

# 5. COMMUNITY SERVICES AND FACILITIES ELEMENT

# 5

*This Community Services and Facilities Element presents information on community services and facilities available in Hollister today and focuses on policies and actions for the City of Hollister to provide high-quality infrastructure and public services throughout the city. This section presents goals, policies, and actions for the following topics:*

- 5.2.1 *Services and Infrastructure Planning*
- 5.2.2 *Water Supply and Wastewater*
- 5.2.3 *Stormwater Drainage*
- 5.2.4 *Energy*
- 5.2.5 *Solid Waste*
- 5.2.6 *Parks and Recreation*
- 5.2.7 *Fire and Police Services*
- 5.2.8 *Public Schools*
- 5.2.9 *Library Services*

## 5.1 HOLLISTER TODAY

### 5.1.1 WATER SUPPLY

The City of Hollister and the Sunnyslope County Water District (SSCWD) both supply water to the Planning Area through two separate water distribution systems. The San Benito County Water District is the wholesale water provider to the City of Hollister and the SSCWD and supplies surface water from the Central Valley Project (CVP). There are two water treatment facilities that treat surface water in the Planning Area that are owned by the San Benito County Water District and maintained by the SSCWD.

The water supply for the City of Hollister and SSCWD consists of groundwater and imported surface water obtained from the San Benito County Water District.



Photo by Jenny Knerr

The 2017 Hollister Urban Area Water and Wastewater Master Plan provides a comprehensive plan and implementation program to meet the existing and future water resource needs for the Hollister Urban Service Area. The plan includes recommended priorities through 2035 for water supply, recycled water facilities, water system operations, and institutional agreements. Priority projects identified in the plan include the addition of local wells to supply the northern part of the city, expanding recycled water use for agricultural irrigation, and developing the North County Groundwater project, which involves the development of wells in particular subbasins. The plan also includes recommendations for institutional agreements between agencies that will be required to implement projects.



Photo by Michael Grzan

### 5.1.2 WASTEWATER

The City of Hollister provides wastewater treatment for most of the Planning Area. The City owns an industrial wastewater treatment plant and owns and operates a domestic wastewater recycling facility, both of which are located along the San Benito River on the west side of the city. The industrial wastewater treatment plant primarily treats waste from the San Benito Foods tomato cannery in the City Limits. The domestic wastewater recycling facility treats domestic, commercial, and industrial wastewater from within the City Limits and from portions of the unincorporated county. It produces reclaimed water for agricultural use, park irrigation, and groundwater recharge. The Cielo Vista Estates Wastewater Treatment Plant serves approximately 50 single-family homes in the southeast corner of the Planning Area. There are also County islands within the Planning Area that are served by private septic systems.

Although the City of Hollister and its wastewater treatment plant currently have ample capacity to process sewage from existing development, there could be capacity issues in the future as the General Plan is built out. The plant currently processes 2.6 million gallons per day (MGD) of wastewater on an average day, as compared to a permitted capacity of 4.08 MGD. This existing flow consists of 2.26 MGD from areas inside the City of Hollister and its environs, 0.16 MGD from the City of San Juan Bautista, and 0.18 MGD from the San Juan Oaks unincorporated residential subdivision. The City of Hollister has committed that San Juan Bautista can send as much as 1.2 MGD to the wastewater treatment plant, and that San Juan Oaks can send as much as 0.5 MGD. Adding these maximum flows from those locales to Hollister's existing flows would result in total flows of 4.3 MGD, which exceeds the plant's current permitted capacity. This situation will be exacerbated as additional development occurs under this General Plan, as buildout of the General Plan would add an additional 1.68 MGD for a total future demand of 6.0 MGD. So, although there is not a wastewater treatment capacity issue now, one could arise in the future as development occurs in Hollister, San Juan Bautista, and San Juan Oaks.

### 5.1.3 STORMWATER DRAINAGE

The City's storm drainage system consists of multiple networks of inlets, pipes, and basins that flow to the San Benito River, Santa Ana Creek, and to terminal (retention) basins that percolate stormwater into the ground. Over 59 miles of piping flows through various stormwater collection features, such as basins and retention ponds, and ultimately to one terminal basin or one of the 20 river outfalls. The City's system does not include any stormwater pumping stations.

The City's 2011 Storm Drain Master Plan includes a list of known problem areas throughout the storm drain system. These locations experience flooding during minor and major storm events due to pavement and gutter damage, very flat slopes, lack of a storm drain system, and inlet capacity issues. According to calculations from the 2011 Storm Drain Master Plan, there are some areas within the City Limits without the capacity to convey future 10-year and 25-year storm peak flow.

