

Notice of Intent to Circulate Petition

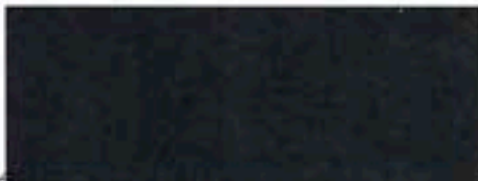
Notice is hereby given by the persons whose names appear hereon of their intention to circulate the petition within the City of Hollister ("City") for the purpose of adopting General Plan policies that establish an Urban Growth Boundary for the City. A statement of reasons of the proposed action as contemplated in the petition is as follows:

- Preserve the agricultural and open-space lands surrounding the City to strengthen the local agricultural economy, support agritourism and ecotourism, and enhance the quality of life of City residents.
- Protect the residents of Hollister from bearing the costs of significantly extending or expanding municipal services, including sewer and water, for new developments outside the Urban Growth Boundary, unless voters approve the extension.
- Promote efficient growth and improve the City's ability to provide municipal services by concentrating future residential, commercial, and industrial development within and near currently developed areas where infrastructure already exists.
- Manage growth to foster and protect Hollister's rural and small-town character while supporting appropriate economic development consistent with the City's unique local conditions.
- Provide certainty in long-term planning by establishing a foundational policy that defines the geographic limits of urban development while retaining sufficient flexibility to respond to changing community needs over time.
- Promote democracy in land use planning by giving City residents the power to determine how and when Hollister should grow outside the Urban Growth Boundary.

Original Signed by,



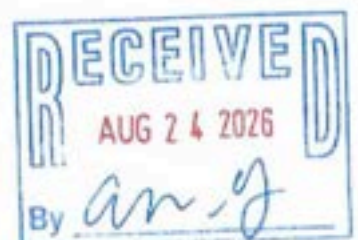
Larry Rebecchi



Craig Rutz



Belinda Garcia





**INITIATIVE MEASURE TO ESTABLISH URBAN GROWTH BOUNDARY AND
LIMIT EXTENSION OR EXPANSION OF SEWER AND WATER SERVICE
OUTSIDE OF URBAN GROWTH BOUNDARY**

This initiative would amend the City of Hollister General Plan 2040 ("General Plan") to establish an Urban Growth Boundary ("UGB") as a line beyond which urban development will not be allowed by the City, except for certain public facilities and in other limited circumstances. The Initiative would establish the UGB at the same location as the City of Hollister's Sphere of Influence ("SOI") line as it existed on August 24, 2026. Future changes to the SOI would not alter the location of the UGB. Outside the UGB, unless approved by a vote of the people, the only permissible land uses that can be approved by the City are: public parks, public educational facilities (such as public schools and public colleges); agricultural and other open space uses consistent with the definition of "open-space lands" in the State Planning and Zoning law; roadways as provided in government transportation plans; or other necessary governmental facilities to serve public safety or provide essential public services.

The Initiative would also amend the General Plan to provide that "Urban Development" is prohibited outside the UGB, defining Urban Development as development that requires, utilizes or would result in the establishment of a new public or privately operated sewer, waste water collection or treatment system or water service system, or the significant expansion or extension of any existing such system, or subdivision or development of land principally for residential purposes at a density or intensity inconsistent with the agricultural, open-space, natural-resource or other rural uses permitted outside the UGB.

The Initiative would require that any General Plan amendment that would change the location of the UGB as depicted on the Land Use Plan map, or redesignate lands outside of the UGB, or any extension of wastewater or sewer services to serve new Urban Development outside of the UGB may be made only by after approval by vote of the people. The City Council may amend the UGB location to move it within the boundaries of the UGB if doing so is in the public interest, or may amend or redesignate lands outside of the UGB if necessary to comply with state or federal law regarding the provision of housing for all segments of the community, only upon making specific findings that the amendment or redesignation would permit no greater density than that necessary to accommodate the required housing, and that an alternative site within the UGB is not available to satisfy the specific State or federal housing law.

The Initiative exempts projects that have a vested right as of the Initiative's effective date. It directs that City ordinances and policies be amended as soon as possible to conform to the Initiative.



[REDACTED]
Larry Rebecchi
Hollister, CA 95023
[REDACTED]

August 24, 2026

Via Hand Delivery

Hollister City Clerk
375 Fifth Street
Hollister, CA 95023

Re: **Hollister Urban Growth Boundary and Voter Empowerment Initiative**

Dear City Clerk:

Enclosed for filing pursuant to the California Elections Code are an original and one copy of the following documents: (1) a Notice of Intention to Circulate Petition ("Notice"); (2) a proposed initiative measure for the City of Hollister; and (3) an acknowledgment of Elections Code section 18650. Please file-stamp each page of the enclosed copies of these documents and return one copy to me. Three supporters of the proposed initiative have signed the Notice pursuant to Elections Code Section 9202. The names and addresses of the three proponents are on a separate sheet, enclosed, for your review. Please redact the addresses if providing these materials in response to any requests from the public.

Please ask the City Attorney to prepare a ballot title, preferably "Hollister Urban Growth Boundary and Voter Empowerment Initiative," and a summary of the initiative. Enclosed is a proposed ballot Title and Summary that may be helpful.

