Other	

New Recreational Facilities

Aquatics facility	(132)
Multi purpose recreation facility	(128)
More bike trails	(103)
More open space and walking trails	(93)
More baseball/softball fields	(75)
More soccer fields	(72)
Off pavement bike facility	(72)
Affordable golf course	(40)
Dog off-leash area	(40)
Equestrian facility	(33)
Other	

City of Hollister Parks Facilities Master Plan

ıture Needs and Desires Questionnaire Tally

	Priority							
	1st	2nd	3rd	4th	5th	6th and Under	Subtotal Responses	% of Total Responses (201)
New Recreation Facilities								
Aquatics Center	102	12	3	7	4	4	132	66%
"Multi-Purpose" Recreation Center	77	19	8	8	4	2	118	59%
More baseball/softball fields	55	3	5	5	7	0	75	37%
Dog off-leash area	20	4	5	1	1	9	40	20%
More open space and walking trails	61	15	6	5	5	1	93	46%
"Affordable" golf course	20	2	7	3	1	7	40	20%
More bike trails	67	6	12	8	8	2	103	51%
More soccer fields	43	4	8	6	10	1	72	36%
Equestrian facility	18	1	1	3	1	10	34	17%
"Off Pavement" bike facility	44	3	4	4	4	13	72	36%

Comments on dog off-leash area:

1. NO!

General comments:

Affordable center for pre-teens and other groups for dancing. Some what like the dances we used to have in the late 60's at the Veteran's building. Let's keep them off the streets.

2. We definitely need another swimming pool in Hollister.
3. We desperately need a pool (not high schools - it's too booked). Team up with swim team. We need more activities for our young children and teens!!
4. Hockey park with poly-floor, not necessarily ice.
5. Bike trail along highway 25 - Hollister to Tres Pinos perhaps extending eventually to Paicines
6. Parks in ALL new developments.
7. Golf course students and seniors can afford.
8. Really need a dog park!
9. More of everything. I like to have things for people to do.
10. Skateboard park.
11. Rugby facility.
12. More?
13. Need swimming facilities.
14. More places for young kids to go do things.
15. Discover room.
16. Tennis courts.
17. Another skate park that's bigger.
18. Community roller hockey.
19. Besides the high school, there isn't a public facility for swimming. Take a look at the Aquatics Center done in Jackson, Wyoming.
20. Skateboarding area, rollerblading, etc. Handball.
21. Would like a new park in Standard Pacific's Quail Hollow development, in unused open area that currently exists at the end of Quail Ridge Way and Oak Creek Dr.
22. Youth center - place where kids can hang out, play games, have dances on weekends, etc.
23. Paths for in-line skating and skate boarding.
24. More apartments.
25. Water slides
26. Take out astroturf on the softball home plate at Vet's Park.
27. Tennis lights improved courts.
28. Activities for the disabled community.

9. Boys and Girls Club
0. More fields with lighting I believe is needed.
1. Keep Hollister Hills.
2. Volleyball.
3. Volleyball facility.
4. Spa with organized gym classes like yoga, water sports, aerobics, and other fitness classes.
5. Walking paths.
6. Bike ramps.
7. Keep Hollister Hills.
8. A different baseball league. Skateboard park, roller blades. More for the kids. Skate park.
9. Bike and walking trails can be parallel and planned along same route, preferably the San benito River. No less important: A swimming complex which incorporates an instruction pool, plus children's pool and Olympic size pool for us serious swimmers!
40. I would really like to see an aquatics center. I have arthritis and would be able to use a program directed for people with arthritis such as a water exercise program.
41. Skating areas and trails. Hockey areas rather than in the streets.
42. Indoor sports facility.
43. Handball court. Tennis court.
44. Need a swimming pool place and a mini golf place.
45. There are currently NO dedicated soccer fields in Hollister. PLEASE upgrade Veteran's Park to include a soccer field.
46. Active for children where they can stay busy and not get in trouble. Field trips for children whose parents work and can't afford to pay for camp or basketball programs.

	Priority							
	1st	2nd	3rd	4th	5th	6th and Under	Subtotal Responses	% of Total Responses (201)
New Parks								
New Community Park	88	5	1	1	2	-	97	48%
New Park on San Benito River	65	9	3	1	1	2	81	40%
New Parks on West Side	52	6	1	2	-	-	61	30%
New Parks on East Side	32	4	3	2	1	3	45	22%
New Parks on North Side	28	2	3	1	4	-	38	19%
New Parks on South Side	37	5	6	3	2	-	53	26%

Comments on New Park on San Benito River:
1 With overnight parking

Comments:
1. Where there's low-income homes or apartments.
2. Water slide park
3. Miniature golf park.
4. K & B, Anderson, Duc, Sundance, etc. should be FORCED to provide parks and park maintenance.
5. Growth seems to be southward.
6. Park next to Marguerite Maze Middle School would be nice.
7. Fairview Road park or rec place.
8. Develop existing parks.
9. Maybe a gated park for small children and toddlers.
10. We need parks!!
11. Develop San Justo Reservoir to have park.
12. Need more parks in all areas of Hollister. Why weren't builders made to put in parks as part of permit process?
13. Any thoughtful park that is designed with the community (of all ages) in mind would be welcome, but with existing funds, maybe you should improve on the facilities that you already have.
14. Something to take families/groups - grass, trees, water, activities (Park Hill especially).
15. Have developers build the parks they say they are going to build FIRST! Then put the houses around it.
16. Parks with more updated equipment like water sprays, etc.
17. Along river with picnic areas/bike and walking paths.
18. South side with large play ground for kids under 12.
19. Expand and revamp existing parks and make them safer. Keep them used and patroller so that they aren't havens for drug use and drug dealers.
20. Anywhere in Hollister. More parks are required.
21. The 1977 General Plan called for a linear park along the San Benito River. Much of the parkway would fall on a terrace in the mapped 100-year flood plane, making it ideal since it's not buildable as is. A similar park on the course of Santa Ana Creek could connect eastern neighborhoods with the airport offering transportation and recreation opportunities for walkers, pet owners, skaters, runners and cyclists.

New/Expanded Recreation Programs

Comments on alternatives to "Organized Sports" for Youth:

1. YMCA would be beneficial for youth of this town. There are too many teenagers with nothing to do.
2. More sports definitely. Keep kids busy and off the streets!!
3. More activities for teens especially.
4. Dance classes - country and clogging.
5. Need expanded swim/aquatics program.
6. Ice skating arena. Roller skating arena.
7. Swimming.
8. More art/music classes for adults.
9. Summer wrestling programs.
10. Football.
11. More activities for kids.
12. More sports clinics for all sports.
13. Golf.
14. Expand. Expand. Expand.
15. Something like a YMCA.
16. Music, dance, arts, arts and crafts, intergenerational activities.
17. Children's Technology and Science Center.
18. Tennis.
19. More night activities.
20. Some type of night facilities.
21. Any.
22. YMCA
23. More soccer fields.
24. Yes, to keep or have kids off streets.
25. Flag football for boys and girls over the age of 12.
26. For youth, not parents.
27. Baby preparation classes. Child rearing classes.
28. Expanded YMCA
29. Basketball tournaments, swimming.
30. More support for soccer in the community.
31. Basketball, soccer.
32. No drunks in the parks.
33. Organized sports for adults.
34. Not all youths are "into" sports. There should be a center or a gathering spot with a weekly program, ex. Films, lectures, events, dances, arts programs. Talented youth or community residents.
35. A program for people with arthritis.
36. Arts and crafts.
37. Skating areas, hockey and soccer. Table tennis, tennis, horseshoe pits. Volleyball courts, badminton, etc. Swimming pool - public for recreation and lessons. Walking trails with different workout stations (ie. Gavilan College)
38. Skywatchers club. Computer club. Other clubs for kids that don't do much sports.
39. Cultural road trips - theater, music. Wilderness trips.
40. More arts and crafts workshops. Concerts in the park.
41. I think there's a lot available (scouting, YMCA, rec department, 4-H, etc.) What's inadequate is coordination and outreach.

	Priority							
	1st	2nd	3rd	4th	5th	6th and Under	Subtotal Responses	% of Total Responses (201)
Trails								
San Benito River Trail	102	14	2	-	-	-	118	59%
City/County Loop Trail	62	8	6	-	-	-	76	38%
Santa Ana Creek Trail	35	4	18	-	-	-	57	28%

Comments on New Park on San Benito River:

1 With overnight camping.

General comments:

1. Bike trail between Hollister and San Juan. Connect bike path from Tres Pinos to Union Rd. area.
2. Bike paths - marked on existing roads.
3. More. More.More.
4. San Justo Reservoir Trail.
5. Important to have biking trails - our kids are always saying "there isn't anything to do."
6. In park areas.
7. Trails, trails and more trails.
8. Bike trail to San Juan Bautista.
9. At present, our family goes to Uvas Creek in Gilroy or Coyoto Creek Trail to walk or to let kids bicycle or rollerblade.
10. Skating trails will help keep kids out of the streets.
11. Walking and animal trails.
12. Safety. Well lit.

	Priority							
	1st	2nd	3rd	4th	5th	6th and Under	Subtotal Responses	% of Total Responses (201)
General Comments (not park specific)								
Each park has unique identity with diverse play	42	3	1	-	2	10	58	29%
School parks should have play areas available all	56	2	3	1	2	3	67	33%
Restrooms	115	12	5	1	-	-	133	66%
Lighting	81	11	4	5	1	2	104	52%
Dog litter stations	27	1	5	1	2	6	42	21%
More benches	65	1	8	5	6	4	89	44%
Accessibility for seniors	48	-	5	5	3	5	66	33%
Disabilities accessibility	52	1	1	5	5	5	69	34%

Comments on unique identity:
1. Need baby swings!!
2. Not true!

Comments on school parks:
1. No way! Not during school hours!
2. Yes.
3. Not sure?

omments on restrooms:
1. Clean and safe
2. All parks well lighted and easily cleanable/vandalism resistant.
3. Maintained.
4. Need facilities at park on Beverly Drive!
5. Need to be open at all times while facilities are open/maintenance would be nice! Bathrooms are great! But be maintained for people to use the facility. 80% of the time they are extremely soiled. I'm sure enough phone calls to the City Health Department would cause shut down time on the facilities or big fines. So it's simple, the workers who are getting paid to clean them, should just do their job!
6. A few parks should have restrooms.
7. Need seat covers! Soap!
8. Sunnyslope park.
9. Clean.
10. Permanent. Not "Ajax".
11. Better restrooms.
12. More.
13. Clean them.
14. Keep them open and well supervised.
15. More. More.
16. Always need.
17. Open.
18. Open.
19. Need cleaner and guard on duty.
20. Cleaned.
21. Should be open.
22. Clean.
23. Should be kept clean.
24. More of them on parks.
25. Clean.
26. Covered areas.
27. Parking. We need alake (man made, of course).

28. Always closed.
29. Cleaner bathrooms.
30. More restrooms.
31. Need to be cleaner.
32. Keep CLEAN and safe, well lit.

Comments on lighting:
1. Is getting better - can still be improved with parking lot lights.
2. For night (for ultimate use of parks).
3. More. Too dangerous at night.
4. Better.
5. There is more needed.
6. More lighting on the streets.
7. Need better light in the night time.
8. Better in parking areas, also

Comments on dog litter stations:
1. Available at parks and/or trails.
2. Would be great!! My shoes will stay clean!!

Comments on benches:
1. Permanent.
2. Not very many spots to sit.
3. And tables.
4. At Dunne Park.
5. and tables.

.omments on accessibility for seniors:
1. Absolutely.

Comments on Disabilities accessibility
1. Absolutely.

General comments:
1. If Fremont School is purchased - open space should be a new city park. Create a park on open space bordered by Airline, Valley View and Union. Where is the park K & B was supposed to build in Calistoga? Organize volunteer groups to help city/county maintain parks.
2. Walking patrols by police (maybe one day per week). Information gathered by idle talk in neighborhoods could prove to be valuable to law enforcement.
3. Parks need to be constantly supervised. Police were called last night because of violence at Dunne Park.
4. More trees for shade at parks. Need more sand parks, bark gives splinters!
5. Barbecues.
6. Will City pay for upkeep and maintenance for existing and future parks?
7. More shaded tables.
8. Cleaner restrooms and facilities.
9. Water play areas like being used in San Jose.
10. All excellent ideas. Can you afford all of them? What is top priority?
11. Keep Bolado Park swimming pool. Crazy to fill it in when we are in dire need of facilities and activities for family fun. Work with County.
12. All parks should have at least one pay phone in case of emergencies.
13. Water faucets at all parks. Dog water faucets, too.
14. Larger trees planted - shade.
15. All needed.
16. San Justo needs some trees around its picnic tables for shade. It gets hot out there.
17. We need more barbecue areas.
18. More facilities to rent for parties.
19. Plant bigger trees (ex. Sunnyslope Village Park)
20. More barbecue pits. Better landscape of some parks, kept and maintained.
21. Cafeterias for school. More facilities for the school in this City.

22. Shades with trees, grass, yards, flowers, more playground equipment.
23. More equipment.
34. Better parking for cars.
35. We lived abroad where every few blocks has its own neighborhood park for the children of that area. Many more play areas than here. This is good for children to meet and socialize. For parents, too.
36. Look into construction of pickle ball court (very popular in Pacific Northwest and not expensive.
37. More shaded areas.
38. Need more play equipment for bigger kids.
39. Need more soccer fields.
40. Study time for children also if there were tutors to help.
41. Possibly a park with a squirting fountain so the kids can get wet. More parks with restrooms and benches possibly fountains. Closer to shopping centers and downtown.

<u>Improvements at Existing Parks</u>

Airport Park
1. Bathrooms
2. Benches
3. I'm not familiar with this park, what facilities it has, or who uses it.
4. Wind block wall.
5. Water. Benches. Trees. Play Area. (Same for all areas).
6. No restrooms. No seating.
7. More work needed, playground.
8. Make a playground.
9. More benches, picnic tables.
10. Play equipment. More area. Bathrooms.
1. Any.
.2. More tables.
13. Needs more tables. More barbecue pits. Bathrooms.
14. Restroom
15. Playground
16. Service the bathrooms.
17. Flushable toilets needed.
18. Put more games to play.
19. Swings and games for children.
20. Needs shelter from sun.
21. Need restrooms. Lighting.
22. Need play equipment.
23. Cute and small.
24. Bigger and better restrooms.
25. Landscaping needs improvement. A great candidate for some interpretive signs covering airport history, CDF air attack, aviation topics.