### 5.1.4 ENERGY

Pacific Gas and Electric Company (PG&E) provides natural gas service to the Hollister Planning Area. Gas delivered by PG&E originates in gas fields in California, the US Southwest, the US Rocky Mountains, and from Canada. Transmission pipelines send natural gas from fields and storage facilities in large pipes under high pressure. Smaller distribution pipelines deliver gas to individual businesses or residences. There are four natural gas pipelines in the Hollister Planning Area. Two parallel pipelines are aligned beneath Pacific Way and the easement to the west. One transmission line branches to the south from these pipelines and is aligned beneath Rustic Road and terminates in the core of Hollister. The other transmission line also branches to the south from the two parallel pipelines and enters the city at Buena Vista Road and Bridgevale Road, continuing south to Highway 156B and then heading southwest. PG&E gas transmission pipeline systems are maintained through an inspection and monitoring program, which includes real-time leak inspections, surveys, and patrols of the pipelines.

There are two energy providers that serve the Hollister Planning Area with electricity: Central Coast Community Energy (CCCE) and PG&E. CCCE is the default electricity provider for all communities in San Benito County, including Hollister, as well as for communities in Santa Cruz and Monterey Counties. CCCE provides two electricity choices: 3Choice and 3Prime. 3Choice is a power mix generated mostly by hydroelectric power and partially powered by renewable sources. 3Prime is a 100 percent renewable service. Customers can opt out of CCCE for PG&E electricity service. PG&E electricity is generated by a combination of sources, such as coal-fired power, nuclear power plants, and hydro-electric dams, as well as newer sources of energy,



Photo by Michael Grzan

such as wind turbines and solar farms. Both CCCE and PG&E use PG&E's existing electric grid infrastructure to deliver electricity to its consumers. The City of Hollister is served specifically by the Hollister substation.

Although PG&E has the capacity to provide electricity to existing customers in the city, there are currently delays in connecting new service, and there could also be capacity issues in the future as the General Plan is built out. PG&E is currently in the process of upgrading the Hollister substation by adding new banks that will increase available capacity and a new feeder line will be installed to serve the area in northern Hollister near the airport. Completion of this project will address the current delays in electricity connections. Most of the City of Hollister's future growth can be served by PG&E's transmission system after the substation upgrade. However, depending on the rate of growth in Hollister, projects that are farther from the Hollister substation, such as the very northern and southern edges of town, could experience shortfalls in electrical capacity and some development could experience delays in obtaining new electricity connections.

Renewable energy sources provide clean energy for a city, as opposed to fossil-fuel based energies, which generate significant greenhouse gas (GHG) emissions. Renewable energy technologies are continuously evolving, but current, common technologies include wind, solar photovoltaic (PV), and geothermal wells. Transition to cleaner energy sources will help Hollister reduce GHG emissions citywide and improve resiliency against climate change-related impacts. Hollister is already acting to formally increase local clean energy supply options for residents, businesses, and City operations by participating in the CCCE. The CCCE provider is on track to meet California's renewable energy goal of supplying 33 percent of electricity from renewable resources.

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

The California Building Code established Title 24 building energy-efficiency standards for new construction (including requirements for entire new buildings, additions, alterations, and in nonresidential buildings, repairs) and energy-efficient appliances. The Title 24 Standards are updated periodically to allow incorporation of new energy-efficiency technologies and methods.

### 5.1.5 SOLID WASTE

The San Benito County Integrated Waste Management (SBCIWM) Regional Agency coordinates recycling and garbage services for all of San Benito County, including Hollister's Planning Area. The SBCIWM Regional Agency is contracted with Recology, a private company, to provide weekly collection of garbage, recyclables, and organic/compost for commercial and residential customers. Recyclable waste is delivered to the Monterey Regional Waste Management District in Marina, which has a Materials Recovery Facility where recyclables are sorted and shipped to different markets for processing. Organic waste is transported to the South Valley Organics composting facility off Highway 152 near Gilroy where it is composted, and the finished product is marketed as landscape compost. Solid waste collected by the SBCIWM Regional Agency is delivered to 13 landfills with the majority of the solid waste delivered to John Smith Road Landfill or the Billy Wright Landfill.

Reducing waste in the first place, along with repairing and/or reusing materials, are important strategies for overall sustainability in terms of preserving our natural resources and reducing the release of GHG emissions from solid waste. The California Integrated Waste Management Act requires cities and counties to adopt and implement waste diversion programs for source reduction, recycling, and composting, and requires that each county adopt a Countywide Integrated Waste Management Plan. In 2016, Senate Bill 1383 set statewide targets to reduce organic waste disposal and associated methane emissions by requiring organic waste collection services and that some food service businesses donate leftover edible food, among other regulations and programs.

### 5.1.6 PARKS AND RECREATION

In the Hollister Planning Area, there are both open space and parks, which provide differing benefits. Open space refers to space managed for resource conservation, hazard reduction, and scenic value, while parks refer to land that has been improved in such a way to support active recreation. Typical park improvements include sports fields, playgrounds, picnic areas, tennis courts, running tracks, recreation centers, and basketball courts. Larger parks support programmed services, such as classes, swimming and tennis lessons, activities for children and seniors, and league sports. The Parks and Recreation Division provides landscape maintenance of all parks and recreational facilities, as well as over 9,000 street trees, all public medians, City buildings, and greenways. Aside from landscape maintenance, general maintenance of these facilities is provided by the Buildings and Grounds Division of the Community



Photo by Jenny Kner

The City of Hollister, Recreation Department, is one of several park service providers in the Planning Area. Other service providers include the County of San Benito, the Hollister School District, and the San Benito High School District. Public park services are supplemented by private facilities, such as swim and fitness clubs and the YMCA. Private golf courses and swimming and tennis facilities are in surrounding unincorporated land south of Hollister.