If you, the City Attorney, or any other City staff have any questions about any portion of the initiative, please contact our attorney, Beverly Grossman Palmer of Strumwasser & Woocher at (310) 576-1233, or bpalmer@strumwooch.com.

Thank you for your attention to this matter.

Sincerely,

[REDACTED]

Larry Rebecchi

Enclosures

Hollister Urban Growth Boundary and Voter Empowerment Initiative

List of Proponents and Addresses

Larry Rebecchi

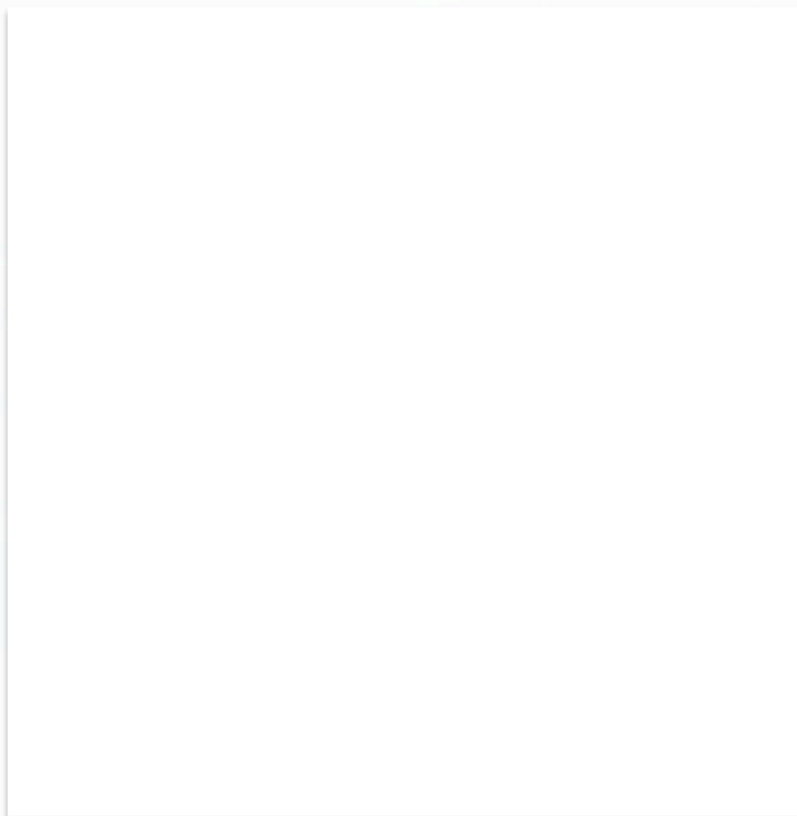
[REDACTED]
Hollister, CA 95023

Craig Rutz

[REDACTED]
Hollister, CA 95023

Belinda Garcia

[REDACTED]
Hollister, CA 95023



City Attorney's Ballot Title and Summary of the Measure

Pursuant to California Elections Code section 9203, subdivision (a), the City Attorney has prepared the following ballot title and summary of the proposed initiative Measure. The ballot title and summary must be printed across the top of each page of the petition whereon signatures are to appear as required by Elections Code section 9203, subdivision (b).

//

//

Initiative Measure to Establish Urban Growth Boundary and Extension or Expansion of Sewer and Water Service Outside of Urban Growth Boundary

This Measure would amend the City of Hollister ("City") General Plan 2040 ("General Plan") to establish an Urban Growth Boundary ("UGB") as a line beyond which urban development will not be allowed by the City, except for certain public facilities and in other limited circumstances. The measure would establish the UGB at the same location as the City of Hollister's Sphere of Influence ("SOI") line as it existed on August 24, 2026. Future changes to the SOI would not alter the location of the UGB. Outside the UGB, unless approved by a vote of the people, the only permissible land uses that can be approved by the City are: public parks; public educational facilities (such as public schools and public colleges); agricultural and other open space uses consistent with the definition of "open-space lands" in the State Planning and Zoning law; roadways as provided in government transportation plans; or other necessary governmental facilities to serve public safety or provide essential public services.

The Measure would also amend the General Plan to provide that "Urban Development" is prohibited outside the UGB, defining Urban Development as (1) any development that requires, utilizes, or would result in the establishment of a new public or privately operated sewer, waste water collection or treatment system, or water service system, or the significant expansion or extension of any existing such system; or (2) subdivision or development of land principally for residential purposes at a density or intensity inconsistent with the agricultural, open-space, natural-resource, or other rural uses permitted outside the UGB.

The Measure would require that any General Plan amendment that would change the location of the UGB as depicted on the Land Use Plan map, or redesignate lands outside of the UGB, or any extension of wastewater or sewer services to serve new Urban Development outside of the UGB may be made only after approval by vote of the people. The City Council may amend the UGB location to move it within the boundaries of the UGB

if doing so is in the public interest, or may amend or redesignate lands outside of the UGB if necessary to comply with state or federal law regarding the provision of housing for all segments of the community, only upon making specific findings that the amendment or redesignation would permit no greater density than that necessary to accommodate the required housing, and that an alternative site within the UGB is not available to satisfy the specific State or federal housing law.

The Measure exempts projects that have a vested right as of the Measure's effective date. It directs that City ordinances and policies be amended as soon as possible to conform to the Measure.