Central Avenue Park
1. Cleaner restrooms. More benches.
2. Too small.
3. More lighting.
4. Restroom
5. More playgrounds.
6. New playground.
7. No lights. No bathrooms.
8. Bathroom lights, benches.
9. Bathrooms, benches.
10. Lights, restrooms, new playground.
11. Better playgrounds. Bathroom.
?. Restrooms. Better lighting.
.3. Needs bathrooms. Benches.
14. Hardly a park. It's only a non-buildable lot!

Cerra Vista Park

1. Restrooms.
2. Property at corner of Union and Cerra Vista should be developed into a play area all day. *Need baby swings!!
3. Permanent restrooms and seating.
4. Restroom.
5. Picnic area such as the one at Calaveras park.
6. More
7. Bathrooms
8. Needs benches.
9. Restrooms. Picnic area with lights.
10. Need more trees.
11. Nice and convenient.
12. All school parks address the need for athletic fields, but little else. These aren't parks! SBHS facilities are used by the public, too, but SBHS maintains them. The public doesn't buy this line.

Frank Klauer Park (Sunnyslope Village)

1. Benches, shade and trees
2. Dog litter station
3. Bathrooms
4. Bathrooms
5. Basketball hoop/court. Restroom.
6. Replace steering wheels on play structure.
7. Restrooms.
8. Permanent restrooms and seating.
9. Lights - critical. Needs more water on lawn.
10. Water grass more, it's dying.
11. More shade. More benches. Bathroom.
12. Restrooms. Bigger picnic areas. Walking paths.
13. A basketball area for the older teenagers and benches near trees, restrooms.
14. Beautiful. Nice equipment.

Las Brisas Park

1. Dog litter station. Additional play equipment.
2. Restrooms and seating.
3. More shade. Water faucet. New climbing structures.
4. Restrooms. Lighting. Bigger and shady picnic areas.
5. Our neighborhood park. It's wonderful. It would benefit from a few large trees. The existing trees are species that lack stature in an area this big.

McCarthy Park

1. So small.
2. Bathrooms.
3. Restrooms. Lighting.
4. Where is this?

Veteran's Memorial Park

1. Lights. Bathrooms.
2. More bleachers.
3. Maintain restrooms on baseball field side.
4. More fields!!
5. Very nice location but needs seating improvements and better maintenance.
6. Restroom open all the time!
7. Better restrooms. And cleaner.
8. More parking.
   Such an eye sore. Have a clean-up crew/volunteers - the groups that use the park plus general public volunteer.
10. You need a new playground for kids.

11. Better and easier facilities.
12. Needs to be upgraded.
13. Needs more water fountains. Restrooms.
14. Swimming pool area.
15. Need to take out the astroturf under home plate at softball fields.
16. Take the fence off. Cleaner restrooms.
17. Basketball courts.
18. Lighting.
19. New playground.
20. Cleaner bathrooms - closer to playground. Restrooms need more light for safety.
21. More playgrounds for the children.
22. More lighting and electrical outlets.
23. Update it.
24. Lights on tennis courts?
25. Better landscape. Better faucets for drinking water.
26. More lights.
27. Remodeled!
28. Need more up keep. Don't go there because it is not clean.
29. More security. People drink and do dgus here even at the children's play area.
30. Redo restrooms and open all the time facilities is open. Snack bar center.
31. Could be cleaner.
32. Definitely needs a lot of clean-up/landscaping.
33. Benches and grills.
34. How sad it must make the Somavia family feel to see how little has happened here since it was donated to the county 50 years ago. There's tremendous potential here for development, but it's less a park today than it was 20 years ago. The City took great pains to maintain a "tot lot" play area. The County took back control in a fit of political pique, and it almost immediately went to pot. Tennis courts were allowed to deteriorate to the oint that they are now unplayable. Much of the park remains a weed-choked lot. If funds are an issue, why not SELL a portion of undeveloped park land to finance development of the rest? This area could be a fine centerpiece for our community. It's hindsight, but it is extremely frustrating to see how much redevelopment money was squandered on things like a new police station and unneeded parking garage when this opportunity exists. Thanks, Mark Paxton.

Bridgevale Park

1. Swings
2. Restroom
3. Bathrooms, benches.
4. Bathrooms. More trees with shade. Water faucet.
5. Bathrooms, benches and tables, trees, barbecue.
6. Restrooms. Lighting.

Rancho San Justo Park

1. Fix holes in the lawn.
2. Great facility!
3. More benches and no beer drinking.
4. Restrooms.
5. Allow the gym for use.
6. Permanent restrooms*
7. Restrooms and play equipment.
8. Restroom
9. More parks and playground on school.
10. Bathroom/benches.
11. Restrooms (Bigger and better). Lighting, picnic area.
12. More places for drinking water.

Calaveras Park

1. Lighting and more time at evening.
2. Need more trees for shade.
3. No beer drinking.

4. Restroom open!!
5. Restroom
6. Improvement in play area. Improvement in cleaning.
7. More barbecue facilities.
8. Need bathrooms.
9. Restrooms to go at this location.
10. More bathrooms. Bigger field.
11. Bigger and more games.
12. Benches
13. Bathrooms. Lights. Bigger playground.
14. More lighting. Cleaner. Barbecue pits and benches.
15. More bathrooms. More light in the night.
16. Bike ramps.
17. More restrooms. Drinking fountain.
18. Restrooms. Better lighting. More fields.

Dunne Park

1. Updated equipment
2. Benches
3. Move picnic area to 7th street side for better parking. Ban amplifiers. Limit intensity of sound. Limit time of sound. Discourage loiterers. Post rules and enforce them.
4. Basketball hoops.
5. Clean up the sand!
6. More activities.
7. Clean up the sand area. More tables.
8. Regulation baseball fields.
9. More lighting.
10. Needs more lighting.
11. Bathroom upkeep. Maintain tennis courts.
12. Needs rec games for kids - fountain.
13. Swimming pool.
14. More benches. Cleaner bathrooms. Open bathrooms.
15. Restroom.
16. Fix lighting on tennis courts.
17. Cleaner restrooms.
18. Improvement in restrooms. More benches.
19. Restrooms are always dirty. Need more lighting.
20. Update to plastic equipment.
21. Lights on tennis courts?
22. More lights.
23. Benches.
24. More benches, more barbecue area, more swings.
25. Barbecue. More lights.
26. A pool could be added to this large area which is not utilized to its fullest. More shaded areas.
27. More patroling to keep drugs at a minimum. Public restrooms. Grass volleyball field.
28. Need for more security. People drink and do drugs here.
29. Better lighting. Cleaner restrooms, and more.
30. Benches, barbecue pits.
31. Needs more benches and barbecue pits.
32. Benches. Grills.

Vista Park Hill

1. Benches
2. More benches. Repair picnic tables. Grade rear access road.
3. New play equipment.
4. Expand back site, connect road to Buena Vista.
   Expand.
   More play equipment. Upgrade baseball field.
7. Amphitheater.

Plant the west side amphitheater.
Expand with amphitheater.
. Expand to full use.
. Get rid of old playground equipment. Put new safety playground equipment.
. Expand park hill amphitheater.
. Use for water slide.
. Restrooms clean.
. More covered area.
. Benches. More shade.
. Large slides, activities for older children (capable of climbing the hill!)
. Need for more security. People drink and do drugs here.
). Restrooms. More lighting. Better equipment.
). Upgrade equipment. Clean and modernize restrooms. Clean up and renew landscape.
. Could be fixed up. People sleeping in bushes.

Iarguerite Maze Fields
Lighting system for softball/soccer games.
More soccer fields.
. Restrooms.
. Remove fencing between soccer and track.
. Restrooms - for all parks.
. Restrooms clean.
. Better grass. Restrooms.
. Lights
. Benches, bathrooms.
0. Cleaner bathrooms.
Restrooms. Picnic areas.
More benches and restrooms for watching games.

Iceneral Final Comments:
. In completing this survey, I realize how rarely I have used these parks. Apart from softball at Vet's, I don't think I have used the other parks in my 17 years in Hollister.
2. Schedule watering so that fields are not soaked!
3. RESTROOMS!!
4. Improve them all!
5. More parks and improvements!
6. San Justo Reservoir Park.
7. New parks are the number one priority.
8. * In planning or updating, figure these parks are used by all ages. Children always need a restroom when you're in a hurry to get to the game. The current facilities are usually not attended to on a regular basis, found them too disgusting to enter. Big improvement would be to train the janitors to do their jobs!!
9. The green belts on major thoroughfares need to be watered!
10. More restrooms and lights.
11. Lights and bathrooms.
12. Lights and bathrooms.
13. In general, more parking and lighting.
14. If we want a quality community, these areas are vital. It is much cheaper to "do it now" than wait and "fix" it all later.

Appendix B
Inventory & Evaluation Of Existing Recreational Facilities

Appendix B
Inventory & Evaluation Of Existing Recreational Facilities

PARKS AND FACILITIES INVENTORY

The existing recreational facilities within the City of Hollister include six City-owned and operated parks, two special use facilities, and one County park. The following paragraphs describe the City's current or planned parks:

Central Avenue Mini-Park

This recently completed 1/4-acre mini park, located on Central Avenue between Willows and Ranchito Drive, includes a half-court basketball court, an open turf area, and play apparatus. The park is well maintained. However, according to the City-wide Community Survey, only 4% of the respondents use the park, presumable because of its size and facility limitations. It is used primarily by residents in the immediate neighborhood.

Veteran's Tot Lot Mini-Park

This 1/4-acre tot lot, located on the west side of Memorial Drive adjacent to the County's Veteran's Memorial Park, contains aging play equipment, turf, and picnic tables. A landscaped pathway connecting the Marne Drive neighborhood to the tot lot has recently been completed, providing safe access to the play area. The tot lot is currently underutilized and in need of repair and updated play equipment. Improvements to this facility should be considered in the overall concept for Veteran's Park improvements.

Airport Neighborhood Park

This 3/4-acre park, located at the Hollister Airport adjacent to highway 156, includes picnic tables, barbecue grills, an open turf area, and a portable chemical toilet. Some of the barbecue grills have been damaged. Tall trees are located within the site, but they provide little relief to the consistent winds in the area. Only 9% of the Community Survey respondents said they used the park, primarily for eating lunch, walking, and children's play. Improvements to the barbecue/picnic areas and a more effective landscaped wind screen are needed.

McCarthy Street Neighborhood Park

McCarthy Street park is a 1.5-acre neighborhood park located at San Andreas High School. The facilities include open turf, a parcourse around the edge of the park, and play apparatus. A new multi-use basketball court has recently been added to the park. Only 2% of the Community Survey respondents indicated that they used this park.

Las Brisas Estates Neighborhood Park

This 1.0-acre neighborhood park, located at the intersection of Clearview Drive and Nezperce Drive includes a children's play area with apparatus, an open turf area for informal play and picnic tables.

Dunne Community Park

Dunne is a 3.5-acre community park located in the downtown area. It is the oldest of the City parks, and despite the need for rehabilitation, maintains an "old town" ambience. Since it is within easy walking distance to nearby residential areas and because it provides a variety of recreational opportunities, including children's play equipment, tennis, horseshoes, picnicking and ballfields, Dunne is one of the most popular parks in the City. According to the Survey, 43% of respondents used this park. The park also features a clubhouse, a rose garden and characteristic mature trees.

The ballfields are generally too small for formal or league play. Improvements are currently being planned for Dunne, including a new walkways, improved tennis court lighting, fencing, a gazebo, a new irrigation system, play equipment and ballfield backstops. As part of this rehabilitation effort, consideration should be given to installation of innovative children's play areas, expansion of picnic facilities, multi-use courts and new uses for the ballfield areas.

Vista Park Hill Community Park

Overlooking the entire City, Vista park Hill is one of the most scenic places in the area, offering 360° panoramic views. Picnic facilities are heavily used on the weekends, but windy conditions limit use of the existing ballfield. Other facilities include and outdated children's play area, group picnic

facilities (covered tables and barbecue building), horseshoe pits and restrooms.

Of the 15 total acres only about three acres are fully developed. Much of the remaining land area consists of steep slopes surrounding the developed hilltop. In addition to the 15 acres of parkland, Vista Park Hill supports various institutional uses located in an aging building complex to the east of the developed park area. The park could be redesigned and rehabilitated in conjunction with improvements or new uses at the building complex, such as art and dance studios. Various park improvements might be considered including a new children's area, expansion of picnic facilities, potential new uses for the ballfield area, improved access and better wind breaks and vista points.

Calaveras Community Park

This seven-acre multi-use community park adjacent to Calaveras includes a softball/soccer field, children's area, tot lot, family picnic areas, a group picnic pavilion, a turf amphitheater with stage, restroom, and parking lot.

Veteran's Memorial County Park

The only County park in the City, located along both sides of Memorial Drive between Hillcrest Road and Sunnyslope School, Veteran's Memorial is a 35-acre park which is partially developed. The larger east side of the park (33 acres) includes active sports facilities, such as baseball, softball and tennis. The ballfields, restrooms, concession stand and the Bertha Briggs Memorial Youth Center were build, paid for and operated by individual private organizations, such as Little League and Babe Ruth baseball. The County provides general maintenance, including mowing, irrigation and garbage removal. City adult softball league games and tournaments are held in this park.

Family and group picnic facilities and horseshoe pits area are located on the 2-acre strip of land west of Memorial Drive. The City's plans to widen Memorial Drive adjacent to the park, will eliminate some of this parkland.

The park lacks overall organization and identity due to the separation by Memorial Drive. Landscaping is minimal except for a few street trees along

the east side of Memorial Drive. There are no park trees to provide shade or visual interest. On the east side, ample space is provided in the unpaved areas adjacent to the ballfields.

SPECIAL USE FACILITIES

Rancho San Justo Sports Facility

Rancho San Justo is used primarily for active sports league plan. This 13-acre facility operated jointly with the Hollister school District, includes softball fields, soccer fields, a football field and a track. Improvement to the facility, including paving of the parking lot, lighting of the softball and soccer fields, and construction of a restroom/storage facility is expected to be completed in 1990. The facility is well used and well maintained and received a positive response in the Community Survey.

Hollister Community Center

The 10,000 square-foot Community Center, built in 1980, is located at West Street and Fremont Way at the foot of Vista park Hill. It accommodates the Recreation Department offices, the majority of recreation classes and programs, and daily senior activities and programs. Special community events, such as Teen Dances and Kids Night out, and annual events, such as Community Flea Market and Pinecones and Poinsettias, are held at the Center. The building is nearly always used to capacity, and demand for additional programs continues to increase.