Photo by David Mirrione

The City of Hollister has approximately 80 acres of park land. All other parks and recreational facilities in the City Limits are owned by school districts, the County, or private developers, including school district-owned recreational areas and the County-owned Veterans Memorial Park. These facilities are not included in the park land total but contribute many acres of park land for community use.

Two additional neighborhood and pocket parks are outside the City Limits but in the Planning Area: Quail Hollow Park and Oak Creek Park. Both are south of the city and are privately owned. However, both parks are open to the public. Maintenance is provided by the County through County Service Areas.



Photo by Jenny Knerr

The proposed San Benito River Parkway sits immediately adjacent to the City's Water Reclamation Recreational Facility. The San Benito River Parkway is a planned 20-mile contiguous parkway along the San Benito River and a segment of Tres Pinos Creek. The parkway will provide opportunities for nature education, bird watching, hiking, biking, and horseback riding in addition to a multiuse trail and a regional park.

The City has established a goal of 5 acres of park land per 1,000 residents. The 2018 park land ratio of the Hollister Planning Area is 3.5 acres per 1,000 residents, including the acreage from joint-use parks, as adopted in the Hollister Park Facility Master Plan. This means that currently, the City of Hollister is not meeting its park land ratio goal. To reach this goal, the Hollister Park Facility Master Plan recommends increasing in-lieu fees to finance the construction of new parks.

#### 5.1.7 FIRE AND POLICE SERVICES

Fire protection in the Hollister Planning Area is provided by the Hollister Fire Department (HFD). Preventing and extinguishing structural fires, protecting life and property safety, and reducing fire losses is an essential part of HFD's mission. HFD has two automatic-aid agreements with the South Santa Clara County Fire District and Aromas Tri-County Fire District. The South Santa Clara County Fire District contracts with Santa Clara County Fire for service and the Aromas Tri-County Fire District contracts with the California Department of Forestry and Fire Protection (CAL FIRE) for service. Both automatic-aid agreements encompass reciprocal responses with each



Photos by David Mirrione

agency. Agencies in California must provide mutual-aid assistance to each other when requested and available. This agreement increases aid during fire emergencies across the county.

There are three HFD stations within City Limits, one of which is a temporary station that needs replacement, and one fire station in the San Juan Bautista City Limits. HFD anticipates the need to develop a minimum of two additional fire stations in the county to meet growing population demand in the areas surrounding Hollister. The department anticipates one of the stations to be near the San Juan Oaks Golf Course southwest of the Hollister Planning Area and one station approximately five miles south of the Hollister City Limits.

Police services in the Planning Area are provided by the Hollister Police Department (HPD), the San Benito County Sheriff's Office, and the California Highway Patrol. The HPD has primary responsibility for areas in the City Limits. The San Benito County Sheriff's Office provides services to unincorporated areas in the Planning Area and the California Highway Patrol provides traffic enforcement on state and local freeways. Mutual-aid agreements between these agencies allow for joint responses to emergency situations that warrant additional personnel.

#### 5.1.8 PUBLIC SCHOOLS

The Planning Area is served by four school districts: the Hollister School District, Southside Elementary School District, North Joint Union Elementary School District, and the San Benito High School District. The Hollister School District, for students in grades K through 8, also serves unincorporated areas of San Benito County surrounding the City Limits. San Benito High School District, for students in grades 9 through 12, is the high school district for both the city and most of unincorporated San Benito County. Both Southside Elementary School District and North Joint Union Elementary School District are single-school elementary school districts in unincorporated San Benito County but within the Planning Area.

Gavilan College operates a satellite campus in downtown Hollister. The college provides post-secondary educational opportunities for Hollister residents and students from other areas. Gavilan College has goals to expand services and build a permanent educational center in Hollister long-term and is currently in the process of planning a new campus at the intersection of Highway 25 and Fairview Road.



Photos by David Mirrione



Photo by the Hollister Police Department



Photo by PlaceWorks

### 5.1.9 LIBRARY SERVICES

The San Benito County Free Library in downtown Hollister is the only library in the county. The San Benito County Free Library provides library services to the Hollister community through its library facilities, e-library services, and a bookmobile. The bookmobile travels throughout the county to supply unincorporated areas with direct access to library resources.

## 5.2 COMMUNITY SERVICES AND FACILITIES ELEMENT GOALS, POLICIES, AND ACTIONS

The following section provides goals, policies, and actions relating to community services and facilities in the City of Hollister.

### 5.2.1 SERVICES AND INFRASTRUCTURE PLANNING

**GOAL CSF-1** Provide an adequate level and maintenance of public services and facilities to ensure the continued health, education, welfare, and safety of all residents and businesses.