Hollister Urban Growth Boundary and Voter Empowerment Initiative



Section 1. Purpose and Objectives

A. Purpose. The purpose of this *Hollister Urban Growth Boundary and Voter Empowerment Initiative* ("Initiative") is to amend the City of Hollister ("City") General Plan to establish a long-term Urban Growth Boundary ("UGB"). The UGB is a boundary beyond which urban development shall not be permitted, except for certain public facilities and other limited circumstances expressly provided in this Initiative. Only specified agricultural, open-space, and related uses may occur outside the UGB.

The UGB may not be amended except by a vote of the people of the City of Hollister at an election held in accordance with state law. Under limited and specifically defined circumstances, certain uses may be permitted, or the UGB may be adjusted without a vote of the electorate, but only upon the City Council making the findings required by this Initiative.

This Initiative also removes the Urban Service Area designation from the General Plan in furtherance of its objective of directing development and urban infrastructure investment within the UGB.

B. Objectives. This Initiative aims to achieve the following objectives:

1. Preserve the agricultural and open-space lands surrounding the City to strengthen the local agricultural economy, support agritourism and ecotourism, and enhance the quality of life of City residents.
2. Protect the residents of Hollister from bearing the costs of providing and maintaining municipal services, including sewer and water, for developments outside the UGB, unless the extension of these services has been approved by the voters of the City.
3. Give City residents the power to determine how and when Hollister should grow.
4. Promote efficient growth and improve the City's ability to provide municipal services by concentrating future residential, commercial, and industrial development within and near currently developed areas where infrastructure already exists.
5. Manage growth to foster and protect Hollister's rural and small-town character while supporting appropriate economic development consistent with the City's unique local conditions.
6. Provide certainty in long-term planning by establishing a foundational policy that defines the geographic limits of urban development while retaining sufficient flexibility to respond to changing community needs over time.

Section 2. Findings

The people of the City of Hollister find that this Initiative promotes the health, safety, welfare, and quality of life of City residents based on the following findings:

1. Hollister's Historic Small-Town Character

Hollister was established as an agricultural center, and much of the land surrounding the City remains in agricultural production. The City has long maintained its unique small-town character by ensuring that growth respects its historical roots and strong connection to the surrounding landscape.

This Initiative advances that commitment by directing future development toward existing developed areas and limiting the extension of urban infrastructure, including sewer service, outside the Urban Growth Boundary ("UGB"). By preserving agricultural lands and open space around the City, the Initiative helps maintain Hollister's rural identity while continuing to allow appropriate economic development consistent with local conditions.

2. Hollister's Agricultural Heritage and Resources

Hollister possesses a rich agricultural heritage that remains a vital component of the local economy. The City is surrounded by extensive agricultural lands, including areas designated by the California Department of Conservation as Prime Farmland and Farmland of Statewide Importance.

These valuable agricultural resources continue to face development pressure. According to the Department's Farmland Mapping and Monitoring Program, approximately 43 percent of the County's Important Farmland—much of it located around Hollister—has been converted to urban and other developed uses since 1984.

Many residents are concerned about the continuing loss of orchards and other productive agricultural lands that historically characterized the region. Hollister is home to many of California's remaining growers of Blenheim apricots, a highly valued and increasingly rare variety.

This Initiative promotes the continued viability of agriculture and agritourism by protecting agricultural lands from urban encroachment and preserving them as a natural buffer between Hollister and neighboring communities, including San Juan Bautista, Tres Pinos, and Gilroy.

3. Hollister's Open Space and Natural Environment

The City is surrounded by rolling hills, open spaces, scenic landscapes, and working agricultural lands. Protecting these resources—including hillsides, meadows, creeks, woodlands, and scenic vistas—is essential to preserving their environmental, recreational, watershed, habitat, and aesthetic values.

These resources also contribute significantly to the local tourism economy. Hollister serves as a gateway to Pinnacles National Park, the Hollister Hills State Vehicular Recreation Area, and numerous recreational destinations throughout southern San Benito County.

4. Future Development of the City

The General Plan's vision for Hollister calls for focusing growth inward through infill development closest to the City's historic core. The General Plan recognizes that, "As Hollister continues to grow, development pressure on the edges of the city will increase. Without a strategy to counterbalance this pressure, development will creep further from the core of Hollister."

This Initiative supports sustainable development patterns by encouraging infill development, revitalizing downtown, promoting compact growth, and fostering complete neighborhoods. These development patterns can also help reduce traffic congestion, improve air quality, and limit greenhouse-gas emissions associated with sprawling development.

5. The City's Housing Supply

The General Plan promotes efficient and affordable housing for all economic segments of the population, including very low-, low- and moderate-income households, through policies that encourage infill development, affordable housing opportunities, and mixed-use development in the downtown area. This Initiative is intended to preserve Hollister's ability to meet applicable state and federal housing requirements while directing urban growth toward areas where infrastructure and services can be provided efficiently.

The Initiative is designed to preserve the City's ability to accommodate its housing obligations while directing housing development and urban infrastructure investments to areas where municipal services, including sewer service, can be provided more efficiently and cost-effectively. The Initiative also includes an amendment procedure that allows the City Council, after making specific findings supported by substantial evidence, to amend the UGB or redesignate lands outside the UGB when necessary to comply with state or federal housing laws, including the state Housing Element Law.