SPORTS & SPECIFIC USE FACILITIES

A summary of the active sports facilities in the City, including softball fields, baseball fields, soccer fields, tennis courts, outdoor basketball courts, swimming pools and gymnasiums, is illustrated in Table 5. The future requirements for these sports/specific use facilities are calculated assuming slightly higher levels of service than exist today. These requirements will need ongoing evaluation as sports participants needs and interests fluctuate.

School facilities are taken into account when they are available to the public for athletic use during non-school hours. This occurs primarily at elementary and middle schools; at the high school level, scholastic sports use limit the availability and flexibility in scheduling for public use.

The final column in table 5 indicates the number of additional sports/specific use facilities which Hollister would need to maintain and slightly improve the level of service now available in the year 2010. The table indicates an additional 9 softball fields, 5 baseball fields and 12 soccer fields (all designed for league play); 8 new tennis courts; 16 outdoor basketball courts; 9 holes of golf; one outdoor theater; one major community pool and gymnasium complex; and one community center.

Ballfields Lighted softball fields used for league and tournament play are provided at Veteran's Memorial Park and Rancho San Justo Sports Facility. The fields at R. O. Harden School, Calavaras School and Vista Park Hill are suitable practice facilities. An additional four acres of turf and irrigation is planned for R. O. Harding to accommodate two softball/soccer field combinations. Another softball/soccer field will be available when Calavaras Park is completed.

Soccer Fields Facilities available for soccer use are located at Rancho San Justo Sports Facility, and will soon be available at R. O. Harden School and Calavaras School. Lighting has recently been completed at Rancho San Justo to accommodate night league play.

Tennis Courts Six lighted tennis courts are available to the public at Dunne Park and Veteran's Memorial Park. However, the lights at Veteran's Park are frequently inoperable. Recreation Department tennis programs and classes are offered at Dunne Park. Improvements to the courts at Dunne Park are planned.

Basketball Courts Outdoor basketball courts are available at McCarthy Street Park (1.0), Central Avenue Park (.5), Calavaras School (3.0), Sunnyslope School (2.0), R. O. Hardin (6.5). Fremont School (1.5), Rancho San Justo School (8.0) and San Benito Joint Union High School (4.0).

Swimming Pools The only swimming pool in the City, located at San Benito Joint Union High School, is available to the public for recreational swimming during the summer months only. U.S. Swim Club uses the facility year-round. The desire for an additional pool is clearly demonstrated by a response by the Community Survey; 74% of the respondents indicated that a pool was needed.

Gymnasium Access to gymnasium space is severely limited in Hollister. The only public gymnasium in the County is O'Donnel Gymnasium at San Benito Joint Union High School, and it is available for adult league basketball Sunday afternoons only. A new high school gym is currently under construction and will be completed by Spring 1990. A gymnasium is also located at Sacred Heart Catholic School; however, the hard tile floor is not a regulation size. Need for a gymnasium was mentioned by 16% of the Community Survey respondents as a facility they would like to see offered at a new community center.

Public Golf Courses 45 holes of golf are located within 7 miles of Hollister. Two 18 hole public golf courses are located at Ridgemark Golf and Country Club and one 9 hole public course is located at Bolado Park Golf Club.

Outdoor Theatre An outdoor theatre with natural berm seating is planned for Calaveras School Park. This facility will be completed by Spring 1990.

Appendix C
Review Of Hollister Park Fees and Land Values

Economic &
Planning Systems
Real Estate Economics
Regional Economics
Public Finance
Land Use Policy

MEMORANDUM

To: Mike Bellinger, BFSLA

From: Richard Berkson, Kelly Flynn

Subject: Review of Hollister Land Values -- Revised Memorandum; EPS #11220

Date: January 9, 2002

INTRODUCTION

Per your request, EPS has researched current land values in Hollister. The purpose of this research is to provide a basis for revising and updating the amount of the existing park land dedication in-lieu fee and the potential revenue that it could generate to fund projected park development costs. The final section of this memorandum discusses the potential need for an additional Park Facilities Impact Fee.

The City's ordinance, which allows for the payment of in-lieu fees pursuant to Government Code Section 66477 ("Quimby Act"), is based upon a standard of four acres of land per 1,000 population. Cities are allowed to exceed the State standard of three acres per 1,000 population as long as the City's current inventory of park land exceeds the State standard (up to a maximum of five acres per 1,000 population).

Based on 3.6 persons per single family dwelling, 1.5 acres are required to be dedicated for every 100 new units (.015 acres per unit), to gain four acres per thousand population. The City currently assumes a land value of $100,000 per acre, yielding a fee of $1,500 per lot (.015 acres per unit times $100,000 per acre).

The review of land values is based on recent market transactions, interviews with local real estate professionals, site visits, and EPS experience in comparable areas. This review is for planning purposes only and is not intended to serve as an appraisal. The value of specific parcels will vary from the representative estimates presented in this report depending on site-specific characteristics, location, and future market trends.

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SUMMARY OF FINDINGS

1. **Transactions for single family lots indicate average values of approximately $350,000 to $400,000 per acre.** These values are typical of sales that occurred for lots in new subdivisions (see **Table 1**, comp # 4 & #5) in the southeast part of town, and are equal to a price per lot of $70,000 to $80,000. These values are about 20 percent of new home prices of about $350,000 to $400,000, which is consistent with general trends. One recent transaction indicated a price of approximately $760,000 per acre (**see Table 1**, comp #1), reflecting premiums for a large lot near an elementary school. Insufficient information was available to draw conclusions about multi-family land. Transactions for larger parcels (e.g., 5 to 15 acres) of a size that may be suitable for park facilities were generally in the $50,000 per acre range.

2. **Increasing the "fair market value" basis of the fee from $100,000 per acre to $400,000 per acre could generate an additional $1.1 million dollars in fee revenue annually.** This conclusion assumes a fee of $6,000 per single-family lot compared to the current $1,500 per lot, at a dedication requirement of 1.5 acres per 100 dwelling units, and annual development of 244 units per year. Through 2010, an estimated $9.2 million would be generated, assuming 580 units through 2004, resulting in 244 units annually subjected to the fee. The revenue would be reduced to the extent that units other than single family are built, or the fee has already been paid by pending developments.

3. **The in-lieu fee increase would represent a 1.0 percent to 1.3 percent increase relative to the total price of a typical $350,000 to $450,000 new home price.** This level of increase would not appear to put unreasonable burdens on development feasibility, assuming that other development fees do not increase substantially at the same time. Continued strong demand for residential uses, limitations on supply and allowable annual development, and moderating construction costs (in the near term cycle) are factors that mitigate the potential adverse impact of fee increases. It is also likely that park fees in other communities in the region will similarly be updated over time; thus, Hollister will not be at a competitive disadvantage.

4. **The City could adopt a Park Facilities Impact Fee to generate additional funds required for improvements.** The Impact Fee would need to be an additional $6,000 per single family unit in order to generate an additional $11 million needed for improvements projected to total $20 to $23 million over the next ten years. Due to State law nexus requirements, only a portion of the impact fee could be applied towards community-wide improvements, with the balance from the in-lieu fees. The combined $12,000 per unit for recreation-related fees needs to be evaluated in the context of total fee burdens and possible impacts on unit absorption.

OVERVIEW OF MARKET CONDITIONS

Land transactions over the past five years show a significant range of sales prices. This wide variance in prices is associated mainly with the locational submarkets that exist in the City. Given that Hollister was predominantly a farming community prior to the Silicon Valley boom, development in different areas of the City has reflected the various shifts to accommodate the emerging bedroom community. These shifts have created a number of distinct pockets, each with its own land value trends for residential, industrial, and agricultural land. No significant market exists for multi-family, commercial-, or office-zoned land. The following paragraphs characterize the distinct submarkets; the focus is on residential, however, sales prices are shown for other types of land for informational purposes.

1. **Southeast** - The land in this area of the City consistently garners the highest sales prices on average in the City. It is characterized by new subdivisions, little or no industrial land, and the area's hospital complex. A four- to five- bedroom home in this area currently sells for approximately $450,000. The cost of residential land averages approximately $400,000 per acre.

2. **Southwest** - This area of the City is characterized by new subdivisions interspersed with older neighborhoods. Land closer to the schools in the area and in the furthest eastern portion of this market has higher values on average than the land further west. There is an industrial treatment plant to the west that makes that area undesirable. Residential land prices range from a high of about $760,000 per acre (see **Table 1**, comp #1) to a low of $27,000 per acre (see **Table 1**, comp #13) depending on location and size. A typical four- to five- bedroom home currently sells for $384,000 on average. The one agricultural land comparable for the area sold for less than $12,000 per acre.

3. **Northeast** - Like the Northwest pocket of the City, this area also has an industrial character, however, it is concentrated only in the immediate northern portion near the business park and airport. Given this location, industrial land sells for approximately $240,000 per acre, much higher than in other areas of the City. Agricultural land, however, consistently sells for less than $13,000 per acre. The residential property in the southern portion of this market fairs better than the western portion of the City, but has not been able to capture the steady sales prices for land of the Southeast. Recent transactions of typical single family four-bedroom homes in this area have sales prices on average of $380,000.

4. **Northwest** - This pocket of the City has proved somewhat undesirable for residential developments, given its proximity to light industrial usage. The residential land values reflect this characterization. A single family lot sold for approximately $320,000 per acre (see **Table 1**, comp #7); another transaction (see **Table 1**, comp #11) reflected a price of about $45,000 per acre, however this was for a large, undivided property exceeding 13 acres in size. Industrial and agricultural land indicated sales prices ranging from $163,000 to $57,000 per acre.

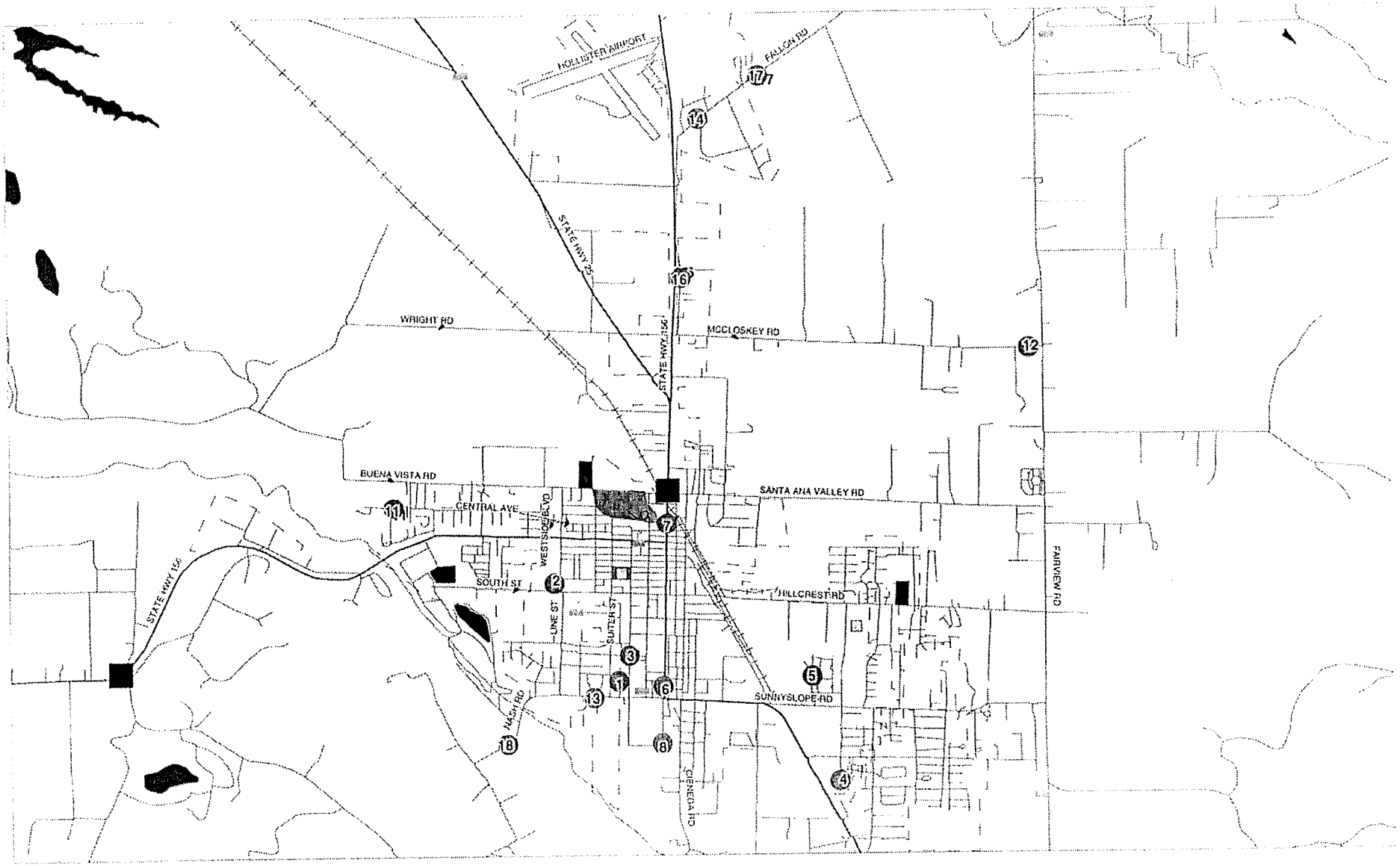
Table 1
Vacant Land Comparables in Hollister 1997 - 2001

Comp #	Land Use	Location	Date	Sale Price	Acres	Price/Acre	SF	Price/ SF	Comments	Submarket
	Residential									
1	Single Family	564 Suiter St.	09/05/01	$84,000	0.1	$763,636	4,792	$17.53	Older area near the high school	Southwest
2	Single Family	Westside Bl.	08/02/01	$165,000	0.2	$717,391	10,019	$16.47	Near new residential development and school	Southwest
3	Multi-Family	West St.	06/16/98	$81,000	0.2	$448,958	7,859	$10.31	Older neighborhood, near school	Southwest
4	Single Family	1950 Memorial Dr.	02/04/98	$82,500	0.2	$401,083	8,960	$9.21	New home developed	Southeast
5	Single Family	Argonne Ave.	05/08/97	$70,000	0.2	$398,276	7,656	$9.14	Part of a new subdivision - new home developed	Southeast
6	Single Family	1342 San Benito St.	08/29/97	$77,000	0.2	$335,412	10,000	$7.70	On the main road through town	Southwest
7	Single Family	Hill St.	11/04/97	$57,500	0.2	$319,477	7,840	$7.33	Steeply sloped lot, Older neighborhood, near park, right off main road	Northwest
8	Single Family	San Benito St.	01/09/98	$270,000	5.0	$54,000	217,800	$1.24	Empty lot near main road - close to city limits	Southwest
9	Single Family	334 Cowden Rd.	02/25/00	$260,000	5.0	$52,000	217,800	$1.19	County Land - near high-end Cienga Rd. developments	
10	Single Family	332 Cowden Rd.	11/01/99	$242,500	5.0	$48,500	217,800	$1.11	County Land - near high-end Cienga Rd. developments	
11	Single Family	1831 Central Ave.	10/11/96	$603,000	13.4	$45,000	583,704	$1.03	60 lots possible, Recently annexed into the City	Northwest
12	Multi-Family	McCloskey Rd.	01/23/01	$475,000	11.6	$40,843	506,603	$0.94	County Land	
13	Single Family	661 Nash Rd.	12/03/97	$1,415,000	51.4	$27,551	2,237,242	$0.63	High School bought this land and is planning to build a school extension next to the current school.	Southwest
	Commercial									
14	Light Industrial	451 Fallon Rd.	03/02/01	$420,000	1.73	$242,775	75,359	$5.57	Near business park and airport	Northeast
15	Heavy Industrial	2400 Old San Juan-Holl Hw	02/22/00	$240,000	1.5	$163,265	64,033	$3.75	There are some existing structures on the land	Northwest
16	Light Industrial	1571 San Felipe Rd.	08/01/01	$575,000	10	$57,500	435,600	$1.32		Northewest
17	Agricultural	1490 Fallon Rd.	12/08/00	$1,862,500	149.0	$12,500	6,490,440	$0.29	Near business park and airport	Northeast
18	Agricultural	Nash Rd.	04/13/00	$75,000	6.35	$11,811	276,606	$0.27	Land is in a flood plain.	Southwest
19	Agricultural	4999 Bolsa Hw	05/27/00	$700,000	160.0	$4,375	6,969,600	$0.10	County Land	Northwest
20	Agricultural	Hudner Ln.	02/09/00	$580,000	172	$3,372	7,492,320	$0.08		

comps.xls

Sources: Remax Platinum Properties, Coldwell Banker, Economic & Planning Systems, Inc.