#### POLICIES

**Policy CSF-1.1** **New Development Requirements for Public Services.** Ensure that future growth does not create demands that exceed the capabilities and capacity of local public services, including police and fire services, by requiring new development applications to identify the impacts that the proposed development would have on the provision of public services. Approve only development applications that can mitigate impacts or contribute a proportional fair share so that local public services can be maintained at an acceptable level.

**Policy CSF-1.2** **Coordination of Facilities and Services Planning.** Cooperate and coordinate with the County of San Benito, Local Agency Formation Commission (LAFCO), and other local agencies in the provision of infrastructure and services in the Hollister Planning Area.

**Policy CSF-1.3** **Infrastructure Planning.** Require the preparation of a specific plan, financing plan, development agreement, creation of a Communities Facilities District, or another similar document or



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financing vehicle, as a pre-condition to annexation or redesignations of land for new urban use.

The plans shall identify means to ensure adequate funding to support construction of all needed public facilities, including water, sewer, storm drainage, roads, sidewalks, parks, and school facilities.

**Policy CSF-1.4** **Development Review Criteria for Public Services.** Prior to granting approval, evaluate each new development in terms of the following criteria:

1. The project shall share a common border with a property that has already been developed.
2. The project shall be adequately served by infrastructure (e.g., water, sewer, streets, schools, parks), which is already in place or mitigated.
3. The project shall be within the existing service areas of local service providers (i.e., fire protection, police protection, solid waste disposal, schools), and not result in a reduction in their current capabilities.
4. The project shall have adequate water supply of sufficient quantity and quality.
5. There shall be adequate sanitary sewer capacity and treatment capability that can be provided to serve the proposed project.
6. There shall be adequate fire protection for the proposed project.
7. There shall be adequate police protection for the proposed project.
8. The proposed project shall result in no impact on local parks and recreational facilities, or the applicant will provide the resources required to mitigate the impacts associated with the proposed development.
9. There shall be an adequate level of solid waste collection services and disposal capacity to serve the proposed project.



Photo by Michael Grzan



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Photo by David Mirrione

10. There shall be an appropriate level of utility services (gas, electric, and telephone) to serve the proposed project.
11. The project applicant shall finance the full costs associated with any drainage improvements necessary to accommodate peak flows from the proposed project.
12. The proposed project shall not make a significant contribution to the emission of regional air pollutants.
13. There shall be adequate elementary, middle, and high schools to serve the proposed project.

**Policy CSF-1.5** **Utility Provider Coordination.** Coordinate land use planning activities with the Pacific Gas and Electric Company (PG&E), County of San Benito, internet, and other utility providers to ensure that utility systems are available for new development and are installed to meet the needs of new residents. Promote the availability and adequate delivery of reliable, modern, and competitively priced utilities necessary for businesses to prosper.

**Policy CSF-1.6** **Development Fees.** Review the existing development fee structure, including the infrastructure connection fees, every two years and restructure as needed.

**Policy CSF-1.7** **Capital Improvements Maintenance and Replacement.** Ensure that the City's Capital Improvement Program is coordinated with responsible districts and agencies and provides for ongoing, preventative maintenance of infrastructure facilities and the replacement of City equipment.

**Policy CSF-1.8** **Capital Improvements Program.** Conduct reviews of the Capital Improvements Program (CIP) at least every five years and add budget for transportation, infrastructure, and public facility improvements as funding sources are identified.

**Policy CSF-1.9** **Telecommunications and Technology.** Ensure that residents, schools, businesses, and organizations have access to reliable, modern, and cost-effective telecommunications.



Photo by Hollister Parks and Recreation Staff

## ACTIONS

- Action CSF-1.1 Information Technology Plan.** Develop and adopt an Information Technology Plan to guide investment in the City's hardware and software.
- Action CSF-1.2 Public Facilities Impact Fee.** Regularly review the public facilities impact fee to ensure development funds its fair share of new community and public facilities, including public safety facilities, required to serve new residents and employees in Hollister.

## 5.2.2 WATER SUPPLY AND WASTEWATER

**GOAL CSF-2** Plan for adequate water and sewer facilities.

## POLICIES

- Policy CSF-2.1 Sewer and Water Facility Coordination.** Coordinate with responsible districts and agencies to ensure that sewer and water facility expansion and/or improvements meet federal and State standards and occur in a timely manner.
- Policy CSF-2.2 Development Areas.** Encourage development in those portions of the Hollister Sphere of Influence that are already served by the local water supply and wastewater systems or to which water supply and wastewater systems can reasonably be extended.
- Policy CSF-2.3 Costs of New Development.** Ensure that the cost of providing sewer and water service to new development proposed outside of existing service areas should be borne solely by those proposing the development, thus eliminating any financial burden to existing customers for any required expansion of the sewer and water system network to serve such development.
- Policy CSF-2.4 Water Supply Management.** Manage the water supply in a way that is environmentally and economically sustainable by working with local, regional, and statewide agencies to establish policies that promote water-use efficiency programs, including recycled water programs, to support the expanded use of recycled water in Hollister.