6. Now Is the Time to Act

Hollister has experienced significant growth pressures due to its proximity to Silicon Valley. Development has expanded beyond the City's historic center and established neighborhoods into formerly rural areas.

This growth has resulted in the loss of agricultural land and increased demands on the City's infrastructure and public services. Residents increasingly recognize that land-use decisions directly affect their daily lives. The small-town character that has long defined Hollister is changing as orchards and farmland continue to be converted to other uses. Increased traffic congestion has lengthened commute times and made travel more difficult for residents throughout the community.

Many residents believe action is needed to protect Hollister's quality of life while ensuring that future growth is sustainable and well planned.

7. This Initiative Follows the Example of Other California Communities

Dozens of California cities have adopted voter-approved Urban Growth Boundaries, Urban Limit Lines, or similar growth-management boundaries, including cities in Santa Clara, Monterey, Santa Cruz, Sonoma, Contra Costa, Ventura and other counties. Several cities in our region, including Gilroy, Morgan Hill, Marina, and Watsonville, have adopted Urban Growth Boundaries or Urban Limit Lines. Many of these communities enacted voter-approved growth management measures that place major land-use decisions directly in the hands of residents.

Between 2015 and 2025, Hollister's population increased by approximately 22 percent, significantly exceeding statewide population growth during the same period. Like many communities facing growth pressures from nearby metropolitan regions, Hollister has reached a point where residents believe they must act now to protect their city.

8. This Initiative Promotes Democratic Participation in Land-Use Planning

This Initiative empowers Hollister residents to participate directly in decisions that affect their community. The Initiative is not intended to halt growth but rather to ensure that significant decisions regarding growth and development receive voter consideration.

Many residents have expressed concerns regarding urban sprawl, traffic congestion, and the extension of municipal services, such as sewer services, to developments outside of city limits. This Initiative provides a mechanism for residents to participate more directly in decisions that will shape Hollister's future.

9. Protection of Health, Safety, and Welfare

The UGB reflects a commitment to directing future growth toward existing urbanized areas while preventing urban sprawl into surrounding agricultural and environmentally sensitive lands.

By concentrating future residential, commercial, and industrial development within and adjacent to areas already served by urban infrastructure and public services, the UGB promotes the health, safety, welfare, and quality of life of City residents. The policies implementing the UGB retain sufficient flexibility to respond to changing community needs while supporting the General Plan's goals of orderly growth, preservation of community character, and emphasis on infill development.

10. No Effect on Lands Within the UGB

This Initiative does not alter land-use designations or development regulations for properties located within the UGB and does not limit the City Council's authority to amend those designations and regulations in accordance with applicable law.

11. No Effect on County Land-Use Designations

San Benito County retains regulatory authority over lands located outside the City limits, including lands outside the UGB. This Initiative does not affect the County's land-use designations or regulatory authority over those lands.

The City has also identified potential future land uses for certain areas outside the UGB on the General Plan Land Use Plan Map attached as Exhibit A. This Initiative does not alter those designations except as specifically provided herein.

Section 3. General Plan Amendment

This Initiative hereby amends the City of Hollister General Plan ("General Plan"), as existing on the date of submittal of

the Notice of Intention to Circulate this Initiative ("Submittal Date"). The amendments made by subsections A and B of this Section 3 may be amended or repealed only by a vote of the people of the City of Hollister.

A. General Plan Map Amendments

1. Upon the Effective Date of this Initiative, the Land Use and Community Design Element of the City's General Plan, Figure LU-1 (Hollister Planning Area), Figure LU-2 (Land Use Map) and any related maps, shall be amended to do the following:
 - a. Establish an Urban Growth Boundary ("UGB") in the same location as the City's Sphere of Influence ("SOI") legally in effect on the Submittal Date, as depicted for reference on Exhibit A. All figures and maps in the General Plan that include the SOI shall be amended to show the UGB in the location of the SOI legally in effect on the Submittal Date. Although the UGB is coterminous with that SOI as of the Submittal Date, the two boundaries are independent of one another in legal significance and purpose. Exhibit A depicts the boundary for voter reference; the legally controlling location of the UGB is the location of the City's SOI legally in effect on the Submittal Date.

B. General Plan Text Amendments:

Text to be inserted in the General Plan is indicated in **bold** type. The General Plan is hereby amended to add the following new text:

1. General Plan Chapter 3, Land Use and Community Design Element, shall be amended to add the following Policy and Actions in Section 3.6.1, Growth Management:

Policy LU-1.13 Urban Growth Boundary

The Hollister Urban Growth Boundary ("UGB"), which the people of Hollister adopted via the Hollister Urban Growth Boundary and Voter Empowerment Initiative (the "Initiative"), is a line beyond which Urban Development will not be allowed in Hollister, except where approved by the voters or subject to certain other specific exceptions. The UGB preserves nearby agricultural and open-space lands, encourages efficient growth, protects the City's rural and small-town character, and provides certainty to the City for long-term planning. The City shall not take any action that is inconsistent with this Initiative.

"Urban Development" means and includes: (1) any development that requires, utilizes, or would result in the establishment of a new public or privately operated sewer, wastewater collection or treatment system, or water service system, or the significant expansion or extension of any existing such system; or (2) subdivision or development of land principally for residential purposes at a density or intensity inconsistent with the agricultural, open-space, natural-resource, or other rural uses permitted outside the UGB by this Initiative. Uses expressly permitted by Action LU-1.10 are not Urban Development to the extent they remain within the scope of those permitted uses.