Figure 1 - Land Comparables *



*Only land comparables within the City's boundaries are depicted in Figure 1.

REVIEW OF TRANSACTIONS

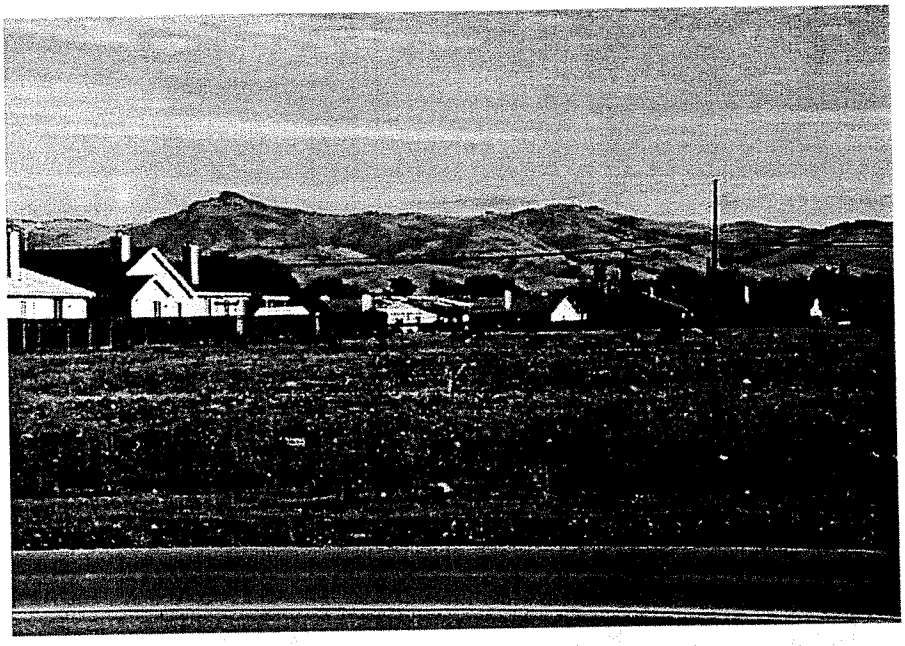
The following descriptions summarize recent real estate transactions in Hollister, which are listed in detail in **Table 1** and depicted in **Figure 1**. These transactions provide a basis for estimates of vacant residential and commercial land prices. The smaller residential lots are transactions necessary to determine the basis for the park fee; the larger transactions, and other land uses, may be helpful for planning purposes to assess potential land costs for larger park or recreation facilities.

RESIDENTIAL

Transaction 1 is a 0.1-acre single family vacant lot located at 564 Suiter Street with a sales price of $764,000 per acre. The property is located in an older residential neighborhood on the southwest side of the City. It is a corner lot, bordered by single family homes and close to the elementary and high schools. There are no apparent amenities or deficiencies.

Transaction 1 - 564 Suiter Street Property

Transaction 2 is a 0.2-acre single family lot on Westside Boulevard near South Street with a sales price of $717,000 per acre. The property is located near a new residential development and a local school on the southwest side of town. There are no apparent development restrictions.



Transaction 2 - Westside Boulevard Property

Transactions 3 and 12 are examples of the limited land zoned for multi-family residential development. Transaction 3 is a 0.2-acre lot on West Street near B Street with a sales price of $449,000 per acre. The property is located in an older neighborhood on the southwest portion of the City and near a school. Transaction 12 is an 11.6-acre lot located on McClosky Road with a sales price of $41,000 per acre. Only a portion of McClosky Road is located within the City's boundaries. The remaining portion is County land near the airport and business park.

Transactions 4 and 5 are good examples of vacant lots that have been developed in newer subdivisions and neighborhoods since their sale. Transaction 4 is a 0.2-acre single family lot located at 1950 Memorial Drive with a sales price of $401,000 per acre. It is located on the southeast side of the City, in a desirable neighborhood near the hospital. Transaction 5 is a 0.2-acre single family lot on Argonne Avenue near Versailles Drive with a sales price of $398,000 per acre. There were several lots of this same size sold together in the southeast portion of the City for a recently developed subdivision. All lots now have houses built on them; however, these houses did not factor into the sales prices, given that they did not exist on the land at the time of the sales.

Transactions 6 and 8 are both located on San Benito Street, the main road that runs through the City. Transaction 6 is a 0.2-acre lot on the central downtown portion of San Benito, which garnered a sales price of $335,000 per acre. Transaction 8 is a 5.0-acre single family lot with a sales price of $54,000 per acre. This lot is located on the more residential end of San Benito as it leads out to the City limits.

Transaction 8 - San Benito Street Property

Transaction 7 is a 0.2-acre single-family vacant lot on Hill Street near San Benito Street with a sales price of $320,000 per acre. The property is located in the northwest portion of the City, between the main downtown road and Vista Park Hill. The lot is steeply sloped, which may limit development, and is bordered by older single family homes.

Transaction 7 - Hill Street Property

Transactions 9 and 10 are both examples of recent land sales on County land, as opposed to City land. They are interesting comparables, however, because residential developments nearby on Cienga Road have become very desirable recently. This may mark an upcoming development trend, as there are fewer building permits to be had within City boundaries. Both transactions are 5.0-acre lots, one at 334 Cowden Road, and the other at 332 Cowden Road. They garnered sales prices of $52,000 per acre and $48,500 per acre, respectively.

Transaction 11 is a 13.4-acre single family lot on Central Avenue with a sales price of $45,000 per acre. The property was recently annexed into the City and has the potential for development of 60 lots.

Transaction 13 is a 51.4-acre lot at 661 Nash Road with a sales price of less than $28,000 per acre. The low sales price may be due to the fact that the land was sold to the high school and not directly to a private developer. The school bought this land, which is located next to the existing high school on the southwest side of town, with plans for a school extension.

COMMERCIAL

There were no recent land comparisons for strictly commercial land in the City. The majority of recent non-residential land sales were zoned as light industrial or agricultural parcels.

Transactions 14 and 17 are examples of two lots on the same road in town whose prices vary significantly according to their usage. Transaction 14 is a light industrial lot at 451 Fallon Road with a sales price of $243,000 per acre. The lot is located in the northernmost portion of the city limits, close to the municipal airport and business park. Transaction 17 is an agricultural lot located at 1490 Fallon Road with a sales price of less than $13,000 per acre, demonstrating the low prices of the pre-existing agricultural land in the area.

Transactions 15 and 16 are two of the limited number of recent comparisons for industrial land in the City. Both properties are concentrated away from the residential areas of the City. Transaction 15 is a smaller 1.5-acre parcel, sold for $163,000 per acre, and Transaction 16 is a 10-acre parcel, sold for $57,500 per acre.

Transactions 18 - 20 are good examples of the affordable prices that exist in the market for remaining agricultural land. These parcels range in size from 6 acres to 172 acres, and all have sold for less than $12,000 per acre.

PARK FACILITIES IMPACT FEE

The creation of a Park Facilities Impact Fee would generate funds to supplement revenue from the existing park land dedication in-lieu fee. The revenue from the existing in-lieu fee alone, assuming an increase in the land value basis to $400,000 per acre, would generate approximately $11 million over a ten-year period (e.g., through 2012). This amount appears sufficient to cover only about half of the projected park facility costs over this period (estimated in the Park Facility Master Plan at $20 to $23 million).

The new Park Facilities Impact Fee would need to be an amount equivalent to the $6,000 per single family unit in-lieu fee to generate the additional funds required for projected facilities. The combined in park fees totaling $12,000 per single family unit would represent about two to three percent of a new home priced at $350,000 to $450,000. The magnitude of these fees need to be considered in conjunction with other existing and potential future fees, and their possible adverse impact on unit absorption over time.

The use of the fee revenue would need to be correlated to demand created by new development; according to State law (added by AB1600), the fee cannot be used to fund existing facility inadequacies necessary to serve current residents, or the full cost of new facilities that serve existing residents. The fee can only pay for the share of cost attributable to new development. After ten years, new development will represent

approximately 25 percent of total units and thus the impact fee revenue (not including the in-lieu fee revenue) could only be applied to about 25 percent of the community facilities costs estimated to total $9.5 million to $12.5 million. The balance of the impact fee revenue could pay for a share of the costs for neighborhood parks, depending on the nexus arguments (relationship, need and proportionality) that can be made between the neighborhood park improvements and new development. The existing in-lieu fee (revised to reflect higher land values) could fund the remaining costs of neighborhood and community facilities.

Appendix D
City Council Resolution and CEQA Review

RESOLUTION NO. 2002- 37

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HOLLISTER APPROVING THE NEGATIVE DECLARATION FOR THE CITY OF HOLLISTER PARK FACILITY MASTER PLAN

WHEREAS, an Initial Study was conducted pursuant to the California Environmental Quality Act and Article V of the City's local environmental guidelines to evaluate the proposed City of Hollister Park Facility Master Plan environmental effects; and

WHEREAS, based upon the Initial Study, it was determined that a Negative Declaration is the appropriate determination to address the environmental concerns as identified in the Initial Study; and

WHEREAS, notice of the availability and intent to adopt the Negative Declaration was given as required by law; and

WHEREAS, the Planning Commission held a duly noticed public hearing to review the Draft Negative Declaration on July 26, 2001; and

WHEREAS, written comments from the public and responsible agencies were accepted from July 23, 2001 to August 13, 2001; and

WHEREAS, no written comments were received on the Initial Study during the public review period; and

WHEREAS, the Initial Study of a Negative Declaration was prepared in accordance with the provisions of the California Environmental Quality Act and Article V of the local environmental guidelines; and

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF HOLLISTER, that the Negative Declaration of July 26, 2001, for the Park Facility Master Plan:

1. Has been reviewed and considered by the City Council; and
2. Is hereby found to have been completed in compliance with the California Environmental Quality Act and Article V of the local environmental and all applicable guidelines; and
3. Is hereby approved by the City Council of the City of Hollister.

PASSED AND ADOPTED this 4th day of February 2002, the following vote:

AYES:	Councilmembers Bruscia, Conroy, Corrales, Valdivia ~~and~~ Mayor LoBue
NOES:	None
ABSENT:	None
ABSTAINED:	None

Tony LoBue, Mayor

ATTENT:

Frank D. Felice, City Clerk

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. 2002-38

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HOLLISTER APPROVING THE CITY OF HOLLISTER PARK FACILITY MASTER PLAN

WHEREAS, on December 4th, 1989, the City Council of the City of Hollister adopted The Parks and Recreation Master Plan; and

WHEREAS, the current Parks and Recreation Master Plan of the City of Hollister needs to be updated; and

WHEREAS, the City Council of the City of Hollister contracted Bellinger Foster Steinmetz Landscape Architecture to prepare the Parks Facility Master Plan; and

WHEREAS, the Parks & Recreation Commission and Planning Commission have reviewed the Draft Park Facility Master Plan and have found it to be consistent with the City's General Plan; and

WHEREAS, on September 17, 2001, the City Council of the City of Hollister conducted and continued a public hearing to consider and receive public input regarding the Park Facility Master Plan; and

WHEREAS, on February 4, 2002, the City Council of the City of Hollister has approved the Negative Declaration for the Parks Facility Master Plan; and

WHEREAS, on February 4, 2002, the City Council of the City of Hollister conducted a public hearing to answer City Council questions regarding the Park Facility Master Plan and to receive public input; and

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF HOLLISTER, hereby approves the City of Hollister Park Facility Master Plan.

PASSED AND ADOPTED this 4th day of February 2002, the following vote:

AYES: Councilmembers Bruscia, Conroy, Corrales, Valdivia and Mayor LoBue

NOES: None

ABSENT: None

ABSTAIN: None

Tony LoBue, Mayor

ATTEST:

Frank D. Felice, City Clerk

APPROVED AS TO FORM:

Elaine M. Cass, City Attorney

DUPLICATE OF ORIGINAL
ON FILE IN THE
OFFICE OF THE CITY CLERK
CITY OF HOLLISTER

NOTICE

Notice of Availability for Public Review and Notice of Intent to Adopt a Negative Declaration

To: Interested Individuals
County Clerk of San Benito

From: City of Hollister
Community Development Department
375 Fifth Street
Hollister, CA 95023
Contact: Maria De Leon, Associate Planner

This is to advise that the City of Hollister has prepared a Negative Declaration for the project identified below. As mandated by State Law, the minimum for this document is 20 (twenty) days. (Negative Declaration was not submitted to the State Clearinghouse for review).