Photo by Michael Grzan

- Policy CSF-2.5** **Provision of Water Service to New Development.** Require developers who will require water service for their projects to apply to the City of Hollister for service.
- Policy CSF-2.6** **Water Conservation Measures.** Require water-conserving practices and features, including water-efficient fixtures, in all new construction, in accordance with State law.
- Policy CSF-2.7** **Use of Recycled Water.** Increase the use of recycled water in development projects and landscaping and implement best practices (e.g., dual plumbing) to expand recycled water use when safe, practical, and available.
- Policy CSF-2.8** **Water Resources Association of San Benito County Coordination.** Coordinate with the Water Resources Association of San Benito County to identify and implement countywide strategies to conserve water.
- Policy CSF-2.9** **Water Conservation Education.** Educate the community about the challenges to the water supply system and the need for responsible water management.
- Policy CSF-2.10** **Water and Sewer Connections in City Limits.** Require all development that will use City water and wastewater services to be in the City Limits, with the exception of a public health or safety threat, in accordance with State law.
- Policy CSF-2.11** **Identification of Opportunities for Water Recycling.** Support the extension of recycled water distribution infrastructure and identify opportunities for the use of recycled water where available.
- Policy CSF-2.12** **Urban Water Management Plans.** Ensure that updates to the Urban Water Management Plan maximize water conservation and reuse to fulfill the City's water supply needs. Consider projected water supplies in updated Urban Water Management Plans as part of each Major Review of the 2040 General Plan.

**Policy CSF-2.13 Sewer Collection System Deficiencies.** Prioritize implementation of the recommendations from the Sanitary Sewer Collection System Master Plan to address the deficiencies identified in the plan and ensure that the sewer system meets the City's performance standards for existing and future population wastewater flows.

**Policy CSF-2.14 Wastewater Flow Rates.** Monitor wastewater flow rates to the City's wastewater treatment plant on a regular basis to document available treatment capacity.

**Policy CSF-2.15 Wastewater Flow Monitoring.** Do not allow new development in Hollister if such development would generate wastewater flows that exceed 90 percent of the wastewater treatment plant's National Pollutant Discharge Elimination System (NPDES) permit requirements or its capacity.

**Policy CSF-2.16 Development Outside of the Airport or Santa Ana Sewer Systems.** Require those proposing development outside of the service areas of the airport or Santa Ana sewer systems to develop plans for, finance, and install the sewer facilities required to serve the proposed development.

#### ACTIONS

**Action CSF-2.1 Water-Efficiency Strategies.** Adopt citywide policies that encourage or require new and existing development to incorporate measures to reduce potable water demand and/or increase water efficiency.

**Action CSF-2.2 Sunnyslope County Water District Coordination.** In cooperation with the Sunnyslope County Water District, develop implementation plans to:

1. Phase the construction of additional water storage reservoirs to match increases in local water demand.
2. Add new wells in accordance with current capital improvement plans to ensure adequate safe pumping supply to meet peak-day demand for water.

- Action CSF-2.3 Water Resource Data Sharing.** Exchange water resources data with the Sunnyslope County Water District to allow for responsible decisions regarding water supply development and land use planning.
- Action CSF-2.4 Requirements for Water Conservation in New Development.** Identify, evaluate, and establish requirements for project developers to reduce water usage, such as installing water-efficient fixtures, planting drought-tolerant landscaping, including dual water lines for residential projects (one for clear water and the other for the recirculation of graywater), and limiting golf course irrigation (if applicable) to conserve water and prevent further groundwater drawdown.
- Action CSF-2.5 Hollister Urban Water and Wastewater Master Plans.** Update the Urban Water and Wastewater Master Plans to be consistent with the population, employment, and other growth projections of this General Plan, in compliance with State law requirements for future water supplies.
- Action CSF-2.6 Data on Sewer and Water System Capacity.** Establish the extent and capacity of the existing water supply systems and the wastewater collection, treatment, and disposal system, and update this information on a regular basis in coordination with the Sunnyslope County Water District and San Benito County Water District. This information is to be used by the Planning Commission and the City Council to evaluate the impacts on sanitary sewerage facilities, which would result from proposed development.
- Action CSF-2.7 Landscape Water Conservation Education Program.** Continue to work with the San Benito County Water Resources Association to educate property managers, homeowners, and designers about water-conserving landscaping and water-recycling best practices.
- Action CSF-2.8 Recycled Water Incentives.** Develop incentives to encourage the use of recycled water.

**Action CSF-2.9 Wastewater Treatment Plan Improvements Study.** Begin studies immediately to develop a plan for phased improvements to the wastewater treatment plant, including documentation of project costs for each phase. Coordinate planned improvements to increase the plant capacity with the Central Coast Regional Water Quality Control Board.

**Action CSF-2.10 Wastewater Treatment Plan Funding Plan.** Develop and implement a funding plan for future wastewater treatment plant improvements, with a primary emphasis on funding from new wastewater plant connections as they occur.

**Action CSF-2.11 Sewer Connection Fee Study.** Conduct a study to evaluate the cost of the sewer connection fees for new development and the monthly wastewater collection fees for existing customers to ensure that the costs of the wastewater treatment plant upgrades needed to accommodate future development can be met through the Capital Improvements Program.