Nothing in this Initiative shall be applied to preclude the City's use of density bonuses or the approval of housing where required by state law, so long as the approval is consistent with the requirements of Action LU-1.11.

The UGB was coextensive with the City's Sphere of Influence at the time the Initiative was adopted. However, the two boundaries are legally distinct and serve separate purposes. Accordingly, even if the Sphere of Influence line is later moved, the UGB shall remain in the location adopted by the Initiative unless amended by the voters or as otherwise provided by the Initiative.

Action LU-1.10 Permissible Land Uses Outside UGB

Except as otherwise expressly authorized by the Initiative, Urban Development is prohibited outside the UGB, and land outside the UGB may be used only for the following uses without voter approval: (1) public parks and public educational facilities, including public schools and public colleges; (2) uses consistent with the purposes of "open-space land" set forth in subdivisions (1) through (4) of Government Code section 65560(h), as that section existed on January 1, 2026, but only to the extent such uses are consistent with the agricultural, open-space, natural-resource, and rural purposes of this Initiative; (3) bona fide agricultural uses and agricultural operations; (4) construction of roadways identified in the General Plan or another adopted governmental transportation plan; and (5) other governmental facilities and projects necessary for public safety or the delivery of essential public services, but only on the minimum amount of land reasonably necessary to accommodate the permitted use.

The Agriculture designation encompasses lands with continuing commercial agricultural potential. The intent of this category is to retain primary agricultural use to the greatest extent practical and to keep these areas free of urban-type development. Allowed uses include orchards, row crops, plant nurseries, grazing lands, open space, farm-service uses, agricultural wells and irrigation facilities, and structures and facilities accessory or incidental to bona fide agricultural operations. Residential use is allowed when accessory and subordinate to a bona fide agricultural use of the property and otherwise permitted by applicable law.

Except as expressly permitted by this Initiative, the City and its departments, boards, commissions, officers, and employees shall not grant any approval inconsistent with this Initiative. All City departments, boards, commissions, officers, and employees shall act on referrals from other agencies regarding the extension or connection of municipal or public services, including sewer or water service, outside the UGB consistently with this Initiative. Any entitlement approved by the City on land outside the UGB without voter approval must either authorize a use expressly permitted by Action LU-1.10 or qualify under an applicable exception in Action LU-1.11.

(1) All City departments, boards, commissions, officers and employees shall act on applications for permits on, for or with respect to properties outside the UGB consistent with the requirements and proscriptions of this Initiative and state and federal law in a manner that avoids any such applications from being deemed approved by the city's inaction by operation of state or other law.

(2) All City departments, boards, commissions, officers and employees shall act on all referrals from other agencies regarding the extension or connection of municipal or public services such as sewer or water service outside the UGB consistent with the requirements and proscriptions of this Initiative and state and federal law in a manner that avoids such extensions or connections from being deemed approved by the city's inaction by operation of state or other law.

Action LU-1.11 Amendment of UGB

Except as otherwise expressly provided by the Initiative, the provisions of this Initiative, including the UGB may be amended or repealed only by a vote of the people of the City of Hollister at an election held in accordance with State law. Pursuant to state law, if the City Council desires to propose an amendment to this Initiative that requires voter approval, it shall first comply with the California Environmental Quality Act. The amendment shall have no effect until after such a vote is held and a majority of the voters vote in favor of it.

The location of the UGB may only be amended and lands outside the UGB may only be redesignated by the City Council without a vote of the people pursuant to the procedures set forth in subdivision (a) through (c) below.

a) **UGB Location.** The City Council may amend the location of the UGB if it deems it to be in the public interest, only if the amended boundary of the UGB is within or coextensive with the limits of the UGB as established by the Initiative.

b) **State-Law Housing Requirements.** To comply with state law regarding the provision of housing for all economic segments of the community, the City Council may amend the location of the UGB, and/or redesignate lands outside

of the UGB, if the City Council determines that doing so is necessary to comply with State or federal law regarding the provision of housing. The City Council may do so only if it first makes each of the following findings based on substantial evidence:

- (1) A specific provision of State or federal law requires the City to accommodate the housing that will be permitted by the amendment;
- (2) The amendment permits no more development than that necessary to accommodate the required housing;
- (3) An alternative site within the UGB to satisfy the specific State or federal housing law is not available; and
- (4) The land proposed to be brought within the UGB is as close as feasible to (i) the existing UGB, and (ii) available water and sewer connections.

c) Upon request of an affected landowner with a pending development application, the City Council may amend the location of the UGB depicted on the Land Use Plan map if it makes both of the following findings based on substantial evidence:

- (1) That the application of any aspect of the UGB depicted on the Land Use Plan map would constitute an unconstitutional taking of a landowner's property, and
- (2) That the amendment and associated land use designation will allow additional land uses only to the minimum extent necessary to avoid such a taking of the landowner's property.

d) Wastewater services and sewer service may not be extended to serve or facilitate new Urban Development outside the UGB except when approved by the voters or pursuant to a limited exception granted by the City Council under subdivision (b) or (c). Any such services must be fully paid for by capacity fees and connection charges, together with the full cost of extending or expanding City infrastructure necessary to serve the new development on the property or properties on which the Urban Development is to be located.