The document is available for review at 375 Fifth Street and 420 Hill Street, Hollister, CA 95023.

The comment period for this document begins July 23, 2001 and closes August 13, 2001.

Testimony at future public hearings may be limited to those issues raised during the public review period either orally or submitted in writing by 5:00p.m. the day the comment period closes.

1. Project Title: Park Facility Master Plan (PFMP)

2. Project Location: Located in the City of Hollister

3. Project Sponsor's Name and Address: City of Hollister, Victor Gutierrez, Assistant Engineer, 375 Fifth Street, Hollister, CA 95023

4. Project Description: The PFMP addresses the need for enhanced recreation programs, existing parks and the planning for new parks, based upon resources and funding available.

Please Note: The subject site is not included on the lists enumerated under section 65962.5 of the Government Code including but not limited to lists of hazardous wasted facilities, land designated as hazardous waste property, and hazardous waste disposal sites.

Maria De Leon, Associate Planner

Phone: (831) 636-4360 Fax: (831) 636-4360
Date: July 23, 2001

CITY OF HOLLISTER
NEGATIVE DECLARATION

Date: July 23, 2001 X Proposed

1. Project Title: Park Facility Master Plan (PFMP)

2. Lead Agency: City of Hollister, 375 Fifth Street, Hollister CA 95023

3. Contact Person: Victor Gutierrez, Assistant Engineer

4. Project Location: City of Hollister

5. Project Sponsor's Name and Address: City of Hollister, Victor Gutierrez, 375 Fifth Street, Hollister, CA 95023

6. Project Description: The PFMP addresses the need for enhanced recreation programs, existing parks and the planning for new parks, based upon resources and funding available.

Finding: I find that the proposed project could not have a significant effect on the environment, therefore, a Negative Declaration will be prepared.

Initial Study: An Initial Study of this project was undertaken and prepared in accordance with Article V of the City's local environmental guidelines for the purpose of ascertaining whether this project might have a significant effect on the environment. A copy of such document is attached hereto and by reference incorporated herein. Such initial study documents reasons to support the above finding.

Maria De Leon

Maria De Leon, Associate Planner

City of Hollister Community Development Department

CEQA Initial Study - Environmental Checklist Form

1. Project title: Parks Facility Master Plan (PFMP)

2. Lead agency name and address: City of Hollister Engineering Department

3. Contact person and phone number: Victor D. Gutierrez, Assistant Engineer, Phone (831) 636-4340

4. Project location: Hollister, CA - San Benito County

5. Project sponsor's name and address: City of Hollister
375 Fifth Street,
Hollister, CA 95023

6. General plan designation: See the City of Hollister General Plan

7. Zoning: See the City of Hollister Zoning Ordinance

A. Description of project: To keep pace with the population growth in Hollister, the City Council commissioned the PFMP to identify specific recreation facility needs, opportunities for park acquisition and development, and an action plan to implement park development recommendations. The action plan includes the following:

a) Community Growth and Park Acreage Needs
b) Parkland Acquisition
c) Neighborhood Park Size and Distribution
d) Recreation Program Needs
e) Park Facility Needs
f) Existing Facilities
g) New Community Park Needs
h) Indoor Recreation and Aquatic Facilities
i) Operation and Maintenance
j) Implementation

Please see the attached Executive Summary from the Parks Facility Master Plan as a reference.

9. Surrounding land uses and setting: Briefly describe the project's surroundings:
As the hub of rural San Benito County, Hollister serves as a traditional commerce, business and government center to regional agriculture business. However, with the City's proximity to Silicon Valley, Hollister is also becoming a home for those working in technology and service industries to the north.

All existing Hollister park facilities are currently within City limits. All potential future park facilities are within Hollisters planning area.

10. Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement.)
City of Hollister City Council and local school districts.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:
The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

a) Aesthetics
b) Agriculture Resources
c) Air Quality
d) Biological Resources
e) Cultural Resources
f) Geology/Soils
g) Hazards & Hazardous Materials
h) Hydrology/Water Quality
i) Land Use/Planning
j) Mineral Resources
k) Noise
l) Population/Housing
m) Public Services
n) Recreation
o) Transportation/Traffic
p) Utilities/Service Systems
q) Mandatory Findings of Significance

DETERMINATION:
On the basis of this initial evaluation, I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

Signature _____ Date _____

Printed name _____ For _____

EVALUATION OF ENVIRONMENTAL IMPACTS:

a) A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact' answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).

b) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as project level , indirect as well as direct, and construction as well as operational impacts.

c) Once the lead agency has determined that a particular physical impact checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more 'Potentially Significant Impacf' entries when the determination is made, an EIR is required.

d) Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact., The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from Section XVII, "Earlier Analyses," may be cross-referenced).

e) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(d). In this case, a brief discussion should identify the following:
    a. Earlier Analysis Used. Identify and state where they are available for review.
    b. Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
    c. Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated, describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.

f) Lead agencies are encouraged to incorporate into the checklist references to information Sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.

g) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.

h) The explanation of each issue should identify:
   a. the significance criteria or threshold, if any, used to evaluate each question; and
   b. the mitigation measure identified, if any, to reduce the impact to less than significant.

AESTHETICS

1. = Potentially Significant Impact	2. = Potentially Significant Unless Mitigation Incorporation	3. = Less Than Significant Impact	4. = No Impact

Would the project

a) **Have a substantial adverse effect on a scenic vista?**
Impact: 3, Reference(s) 1, 2 The PFMP is a master plan to address the need for enhanced recreation programs, existing parks and the planning for new parks, based upon resources and funding available. Implementation of the plan is based on the resources and funding available at the time of execution. If and when resources are available, and park locations are specifically identified, staff will conduct further environmental review to determine whether there are adverse effects on a scenic vistas.

b) **Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?**
Impact: 4, Reference(s) 1, 2 The PFMP would not substantially damage scenic resources within a state scenic highway. There is not a state scenic highway located within the City of Hollister.

c) **Substantially degrade the existing visual character or quality of the site and its surroundings?**
Impact: 4, Reference(s) 1, The PFMP is a master plan to address the need for enhanced recreation programs, existing parks and the planning for new parks, based upon resources and funding available. One of the goals of the PFMP is to enhance the visual character and quality of the City of Hollister with parks, recreational facilities and programs. The PFMP will not degrade the existing visual character or quality of the site and its surroundings.

d) Create a new source of substantial light or glare which would adversely affect day or night time views in the area?
Impact: 2, Reference(s) 1, 3 The PFMP proposes that some parks will have night lighting such as at ball fields. The General Plan requires those proposing new developments to fully shield and install all outdoor lighting fixtures so that no light is emitted above the horizontal plane running through the top of the source of illumination.

II. AGRICULTURAL RESOURCES

In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland.

1. = Potentially Significant Impact	2. = Potentially Significant Unless Mitigation Incorporation	3. = Less Than Significant Impact	4. = No Impact

Would the project:

a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?
Impact: 3, Reference(s) 1, 3, 4 The PFMP is a master plan to address the need for enhanced recreation programs, existing parks and the planning for new parks, based upon resources and funding available. Implementation of the plan is based on the resources and funding available at the time of execution. If and when resources are available, and park locations have been identified, staff will conduct further environmental review to determine if there will be adverse adverse effects on the conversion of farmland. The potential of the conversion of farmland to parks is only speculative in the PFMP.

b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?
Impact: 3, Reference(s) 1, 3, 4 See II, A

c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?
Impact: 3, Reference(s) 1, 3, 4 See II, A

III. AIR QUALITY

Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations.

1. = Potentially Significant Impact	2. = Potentially Significant Unless Mitigation Incorporation	3. = Less Than Significant Impact	4. = No Impact

Would the project:

a) Conflict with or obstruct implementation of the applicable air quality plan?
Impact 4: Reference(s) 1, 3, 4, 5 The PFMP is a master plan to address the need for enhanced recreation programs, existing parks and the planning for new parks, based upon resources and funding available. Implementation of the plan is based on the resources and funding available at the time of execution. The adoption of the PFMP does not affect the implementation of City, County or Regional Air Quality Plans.

b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?
Impact 4: Reference(s) 1, 3, 4, 5 The adoption of the PFMP does not affect the quality or quantity of air pollution impacts identified in the City and County General Plans. In fact, any park open space development will reduce overall community density and thereby increase air quality.

c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?
Impact 4: Reference(s) 1, 3, 4, 5 The adoption of the PFMP does not result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard.

d) Expose sensitive receptors to substantial pollutant concentrations?
Impact 4: Reference(s) 1, 3, 4, 5 The adoption of the PFMP does not expose sensitive receptors to substantial pollutant concentrations.

e) Create objectionable odors affecting a substantial number of people?
Impact 4: Reference(s) 1, 3, 4, 5 The adoption of the PFMP does not create objectionable odors affecting a substantial number of people.

IV BIOLOGICAL RESOURCES

1. = Potentially Significant Impact	2. = Potentially Significant Unless Mitigation Incorporation	3. = Less Than Significant Impact	4. = No Impact

Would the project:

a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?
Impact: 3 Reference(s) 1, 2, 4 The PFMP is a master plan to address the need for enhanced recreation programs, existing parks and the planning for new parks, based upon resources and funding available. Implementation of the plan is based on the resources and funding available at the time of execution. If and when resources are available, and park locations are identified, staff will conduct further environmental review to determine potential environmental and wildlife conflicts. Implementation will not reduce the existing level of protection, but could increase the effective protection afforded by public ownership.

b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?
Impact: 3 Reference(s) 1, 2, 4 See Item IV, A. Any park or open space lands that may be acquired and used for public purposes will be consistent with State and Federal programs developed to maintain and enhance biological resources.

c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?
Impact: 3 Reference(s) 1, 2, 4 See Item IV, A and B explanations

d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?
Impact: 3 Reference(s) 1, 2, 4 See Item IV, A and B explanations

e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?
Impact: 3 Reference(s) 1, 2, 4 See Item IV, A and B explanations

f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?

Impact: 3 Reference(s) 1, 2, 4 See items IV, A and B explanations. If and when resources are available, and park locations have been identified, staff will conduct further environmental review to determine environmental impacts and conflicts with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional or state habitat conservation plan.

V. CULTURAL RESOURCES

1. = Potentially Significant Impact	2. = Potentially Significant Unless Mitigation Incorporation	3. = Less Than Significant Impact	4. = No Impact

Would the project:

a) Cause a substantial adverse change in the significance of a historical resource as defined in §l 5064.5?
Impact: 3 Reference(s) 1 The PFMP is a master plan to address the need for enhanced recreation programs, existing parks and the planning for new parks, based upon resources and funding available. Implementation of the plan is based on the resources and funding available at the time of execution. If and when resources are available, and park locations have been identified, staff will conduct further review to determine potential historical, archaelogical and paleontological conflicts with proposed recreation and public use implementation will not increase loss or damage to existing cultural and historic resources but potentially increase the potential protection afforded them by public ownership.

b) Cause a substantial adverse change in the to significance of an archaeological resource pursuant to §15064.5?
Impact: 3 Reference(s) 1 See Item V, A explanation

c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?
Impact: 3 Reference(s) 1 See Item V, A explanation

d) Disturb any human remains, including those interred outside of formal cemeteries?
Impact: 3 Reference(s) 1 See Item V, A explanation

VI. GEOLOGY AND SOILS

1. = Potentially Significant Impact	2. = Potentially Significant Unless Mitigation Incorporation	3. = Less Than Significant Impact	4. = No Impact

Would the project:

A) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:

1. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.
Impact: 3 Reference(s) 1, 7 Impact: 3 Reference(s) 1 The PFMP is a master plan to address the need for enhanced recreation programs, existing parks and the planning for new parks, based upon resources and funding available. If and when resources are available, and park locations have been identified, staff will conduct further environmental review to determine potential earthquake, seismic and geological conflicts. Implementation of the plan will not reduce the hazards but will reduce the potential risk and effects associated with urban development. Any structure erected or used for public purposes will be designed to reduce seismic and soil risks as set forth in geotechnical and soil reports prepared for the specific project and local building codes.

2. Strong seismic ground shaking?
Impact: 3 Reference(s) 1, 7 See Item VI, A-1 explanation

3. Seismic-related ground failure, including liquefaction?
Impact: 3 Reference(s) 1, 8 See Item VI, A-1 explanation

4. Landslides?
Impact: 3 Reference(s) 1, 9 See Item VI, A-1 explanation

B) Result in substantial soil erosion or the loss of topsoil?
Impact: 3 Reference(s) 1, 9 See Item VI, A-1 explanation

C) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?
Impact: 3 Reference(s) 1, 9 See Item VI, A-1 explanation

D) Be located on expansive soil, as defined in Table 181-B of the Uniform Building Code (1994), creating substantial risks to life or property?
Impact: 3 Reference(s) 1, 10 See Item VI, A-1 explanation

E) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of wastewater?
Impact: 3 Reference(s) 1, 10 See Item VI, A-1 explanation

VII. HAZARDS AND HAZARDOUS MATERIALS

1. = Potentially Significant Impact	2. = Potentially Significant Unless Mitigation Incorporation	3. = Less Than Significant Impact	4. = No Impact

Would the project:

a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?
Impact: 4, Resource(s) 1 Impact: 3 Reference(s) 1 The PFMP is a master plan to address the need for enhanced recreation programs, existing parks and the planning for new parks, based upon resources and funding available. Implementation of the plan will not increase public exposure to hazardous condition substances but will decrease the potential risk of exposure associated with urban and and industrial development.

b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?
Impact: 4, Resource(s) 1 See Item VII, A

c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?
Impact: 4, Resource(s) 1 See Item VII, A

d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?
Impact: 4, Resource(s) 1 See Item VII, A

e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?
Impact: 4, Resource(s) 1, 11 See Item VII, A

f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?
Impact: 4, Resource(s) 1, 11

g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?
Impact: 4, Resource(s) 1 See Item VII, A

h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?
Impact: 4, Resource(s) 1 See Item VII, A

VIII. HYDROLOGY AND WATER QUALITY

1. = Potentially Significant Impact	2. = Potentially Significant Unless Mitigation Incorporation	3. = Less Than Significant Impact	4. = No Impact

Would the project:

a) Violate any water quality standards or waste discharge requirements?
Impact: 4, Resource(s) 1, 12, 13 The PFMP is a master plan to address the need for enhanced recreation programs, existing parks and the planning for new parks, based upon resources and funding available. The PFMP does not violate any water quality standards or waste discharge requirements.

b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?
Impact: 4, Resource(s) 1, 12, 13 The PFMP is a master plan to address the need for enhanced recreation programs, existing parks and the planning for new parks, based upon resources and funding available. The PFMP does not deplete groundwater supplies or interfere substantially with groundwater recharge.

c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?
Impact: 4, Resource(s) 1 The PFMP is a master plan to address the need for enhanced recreation programs, existing parks and the planning for new parks, based upon resources and funding available. The PFMP does not recommend or direct the alteration of the existing drainage pattern of a site or area, including the alteration of a stream or river course which would result in substantial erosion.

d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?