**Action CSF-2.12 Wastewater Treatment Plan Expansion.** Implement plans to expand the wastewater treatment plant when monitored flows reach 80 percent of the plant's NPDES permit requirements or its capacity.

### 5.2.3 STORMWATER DRAINAGE

**GOAL CSF-3** Provide adequate stormwater facilities.

#### POLICIES

**Policy CSF-3.1 Adequate Drainage Facilities.** Require project developers to provide adequate storm drains for stormwater runoff. Proposed development projects must include adequate provisions to accommodate peak flows, shall not significantly impact downstream lands, and shall avoid impacts on riparian vegetation.

**Policy CSF-3.2 Stormwater Capture.** Encourage stormwater capture and encourage, when feasible and cost-effective, on-site rainwater catchment for new and existing development.



Photo by PlaceWorks

## ACTIONS



Photo by Michael Grzan

**Action CSF-3.1 Identification of Drainage System Improvements.** Establish a program for drainage system improvements that would include, but not be limited to, the following:

1. Continual monitoring of areas with insufficient drainage and implementation of any necessary improvements.
2. Construction of new system improvements to improve storm drainage performance.
3. Evaluation of stormwater volumes when replacing undersized or otherwise inadequate lines with larger or parallel lines.
4. Establishing development guidelines to protect areas that are particularly susceptible to erosion and sediment loss.
5. Compliance with the NPDES requirements.

**Action CSF-3.2 Drainage Channels and Culverts.** Create a program to inspect all active drainage channels and culverts associated with subdivisions and large-scale developments for accumulated sediment during construction, post-construction, and on an ongoing basis. If the inspections indicate that sediment accumulation has occurred, then these drainage structures should be cleared of debris and sediment.

## 5.2.4 ENERGY

**GOAL CSF-4** Promote the development of a clean energy supply, and use of energy-efficient technology that benefits all members of the community.

## POLICIES

**Policy CSF-4.1 Resource Efficiency in Site Development.** Encourage site planning and development practices that reduce energy demand and incorporate resource- and energy-efficient infrastructure.

**Policy CSF-4.2 Resource-Efficient Building Design.** Promote and encourage residents and businesses to be resource and energy efficient by creating incentives and removing obstacles to promote their use. Require those proposing new development to incorporate

energy conservation measures in the design and construction of all proposed residential, commercial, industrial, and public buildings. This would include:

- Shading of parking lots and summertime shading of south-facing windows.
- Requiring those proposing new development to design all proposed commercial, office, and industrial structures with high-efficiency heating-ventilation-air conditioning (HVAC) systems for maximum energy efficiency.
- Requiring those proposing new development to design all window systems to reduce thermal gain during warm weather and heat loss during cool weather.
- Encouraging the use of domestic solar energy.

**Policy CSF-4.3** **Energy Efficiency in Government.** Promote and serve as an effective leader in implementing conservation practices and incorporating resource-efficient alternatives in government facilities and services.

**Policy CSF-4.4** **Title 24 Requirements.** Require new development projects to meet or exceed Title 24 energy conservation requirements, and, where possible, require structural and landscaping design to make use of natural heating and cooling. Encourage the use of solar and alternative energy technologies to meet or exceed Title 24 requirements.

**Policy CSF-4.5** **LEED Program.** Encourage developers to use Leadership in Energy and Environmental Design standards.

**Policy CSF-4.6** **Solar Design.** Promote the use of solar energy and develop design standards relating to solar orientation, including landscaping, and appropriate impervious surfaces.

**Policy CSF-4.7** **Distributed Energy Systems.** Encourage the development of distributed energy systems for new construction, such as rooftop solar panels, customer-owned battery backup systems, fuel cell technologies, backup generators, and combined heat and power systems.

- Policy CSF-4.8** **Building Energy Load Reduction.** Reduce the energy load per building by using energy-saving techniques, such as upgrading insulation, reducing electricity loads from lighting and appliances, and revising building design guidelines.
- Policy CSF-4.9** **Microgrids.** Encourage the development of microgrids for large-scale development projects, such as college campuses, hospital complexes, business centers, and large industrial land uses.
- Policy CSF-4.10** **Battery Energy Storage Systems.** Encourage the installation of battery energy storage systems (BESS) for commercial and industrial users to meet short-term peak power needs.
- Policy CSF-4.11** **Reach Codes.** Consider the implementation of reach codes for the City, which are local building energy codes that go beyond the minimum requirements of the California Building Code.
- Policy CSF-4.12** **On-site Renewable Energy Sources.** Require the installation of on-site renewable energy sources, such as solar photovoltaic, for new commercial and office buildings greater than 45,000 square feet and new industrial buildings greater than 99,000 square feet.
- Policy CSF-4.13** **Energy Providers Assistance.** Obtain the assistance of the Pacific Gas and Electric Company and Central Coast Community Energy in reviewing proposals for commercial buildings and major subdivisions of more than 25 units during the design and approval process to ensure the incorporation of energy-efficiency recommendations into the plans.
- Policy CSF-4.14** **PG&E Coordination on Energy Technology.** Coordinate with Pacific Gas and Electric Company in the development of smart grid technology, demand management programs, and battery storage systems.
- Policy CSF-4.15** **PG&E Coordination on Future Growth Projections.** Keep PG&E informed of projected growth rates and electricity usage in Hollister to assist in PG&E's five-year electricity demand forecasts.