Sewer service that is operational outside the UGB as of January 1, 2026, may not be expanded to increase the amount or intensity of Urban Development that it is capable of serving without voter approval. Existing facilities may be repaired, replaced, rehabilitated, or improved without voter approval upon a finding that the work is reasonably necessary to maintain existing service, replace a failing or obsolete system, protect public health or safety, or protect natural resources, provided that the work does not materially increase service capacity for new Urban Development.

Areas outside the UGB that do not have sewer service as of January 1, 2026, may acquire such service only as authorized by this Initiative, by voter approval, or to the minimum extent reasonably necessary to address a documented threat to public health or safety affecting the public or residents of the area.

e) Prior to amending the location of the UGB under either (b) or (c), the City Council shall hold at least one noticed public hearing for the purpose of receiving testimony and evidence from the applicant and the public on the proposed amendment and any findings proposed in connection with such amendment. This hearing shall be in addition to any other public hearings regularly required for a General Plan amendment. Any action by the City Council to amend the UGB pursuant to subdivision (b) or (c) must be approved by at least a two-thirds vote of the entire City Council.

2. Paragraph 3.1.2 is amended to read as follows:

3.1.2 Urban Service Area

Hollister's USA historically defined the areas in which the City provides access to municipal water and sewer service. ~~However, as part of this General Plan, the City will evaluate whether this~~ **This** boundary can be retired as Government Code Section 56133 identifies the geographic area in which jurisdictions can provide infrastructure service. **The USA shall be removed from the Land Use Map at Figures LU-1, LU-2, LU-4.**

3. Action LU-1.9 shall be amended as follows:

Action LU-1.9 Hollister Urban Service Area. ~~Evaluate the function of the Hollister Urban Service Area and determine whether this~~ **The Urban Service Area** boundary can be retired, ~~or needs to be updated to~~ **Requests for future infrastructure service outside the UGB must** meet the requirements of **the Hollister Urban Growth Boundary and Voter Empowerment Initiative** and Government Code Section 56133.

4. Section 5.1.2, Wastewater, shall be amended as follows:

5.1.2 Wastewater

Policy CSF-2.2 Development Area

Encourage development in those portions of the Hollister Sphere of Influence **and UGB** that are already served by the local water supply and wastewater systems or to which water supply and wastewater systems can reasonably be extended. **Extension or significant expansion of sewer services outside the UGB for Urban Development may be undertaken only in compliance with Action LU-1.11.**

Section 4. Implementation

A. Effective Date. "Effective Date" means the date that the Initiative became effective pursuant to State law. Upon the Effective Date of this Initiative, the provisions of Section 3 of the Initiative are hereby inserted into the City of Hollister General Plan, as an amendment thereof; except that if the four amendments of the mandatory elements of the General Plan permitted by State law for any given calendar year have already been utilized in the year in which the Initiative becomes effective, this General Plan amendment shall be the first amendment inserted into the City of Hollister General Plan on January 1 of the following year.

B. Other City Ordinances and Policies. The City of Hollister is hereby authorized and directed to amend other elements of the General Plan and other ordinances and policies affected by this Initiative as soon as possible and in the manner and time required by State law as necessary to ensure consistency between the provisions adopted in this Initiative and other sections of the General Plan and other City plans, codes, ordinances, and policies.

C. Interim Amendments. The General Plan in effect on the Submittal Date as amended by this Initiative comprises an integrated, internally consistent, and compatible statement of policies for the City of Hollister. In order to ensure that nothing in this Initiative measure would prevent the General Plan from being an integrated, internally consistent, and compatible statement of the policies of the City, as required by State law, and to ensure that the actions of the voters in enacting this Initiative are given effect, any amendment or update to the General Plan that is adopted between the Submittal Date and the date that the General Plan is amended by this Initiative measure shall, to the extent that such interim-enacted provision is inconsistent with the General Plan provisions adopted by this Initiative, be amended as soon as possible to ensure consistency between the provisions adopted by this Initiative and other provisions of the General Plan.

D. Implementing Ordinances. The City Council is authorized, after a duly noticed public hearing, to adopt implementing ordinances, guidelines, rules, and/or regulations, as necessary, to further the purposes of this Initiative.

E. Enforcement and Defense of Initiative. The City Council shall take all steps reasonably necessary to enforce this Initiative and to defend it against any challenge to its validity. The Proponents of this Initiative, and any Committee

established to promote this Initiative, shall have legal standing to defend or enforce this Initiative.

Section 5. Exemptions for Certain Projects.

The provisions of this Initiative shall not apply to the extent, and only to the extent, that their application would violate the Constitution or laws of the United States or the State of California. This Initiative shall not be interpreted to regulate any land or use that is beyond the lawful scope of the local initiative power. If application of the Initiative would effect an unconstitutional taking of private property, an exemption shall be permitted only to the minimum extent necessary to avoid such a taking. This Initiative shall not apply to a development project or ongoing activity that obtained a vested right under State law as of the Effective Date. Nothing in this Initiative precludes the use of density bonuses or other approvals to the extent required by State law.

Section 6. Construction and Severability.