Impact: 4, Resource(s) 1, 6 The PFMP is a master plan to address the need for enhanced recreation programs, existing parks and the planning for new parks, based upon resources and funding available. The PFMP does not recommend or direct the alteration of existing drainage pattern of the site or area, including the alteration of the stream or river course which would result in flooding.

e) **Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?**
Impact: 4, Resource(s) 1 The PFMP is a master plan to address the need for enhanced recreation programs, existing parks and the planning for new parks, based upon resources and funding available. The PFMP does not create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provides substantial additional sources of polluted runoff.

f) **Otherwise substantially degrade water quality?**
Impact: 4, Resource(s) 1, 13 The PFMP is a master plan to address the need for enhanced recreation programs, existing parks and the planning for new parks, based upon resources and funding available. The PFMP does not degrade water quality.

g) **Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?**
Impact: 4, Resource(s) 1, 6 The PFMP is a master plan to address the need for enhanced recreation programs, existing parks and the planning for new parks, based upon resources and funding available. The PFMP does not recommend providing housing, in fact, implementation of the plan would reduce potential risks associated with urban development.

h) **Place within a 100-year flood hazard area structures which would impede or redirect flood flows?**
Impact: 4, Resource(s) 1, 6 The PFMP is a vision and master plan to address the population growth in Hollister. The PFMP does not recommend or direct the placement of structures in 100 year flood hazard areas.

i) **Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?**
Impact: 4, Resource(s) 1, 6 The PFMP is a vision and master plan to address the population growth in Hollister. The PFMP does not expose people or structures to significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam. There is not a levee or dam within the City of Hollister.

j) Inundation by seiche, tsunami, or mudflow?
Impact: 4, Resource(s) 1 The PFMP will not expose people or structures to significant risk due to the inundation of seich, tsunami, or mudflow.

IX. LAND USE AND PLANNING

1. = Potentially Significant Impact	2. = Potentially Significant Unless Mitigation Incorporation	3. = Less Than Significant Impact	4. = No Impact

Would the project:

a) Physically divide an established community?
Impact: 4, Resource(s) 1 The PFMP is a master plan to address the need for enhanced recreation programs, existing parks and the planning for new parks, based upon resources and funding available. Implementation of the plan is based on the resources and funding available at the time of execution. Park development locations enhance neighborhood quality and improve recreational access to community residents.

b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?
Impact: 4, Resource(s) 1 The PFMP is a master plan to address the need for enhanced recreation programs, existing parks and the planning for new parks, based upon resources and funding available. The final version of the PFMP will have incorporated the input from the City Council, the Planning Commission, the Parks and Recreation Commision and the general public. In addition, the PFMP will have been evaluated to be consistent and not conflict with the City of Hollister General Plan and Zoning Ordinance.

c) Conflict with any applicable habitat conservation plan or natural community conservation plan?
Impact: 4, Resource(s) 1 The PFMP is a master plan to address the need for enhanced recreation programs, existing parks and the planning for new parks, based upon resources and funding available. The final version of the PFMP will have incorporated the input from the City Council, the Planning Commission, the Parks and Recreation Commision and the general public. In addition, the PFMP will have been evaluated to be consistent and not conflict with the City of Hollister General Plan, Zoning Ordinance, along with any local habitat conservation plan or natural community conservation plan.

X. MINERAL RESOURCES

1. = Potentially Significant Impact	2. = Potentially Significant Unless Mitigation Incorporation	3. = Less Than Significant Impact	4. = No Impact

Would the project:

a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?
Impact: 4, Resource(s) 1 The PFMP is a master plan to address the need for enhanced recreation programs, existing parks and the planning for new parks, based upon resources and funding available. The PFMP does not result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state.

b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?
Impact: 4, Resource(s) 1 The PFMP is a master plan to address the need for enhanced recreation programs, existing parks and the planning for new parks, based upon resources and funding available. The PFMP will not result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan.

XI. NOISE

1. = Potentially Significant Impact	2. = Potentially Significant Unless Mitigation Incorporation	3. = Less Than Significant Impact	4. = No Impact

Would the project result in:

a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?
Impact: 4, Resource(s) 1 The PFMP is a master plan to address the need for enhanced recreation programs, existing parks and the planning for new parks, based upon resources and funding available. The PFMP will not result in the exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies.

b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?

Impact: 4, Resource(s) 1 The PFMP is a master plan to address the need for enhanced recreation programs, existing parks and the planning for new parks, based upon resources and funding available. The PFMP will not result in the exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels.

c) **A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?**
Impact: 4, Resource(s) 1 The PFMP is a master plan to address the need for enhanced recreation programs, existing parks and the planning for new parks, based upon resources and funding available. The PFMP will not result in the substantial permanent increase in ambient noise beyond the potential noise levels associated with full urban development.

d) **A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?**
Impact: 4, Resource(s) 1 The PFMP is a master plan to address the need for enhanced recreation programs, existing parks and the planning for new parks, based upon resources and funding available. The PFMP will not result in the substantial temporary or periodic increase in ambient noise beyond the potential noise levels associated with full urban redevelopment.

e) **For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?**
Impact: 4, Resource(s) 1, 11 The PFMP is a master plan to address the need for enhanced recreation programs, existing parks and the planning for new parks, based upon resources and funding available. The PFMP does not recommend park locations or recreational facility within the airport land use plan influence area.

f) **For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?**
Impact: 4, Resource(s) 1, 11 The PFMP is a master plan to address the need for enhanced recreation programs, existing parks and the planning for new parks, based upon resources and funding available. There are no private airstrips with the PFMP area.

XII. POPULATION AND HOUSING

1. = Potentially Significant Impact	2. = Potentially Significant Unless Mitigation Incorporation	3. = Less Than Significant Impact	4. = No Impact

Would the project:

a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?Impact: 4, Resource(s) 1, 14 The PFMP is a master plan to address the need for enhanced recreation programs, existing parks and the planning for new parks, based upon resources and funding available. It is a document which will help plan for the future expansion of parks and recreational facilities. The PFMP recommends park development as the result of population increases and will follow, not lead, ongoing development in the City.

b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?
Impact: 4, Resource(s) 1 The PFMP is a master plan to address the need for enhanced recreation programs, existing parks and the planning for new parks, based upon resources and funding available. The PFMP does not displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere.

c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?
Impact: 4, Resource(s) 1 The PFMP is a master plan to address the need for enhanced recreation programs, existing parks and the planning for new parks, based upon resources and funding available. The PFMP does not displace substantial numbers of people, necessitating the construction of replacement housing elsewhere.

XIII. PUBLIC SERVICES

1. = Potentially Significant Impact	2. = Potentially Significant Unless Mitigation Incorporation	3. = Less Than Significant Impact	4. = No Impact

a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

- Fire protection?
- Police protection?
- Schools?
- Parks?
- Other public facilities?

Impact: 4, Resource(s) 1 The PFMP is a master plan to address the need for enhanced recreation programs, existing parks and the planning for new parks, based upon resources and funding available. Implementation of the plan will not significantly increase the demand for public services but will potentially reduce demands associated with full urban development.

XIV. RECREATION

1. = Potentially Significant Impact	2. = Potentially Significant Unless Mitigation Incorporation	3. = Less Than Significant Impact	4. = No Impact

a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?
Impact: 4, Resource(s) 1 The PFMP is a master plan to address the need for enhanced recreation programs, existing parks and the planning for new parks, based upon resources and funding available. The PFMP does not increase the use of existing neighborhood and regional parks or other recreational facilities. Implementation will significantly increase available recreational opportunities and decrease impacts on other recreational facilities.

b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?
Impact: 3, Resource(s) 1 The PFMP is a master plan to address the need for enhanced recreation programs, existing parks and the planning for new parks, based upon resources and funding available. Implementation of the plan will enhance the natural environment through increased public stewardship and reduced impacts associated with standard urban development.

XV. TRANSPORTATION AND TRAFFIC

1. = Potentially Significant Impact	2. = Potentially Significant Unless Mitigation Incorporation	3. = Less Than Significant Impact	4. = No Impact

Would the project:

a) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?

Impact: 3, Resource(s) 1 The PFMP is a master plan to address the need for enhanced recreation programs, existing parks and the planning for new parks, based upon resources and funding available. If and when resources are available, and park locations have been identified, staff will conduct further enviromental review to determine traffic conflicts and impacts.

b) **Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?**
Impact: 4, Resource(s) 1 The PFMP is a master plan to address the need for enhanced recreation programs, existing parks and the planning for new parks, based upon resources and funding available. The PFMP will not exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways.

c) **Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?**
Impact: 4, Resource(s) 1 The PFMP is a master plan to address the need for enhanced recreation programs, existing parks and the planning for new parks, based upon resources and funding available. The PFMP does not result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks.

d) **Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?**
Impact: 3, Resource(s) 1 The PFMP is a master plan to address the need for enhanced recreation programs, existing parks and the planning for new parks, based upon resources and funding available. If and when resources are available, and park locations have been identified, staff will conduct further enviromental review determine traffic conflicts and mitigate any potential effects through required City design and review process.

e) **Result in inadequate emergency access?**
Impact: 4, Resource(s) 1 The PFMP is a master plan to address the need for enhanced recreation programs, existing parks and the planning for new parks, based upon resources and funding available. The PFMP will not result in inadequate emergency access.

f) **Result in inadequate parking capacity?**
Impact: 4, Resource(s) 1 The PFMP is a master plan to address the need for enhanced recreation programs, existing parks and the planning for new parks, based upon resources and funding available. If and when resources are available, and park locations have been identified, staff will conduct further enviromental review to determine potential parking capacity conflicts and impacts.

g) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnout bicycle racks)?
Impact: 4, Resource(s) 1 The PFMP is a master plan to address the need for enhanced recreation programs, existing parks and the planning for new parks, based upon resources and funding available. The PFMP does not result in conflict with adopted policies, plans or programs supporting alternative transportation. Implementation will increase recreational facility accessibility and decrease vehicle trips for recreational activities outside the area.

XVI. UTILITIES AND SERVICES

1. = Potentially Significant Impact	2. = Potentially Significant Unless Mitigation Incorporation	3. = Less Than Significant Impact	4. = No Impact

Would the project:

a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?
Impact: 4, Resource(s) 1 The PFMP is a master plan to address the need for enhanced recreation programs, existing parks and the planning for new parks, based upon resources and funding available. The PFMP does not result in exceeding wastewater treatment requirements of the applicable Regional Water Quality Control Board.

b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?
Impact: 4, Resource(s) 1 Impact: 4, Resource(s) 1 The PFMP is a master plan to address the need for enhanced recreation programs, existing parks and the planning for new parks, based upon resources and funding available. The PFMP does not result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects.

c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?
Impact: 4, Resource(s) 1 The PFMP is a master plan to address the need for enhanced recreation programs, existing parks and the planning for new parks, based upon resources and funding available. The PFMP does not result in the construction of new storm water drainage facilities or expansion of existing facilities.

d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?
Impact: 4, Resource(s) 1 The PFMP is a master plan to address the need for enhanced recreation programs, existing parks and the planning for new parks, based upon resources and funding available. The PFMP will not result in insufficient water supplies.

e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?
Impact: 4, Resource(s) 1 The PFMP is a master plan to address the need for enhanced recreation programs, existing parks and the planning for new parks, based upon resources and funding available. The PFMP does not result in the inadequate capacity to serve the project's projected demand in addition to the provider's existing commitments.

f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?
Impact: 4, Resource(s) 1 The PFMP is a master plan to address the need for enhanced recreation programs, existing parks and the planning for new parks, based upon resources and funding available. PFMP implementation will result in reduced landfill demands associated with urban development.

g) Comply with federal, state, and local statutes and regulations related to solid waste?
Impact: 4, Resource(s) 1 The PFMP is a master plan to address the need for enhanced recreation programs, existing parks and the planning for new parks, based upon resources and funding available. PFMP implementation will comply with federal, state and local statues and regulations related to solid waste.

XVII. MANDATORY FINDINGS OF SIGNIFICANCE

1. = Potentially Significant Impact	2. = Potentially Significant Unless Mitigation Incorporation	3. = Less Than Significant Impact	4. = No Impact

a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?

Impact: 4, Resource(s) 1 The PFMP is a master plan to address the need for enhanced recreation programs, existing parks and the planning for new parks, based upon resources and funding available. If and when resources are available, and park locations have been Identified, staff will conduct further environmental review to determine environmental impacts. PFMP implementation will be consistent with local, regional and federal resource protection plans.

b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?
Impact: 4, Resource(s) 1 The PFMP is a master plan to address the need for enhanced recreation programs, existing parks and the planning for new parks, based upon resources and funding available. The PFMP does not have impacts that are individually limited, but cumulatively considerable.