**Policy CSF-4.16 Peak Energy Demand Calculations.** Require large-scale projects that require preparation of an Environmental Impact Report to calculate peak electricity demands and apply early in the planning process to PG&E for proposed electricity connections so that PG&E can determine capacity to serve the project.

#### ACTIONS

**Action CSF-4.1 Backup Energy.** Evaluate backup energy provisions for critical City facilities and upgrade as needed. Encourage the use of alternatives, such as fuel cell and solar generator backups, to the sustained use of gasoline-powered generators.

**Action CSF-4.2 “Green” Building Standards.** Adopt a “Green Building Program” to encourage the use of green building materials and energy conservation. Provide a resource list of local suppliers and builders that promote green building materials and practices.

**Action CSF-4.3 Green Building Grant Funding.** Monitor available grant funding sources and apply for grant funding that will assist with the implementation of green building and green energy policies and actions.

**Action CSF-4.4 Energy Conservation Programs.** Provide public information on alternative energy technologies for residential developers, contractors, and property owners. Publicize energy conservation programs and weatherization services that are available to provide subsidized or at-cost inspection and corrective action by making information available through websites and newsletters.

#### 5.2.5 SOLID WASTE

**GOAL CSF-5** Ensure adequate and sustainable solid waste management that meets the existing and future needs of the city and reduces disposable waste over time.

#### POLICIES

**Policy CSF-5.1 Solid Waste Management.** Coordinate with the County of San Benito in addressing solid waste management and landfill capacity needs consistent with this General Plan.

- Policy CSF-5.2 Waste Reduction and Recycling.** Comply with State laws to promote recycling and divert recyclable materials from the landfill, such as encouraging businesses to recycle building and other materials; promoting composting by restaurants, institutions, and residents; and supporting programs to promote recycling. Encourage residential, commercial, and industrial customers to evaluate and reduce their waste streams and to participate in waste exchanges and used goods resale programs.
- Policy CSF-5.3 Zero-Waste Legislation.** Support zero-waste legislation locally, regionally, and statewide.
- Policy CSF-5.4 Green Jobs.** Support the development of green jobs through investment in zero-waste programs and infrastructure.
- Policy CSF-5.5 Litter and Illegal Dumping.** Reduce litter and illegal dumping in Hollister.

Actions

- Action CSF-5.1 Identification of Recycling Program Opportunities.** Create a formal recycled product procurement program for the City and work with local industry and commercial enterprises to encourage the purchase and use of recycled materials where possible.
- Action CSF-5.2 Zero-Waste Goal.** Prepare a zero-waste strategic plan to maximize solid waste diversion community-wide.
- Action CSF-5.3 Reusable Foodware Ordinance.** Develop and adopt a Reusable Foodware Ordinance that requires the use of reusable foodware when dining on-site at restaurants and the use of compostable or recyclable foodware containers for carryout orders.
- Action CSF-5.4 Solid Waste Reduction Programs.** Adopt and implement programs that reduce the amount of materials entering the solid waste stream.

## 5.2.6 PARKS AND RECREATION

**GOAL CSF-6** Provide high-quality neighborhood and community parks to meet the recreational, open space, leisure, and play needs of existing and future residents.

### POLICIES

**Policy CSF-6.1** **Parks and Recreational Facilities Standard.** Provide five acres of developed parks and recreational facilities for every 1,000 residents in the City Limits to improve the 2018 service ratio of 3.5 acres of park space per 1,000 people. New residential or mixed-use developments containing a residential component shall be required to provide park land, or pay in-lieu fees, in this ratio, as directed by the City. Private parks and open space that is counted toward the City's park requirement shall be publicly accessible.



Photo by Jaquelyn Scimeca

**Policy CSF-6.2** **Access to Parks and Recreation Facilities.** Ensure an equitable distribution of open space, parks, and recreational facilities throughout the city. Strive to improve, operate, maintain, and rehabilitate existing parks, facilities, and other public amenities.



Photo by Jenny Knerr

**Policy CSF-6.3** **Hollister Parks Facility Master Plan.** Prioritize the implementation of the recommendations from the 2018 Hollister Parks Facility Master Plan.

**Policy CSF-6.4** **Park Design and Review Process.** Design all new parks to follow the best practices outlined in the Hollister Parks Facility Master Plan. Require all new park and recreation facilities to receive a recommendation from the Parks Commission prior to approval.

**Policy CSF-6.5** **High-Quality Facilities and Recreational Programs.** Promote and provide high-quality facilities and recreation programs to meet the recreational and cultural needs and desires of existing and future residents of all groups, ethnicities, and income levels.