This Initiative shall be broadly construed to achieve its purposes. It is the intent of the voters that the Initiative be interpreted to confine Urban Development within the UGB, preserve agricultural, open-space, natural-resource, and rural lands outside the UGB, prevent urban sprawl, and ensure that uses outside the UGB remain limited to those expressly permitted by this Initiative for its duration.

This Initiative shall be interpreted so as to be consistent with all applicable federal and state laws, rules, and regulations. If any section, subsection, paragraph, subparagraph, sentence, clause, phrase, part, or portion of this Initiative is held to be invalid or unconstitutional by a final judgment of a court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Initiative. The voters hereby declare that this Initiative, and each section, subsection, paragraph, subparagraph, sentence, clause, phrase, part, or portion thereof would have been adopted or passed even if one or more sections, subsections, paragraphs, subparagraphs, sentences, clauses, phrases, parts, or portions were declared invalid or unconstitutional. If any provision of this Initiative is held invalid as applied to any person or circumstance, such invalidity shall not affect any application of this Initiative that can be given effect without the invalid application.

Any singular term shall include the plural and any plural term shall include the singular. The title and captions of the various sections in this Initiative are for convenience and organization only, and are not intended to be referred to in construing the provisions of this Initiative.

Section 7. Effect of Competing or Alternative Measure on the Same Ballot.

This Initiative adopts a comprehensive scheme to establish an Urban Growth Boundary for the City of Hollister. By voting for this Initiative, the voters expressly declare their intent that any other measure which appears on the same ballot as this Initiative and addresses the existence or location of an Urban Growth Boundary for the City of Hollister, or conflicts with any provision of this Initiative, shall be deemed to conflict with the entire cohesive scheme adopted by this Initiative. Because of this conflict, if this Initiative and any such other City of Hollister measure receive a majority of votes by the voters voting thereon at the same election, then the measure receiving the most votes in favor shall prevail and no provision of the other measure shall take effect. For the purposes of this Section 7, any other measure that appears on the same ballot as this Initiative and purports to amend any provision of this Initiative shall be deemed to directly conflict with this entire Initiative.

Section 8. Amendment or Repeal.

Except as otherwise provided herein, this Initiative may be amended or repealed only by a vote of the people of the City of Hollister at an election held in accordance with State law.

Section 9. Illustrative Exhibits.

As an illustration only, this Initiative includes Exhibit B, containing the current land use maps LU-1, LU-2 and LU-4, so that voters can be informed of the location of the City boundary, the Sphere of Influence, and the Urban Service Area. The

Sphere of Influence on these Exhibit B maps is in the same location as the proposed UGB on Exhibit A.