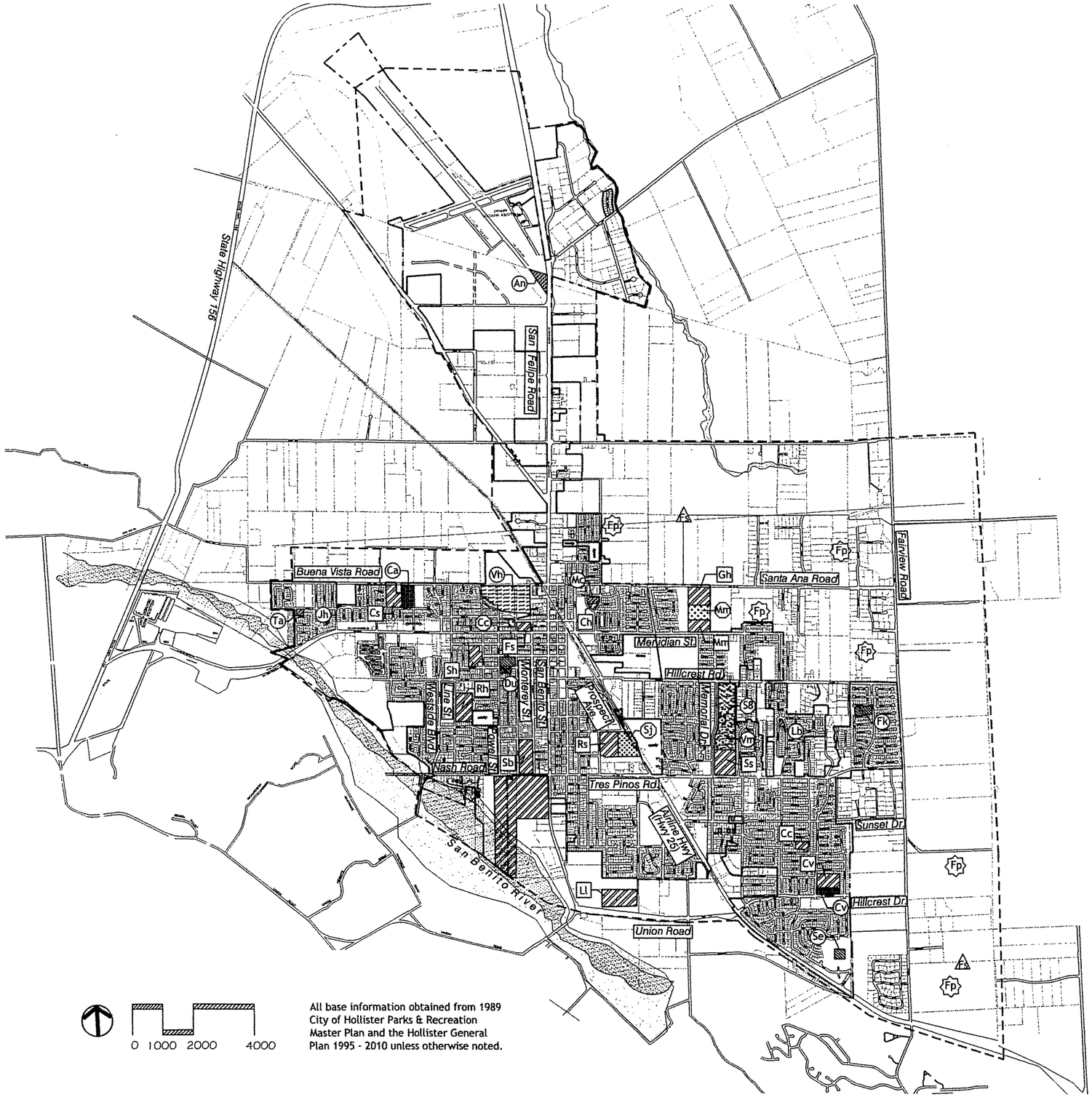
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?
Impact: 4, Resource(s) 1 The PFMP is a master plan to address the need for enhanced recreation programs, existing parks and the planning for new parks, based upon resources and funding available. The PFMP does not have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly. Implementation will enhance the quality of individuals and the collective community.

XVIII TABLE OF REFERENCES

TABLE OF REFERENCES

The numbers indicated in the checklist parentheses refers to this numbered list:

1. Parks, Facility Master Plan, January 2001
2. 1995 General Plan Map for City of Hollister
3. 1995 General Plan for City of Hollister
4. 1995 General Plan Final Program EIR and Errata
5. Air Quality Management Plan for the Monterey Bay Region
6. Flood Hazard Boundary Maps (FEMA)
7. Earthquake Fault Zone Maps
8. Liquefaction Susceptibility of the Hollister Area, San Benito County, CA 1998
9. Landslide Hazards in the Hollister Area, San Benito County, CA, 1994 Department of Conservation
10. Soil Survey for San Benito County, 1969, SCS
11. Airport Comprehensive Land Use Plan, 2001
12. Hollister Area Urban Water management Plan 2000, July 1999
13. Groundwater Management Plan for the San Benito County, Part of Gilroy-Hollister Groundwater Basin, April 1998
14. 1997 AMBAG Regional Population and Employment Forecast for Monterey, Santa Cruz and San Benito Counties



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Existing Parks

LEGEND

MINI PARKS

- An ..... Airport Park
- Jh ..... John Z. Hernandez Memorial Park
- Lb ..... Las Brisas Estates Park
- Mc ..... McCarthy StreetPark
- Ta ..... Tony Aguirre Memorial Park

NEIGHBORHOOD PARKS

- Du ..... Dunne Park
- Fk ..... Frank Klauer Memorial Park
- Se ..... Southeast Park

NEIGHBORHOOD/SCHOOL PARKS

- Cv ..... Cerra Vista Park
- Ca ..... Calaveras Park

COMMUNITY PARKS

- Vh ..... Vista Park Hill

COUNTY PARKS

- Vm ..... Veteran's Memorial Park

SPECIAL USE FACILITIES

- Cc ..... Community Center
- Mm ..... Marguerite Maze Fields School
- Sj ..... Rancho San Justo Sports Facility
- SB ..... Hollister Skate Park

EXISTING SCHOOLS: see Table 1

FUTURE SCHOOLS

FUTURE PARKS

Sphere of Influence

Hollister City Limits

City of Hollister
Park Facility Master Plan

February 2002 99.072

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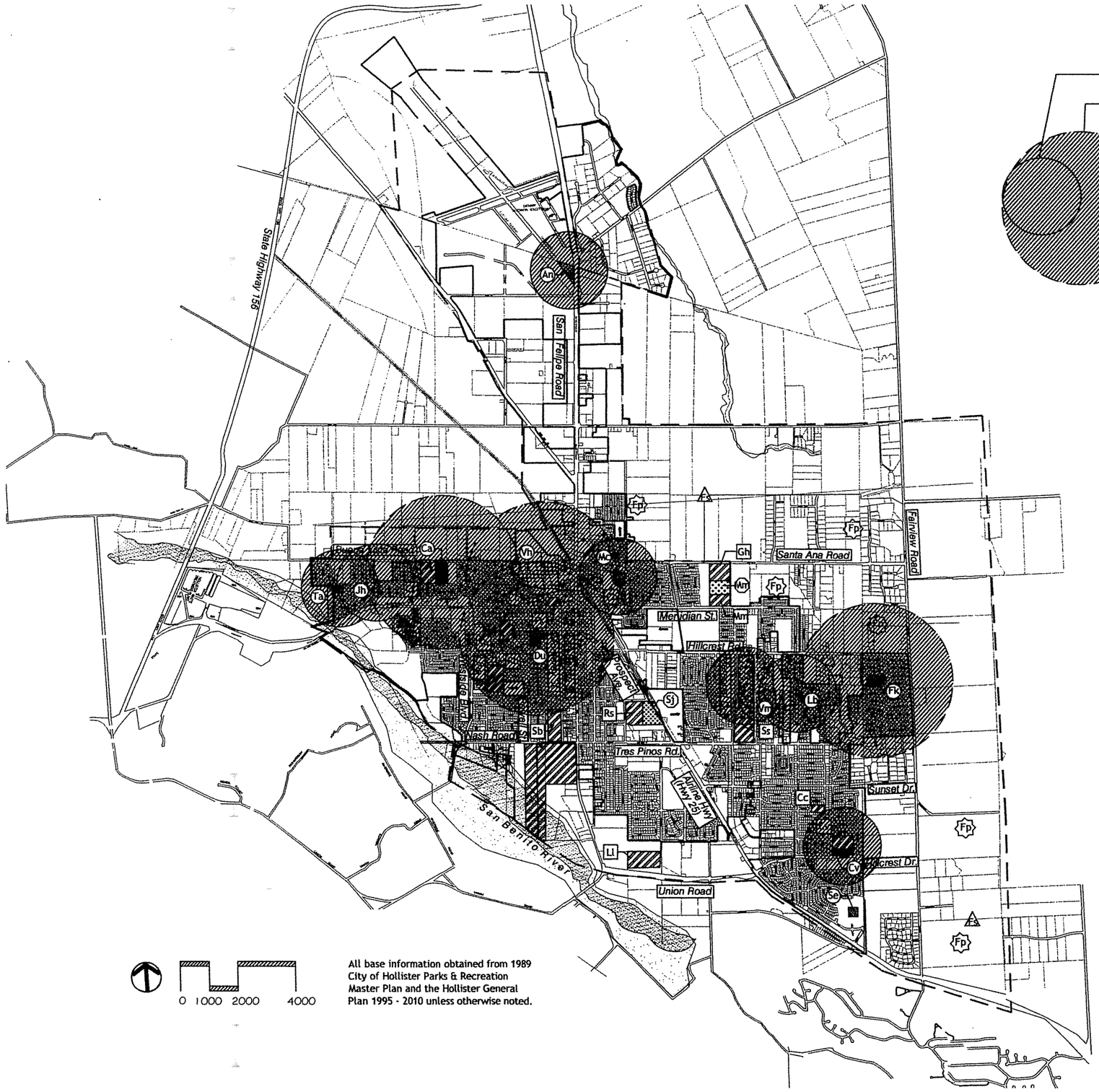

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Existing Park Service Area

LEGEND

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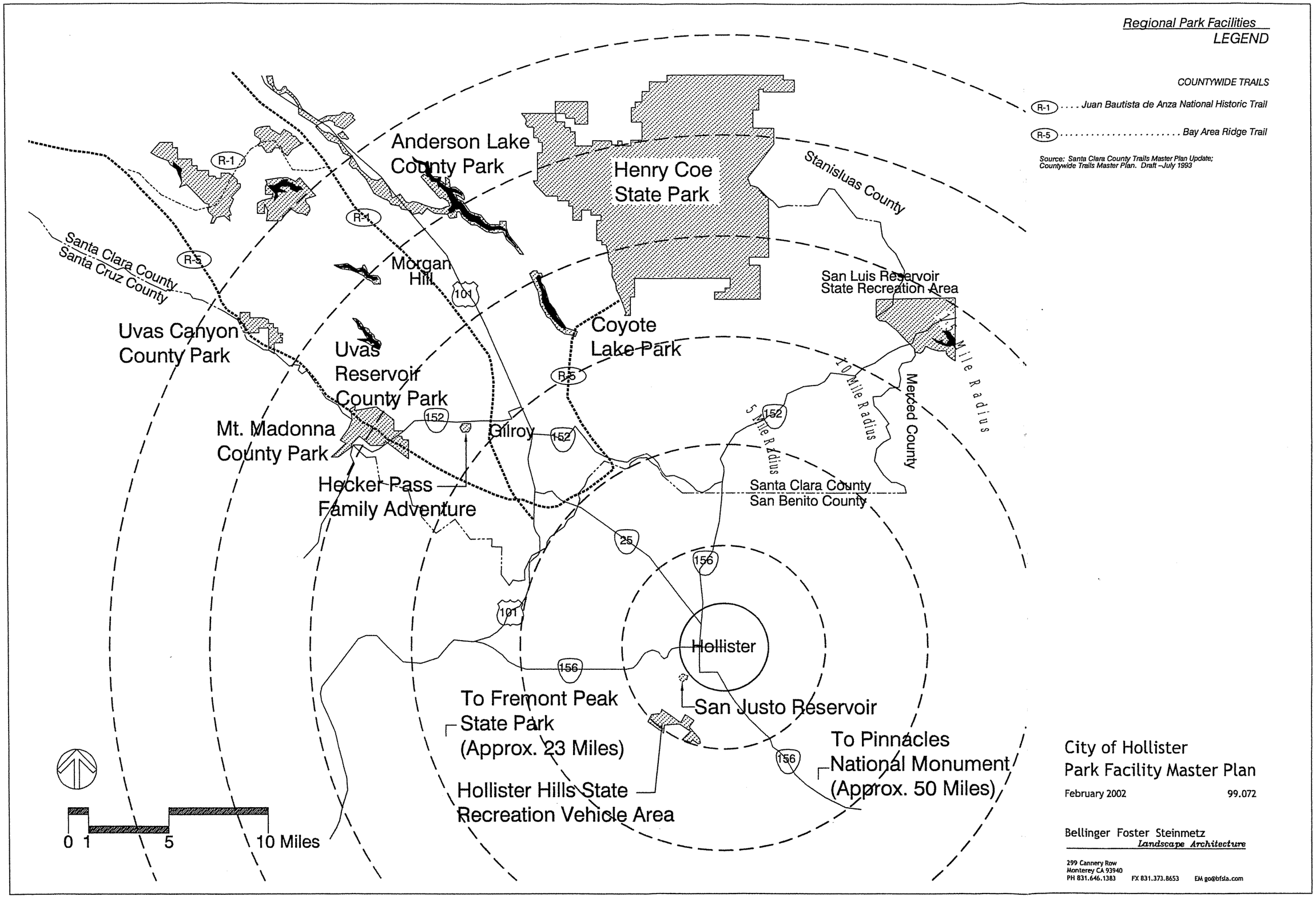
Regional Park Facilities
LEGEND
COUNTYWIDE TRAILS
R-1 . . . . Juan Bautista de Anza National Historic Trail
R-5 . . . . . Bay Area Ridge Trail
Source: Santa Clara County Trails Master Plan Update; Countywide Trails Master Plan. Draft –July 1993
Anderson Lake County Park
Henry Coe State Park
Stanisluas County
Santa Clara County
Santa Cruz County
Morgan Hill
San Luis Reservoir State Recreation Area
Uvas Canyon County Park
Uvas Reservoir County Park
Coyote Lake Park
Mt. Madonna County Park
Gilroy
Hecker Pass Family Adventure
Merced County
Santa Clara County
San Benito County
Hollister
San Justo Reservoir
To Fremont Peak State Park (Approx. 23 Miles)
Hollister Hills State Recreation Vehicle Area
To Pinnacles National Monument (Approx. 50 Miles)
5 Mile Radius
10 Mile Radius
15 Mile Radius
0 1 5 10 Miles
City of Hollister
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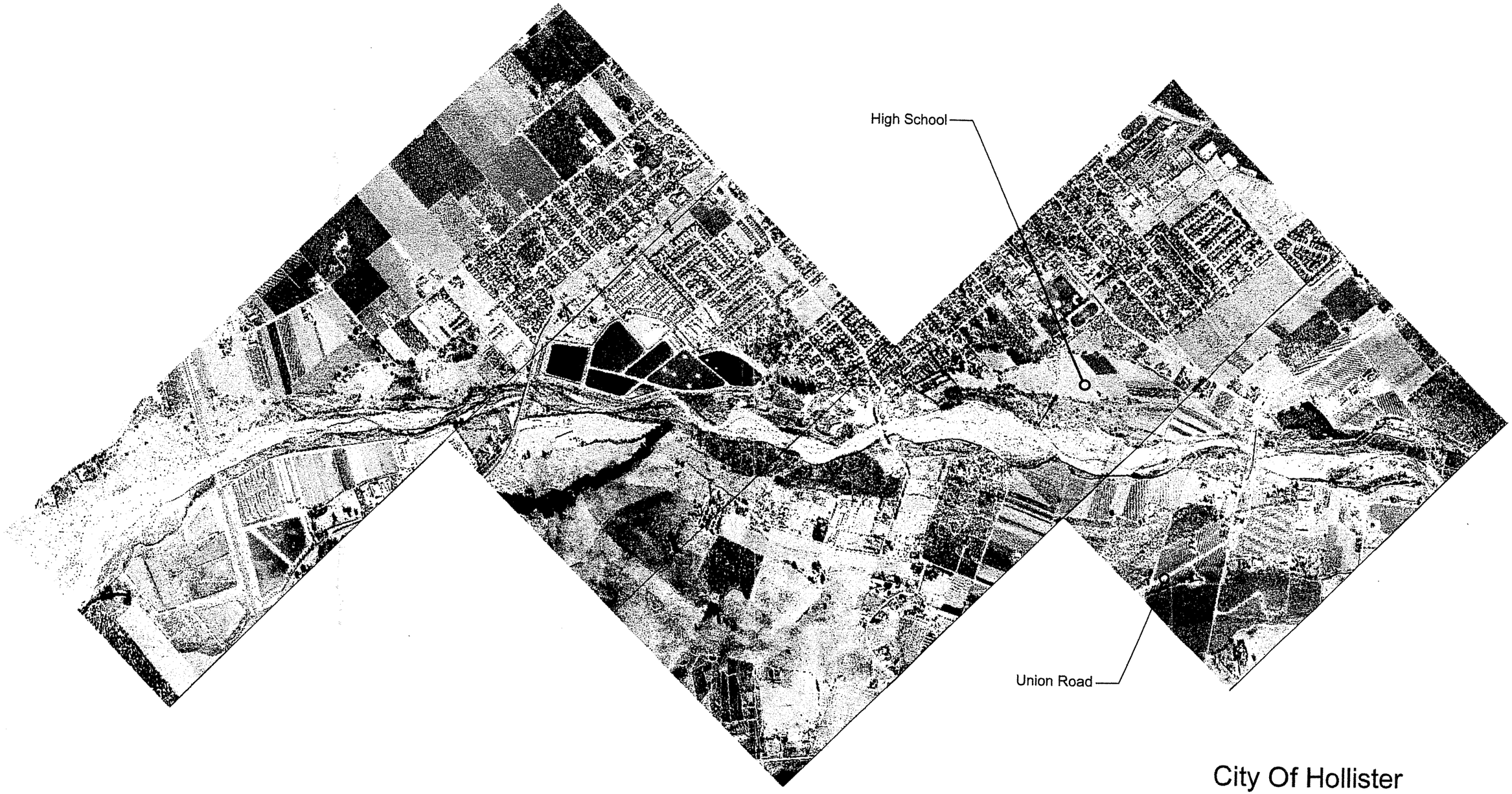
San Benito River Greenbelt