**Policy CSF-6.6** **Public Information Campaigns.** Collaborate with schools, governmental agencies, and community organizations to expand existing programs and establish new outreach campaigns to promote physical activity and nutritious meals.

**Policy CSF-6.7** **Park Access.** Work with local community-based organizations to expand and increase park access throughout the city.

ACTIONS

**Action CSF-6.1** **Park and Recreational Standard Plan.** Develop and implement a plan to achieve the City's standard of providing five acres of developed parks and recreational facilities for every 1,000 residents in the City Limits.

**Action CSF-6.2** **Trail Master Plan.** Develop and adopt a Trail Master Plan for the city that includes a gap analysis of existing parks, trails, and open spaces. Future improvements identified in the trail master plan shall prioritize access and equity.

**Action CSF-6.3** **Vista Park Hill Master Plan.** Implement the Vista Park Hill Master Plan and work to achieve the seven goals outlined in the plan.

**Action CSF-6.4** **Park Grant Funding.** Pursue grant funding to improve existing parks and develop new City parks.

**Action CSF-6.5** **All-Abilities Playground.** Develop and adopt a plan to create an all-abilities playground.

**Action CSF-6.6** **Community Engagement on Park Improvements.** Hold meetings with the community at the outset of planning for new parks or park improvements.

**Action CSF-6.7** **Developer-Provided Parks.** Establish incentives to encourage developers to build parks beyond City requirements.

### 5.2.7 FIRE AND POLICE SERVICES

**GOAL CSF-7** Provide adequate fire and police services to serve existing and new development.

#### POLICIES

**Policy CSF-7.1** **Police Services.** Ensure that development in the Hollister Planning Area does not exceed the capability of the Hollister Police Department and the San Benito County Sheriff's Department to provide an adequate level of police protection.



Photo by the Hollister Police Department

**Policy CSF-7.2** **Fire Safety.** Ensure that development in the Hollister Planning Area does not exceed the capability of the Hollister Fire Department and the San Benito County Fire Department to provide an adequate level of fire protection.

**Policy CSF-7.3** **Fire Protection Mitigation.** Require individual project developers to negotiate with the Hollister Fire Department to determine additional mitigation for proposed projects prior to the issuance of building permits. Such mitigation may include the payment of impact fees, the development of new fire protection facilities, and/or the provision of firefighting equipment.



Photo by the Hollister Police Department

**Policy CSF-7.4** **Fire and Police Project Review.** Ensure that the responsible fire protection agency and law enforcement agency reviews all development proposals in the Hollister Planning Area to ensure that the project provides adequate fire protection and addresses crime prevention concerns.

#### ACTIONS

**Action CSF-7.1** **Public Service Master Plans.** Require City departments to update their public service master plans in conformance with the amount and type of development specified in this General Plan to ensure that the City maintains an adequate number of public safety workers, including police officers and firefighters.



Photo by the Hollister Police Department



Photo by Jenny Knerr



Photo by Hollister Parks and Recreation Staff



Photo by David Mirrione

**Action CSF-7.2** **Facilities for Fire and Police Services.** Create a plan for new police and fire facilities, including identification of opportunities for shared use of facilities by the Police and Fire Departments.

**Action CSF-7.3** **Fire Protection Master Plan Update.** Update the City's Fire Protection Master Plan. Include consideration of a fire protection expansion plan to fund and operate additional fire stations in the city, including the airport area and the southeastern section of the Hollister Planning Area. As part of this update and in coordination with the County of San Benito and/or CAL FIRE, investigate fire and emergency service consolidation as a means of expanding and improving service in the Hollister Planning Area.

## 5.2.8 PUBLIC SCHOOLS

**GOAL CSF-8** Support high-quality education for Hollister's students.

### POLICIES

**Policy CSF-8.1** **New School Funding Incentives.** Consider incentives, such as density bonuses and waiver or reductions of development standards, when a proposed project voluntarily provides school fee contributions beyond their fair share for new school facilities.

**Policy CSF-8.2** **Coordination with School Districts.** Encourage joint planning with local school districts in determining the location of educational facilities.

**Policy CSF-8.3** **School Development Impact Fees.** Require all new development to mitigate its fair share of the impact of such development on school facilities to the maximum extent permitted under State law.

**Policy CSF-8.4** **Community Use of School Facilities.** Collaborate with schools to enter into joint-use agreements to provide access to school facilities for neighborhood, community, and recreational activities.

**Policy CSF-8.5** **Construction of a Second High School.** Support the San Benito High School District's efforts to construct a new high school.

## 5.2.9 LIBRARY SERVICES

**GOAL CSF-9** Support the provision of library services to meet the informational and educational needs of Hollister.

### POLICIES

**Policy CSF-9.1** **County Partnership.** Partner with the San Benito County Free Library to maximize public use of libraries for community cultural and educational events and classes, particularly to support youth, seniors, job training, adult education, technology, literacy, and English as a second language.

### ACTIONS

**Action CSF-9.1** **Library Service Expansion Study.** Conduct a study to investigate the needs and funding mechanisms to expand library services in the Hollister Planning Area.



Photo by David Mirrione

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