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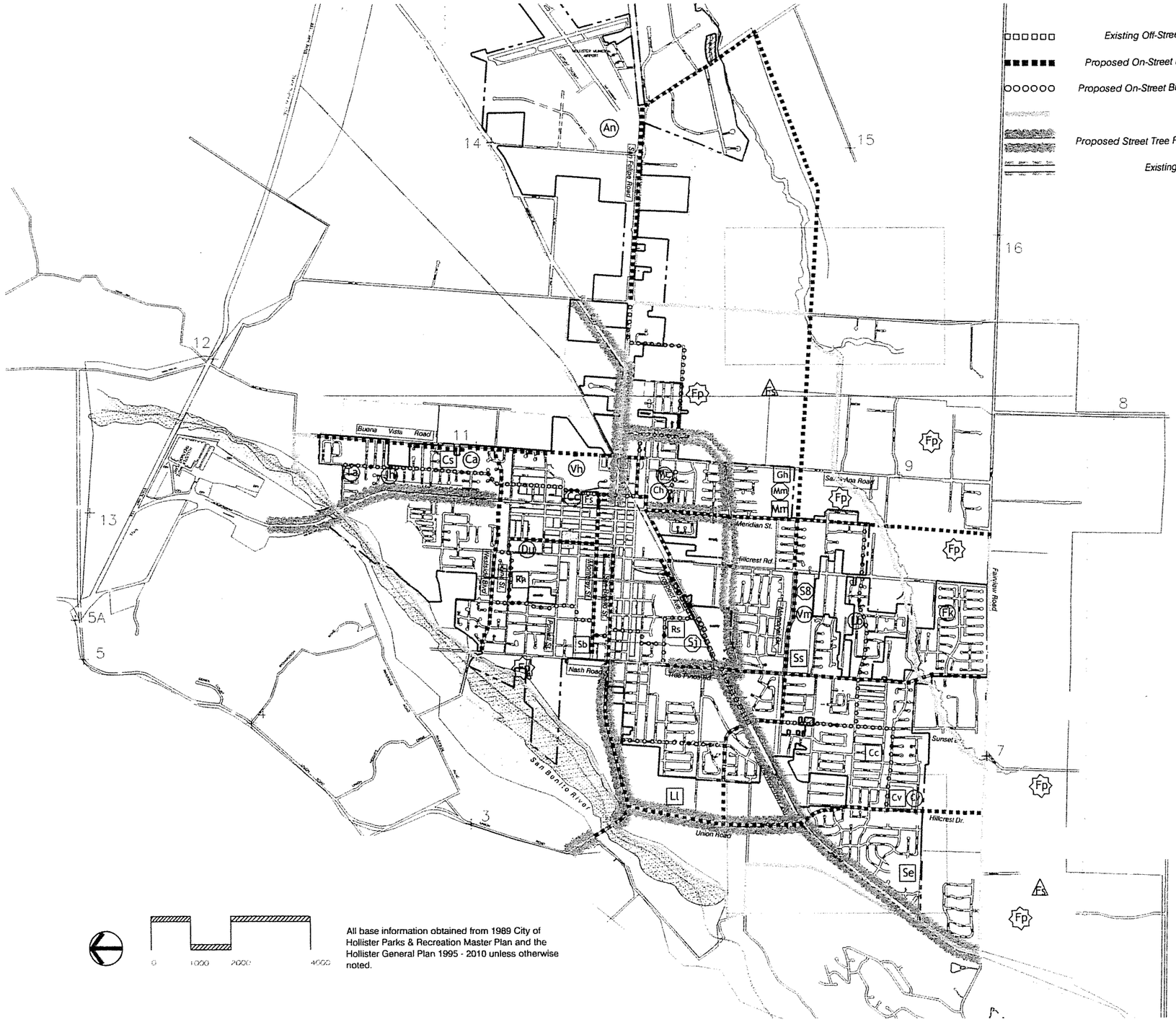

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Proposed Bikeway Plan

LEGEND

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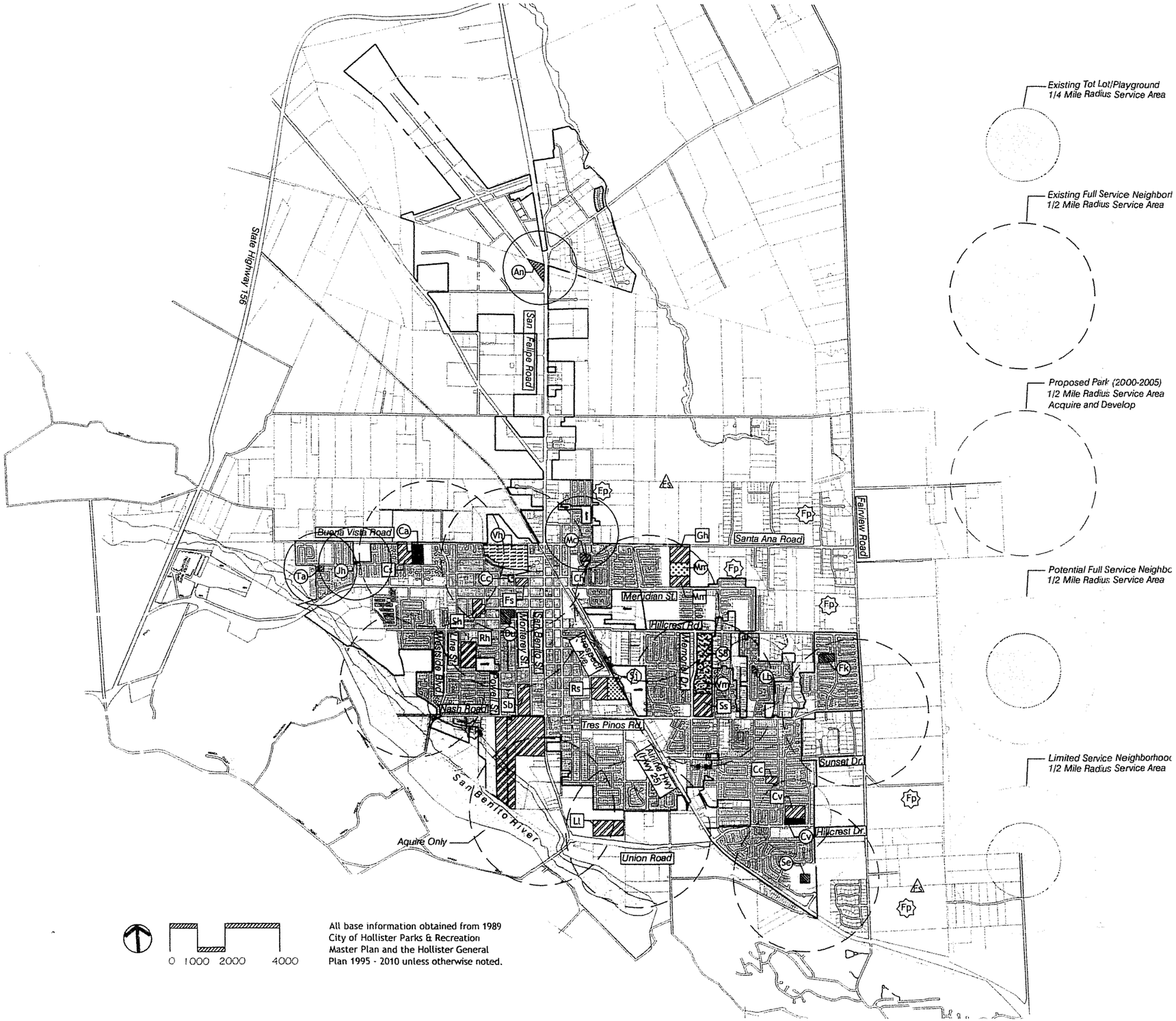

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Park Land Opportunities
(2000-2005)

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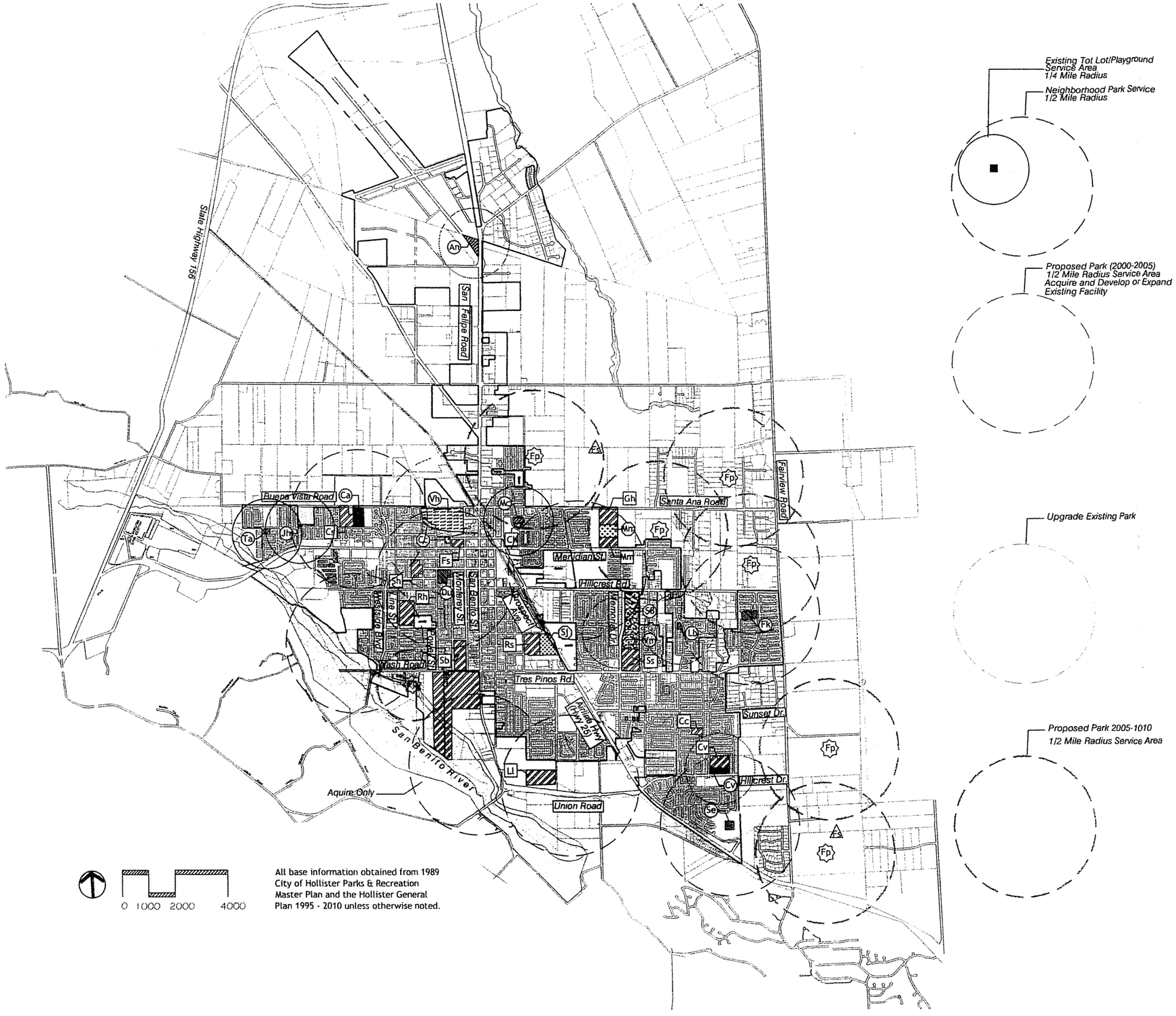

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Park Land Opportunities (2005-2010)

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