Exhibit A

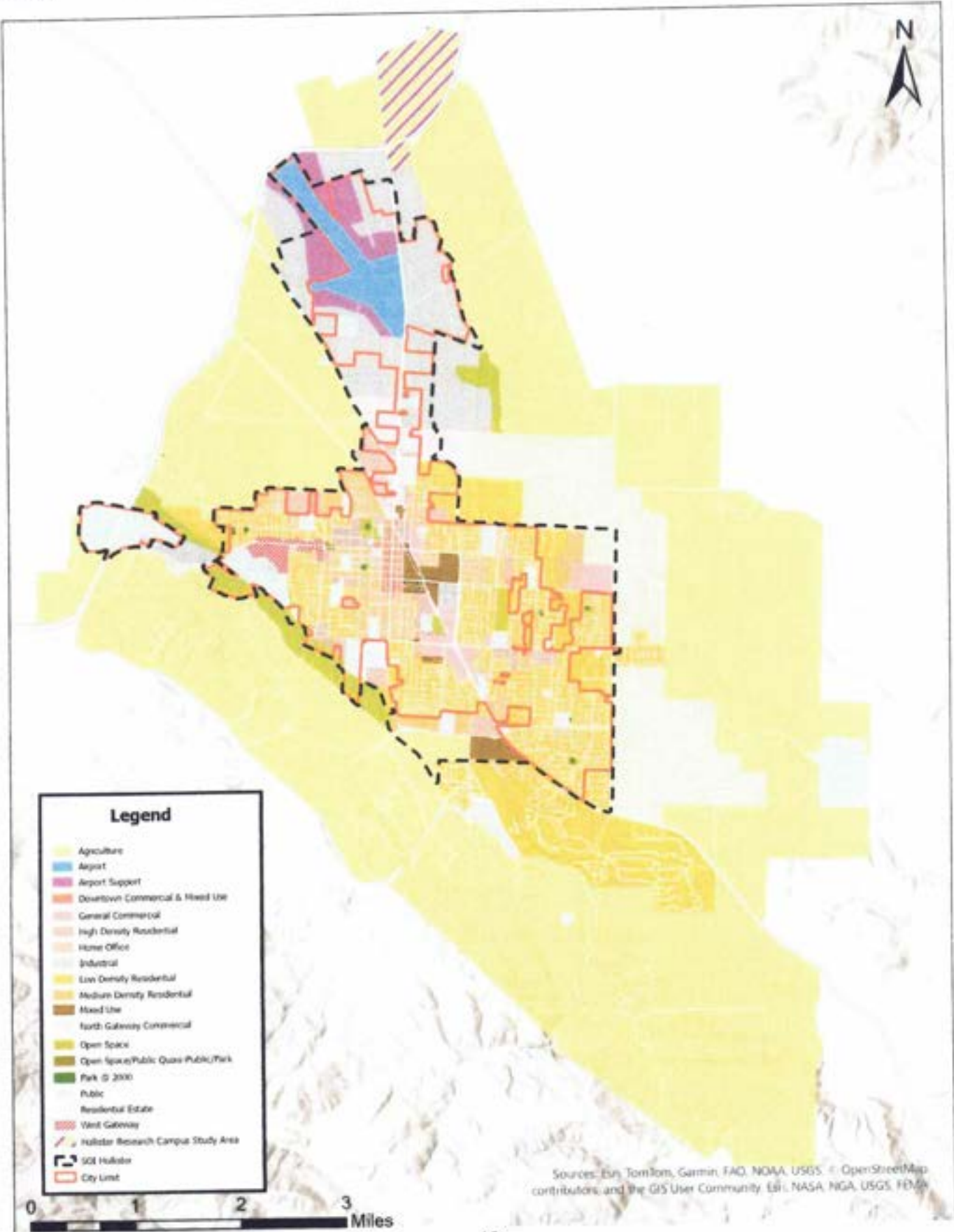
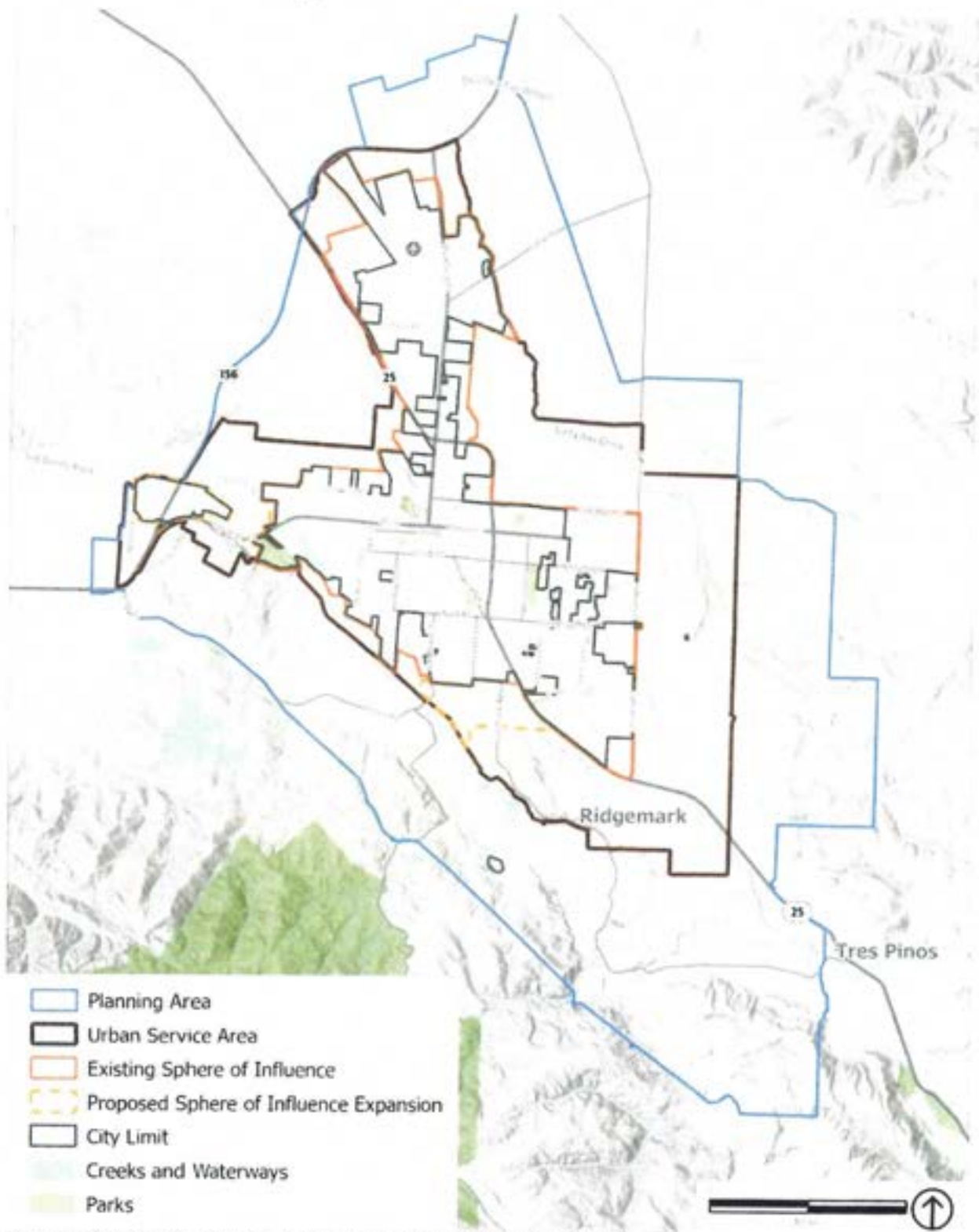


Exhibit B

Figure LU-1 Hollister Planning Area



Source: ESRI, 2020; PlaceWorks, 2025; San Benito County, 2020; USGS, 2019

Figure 10-2 Land Use Map

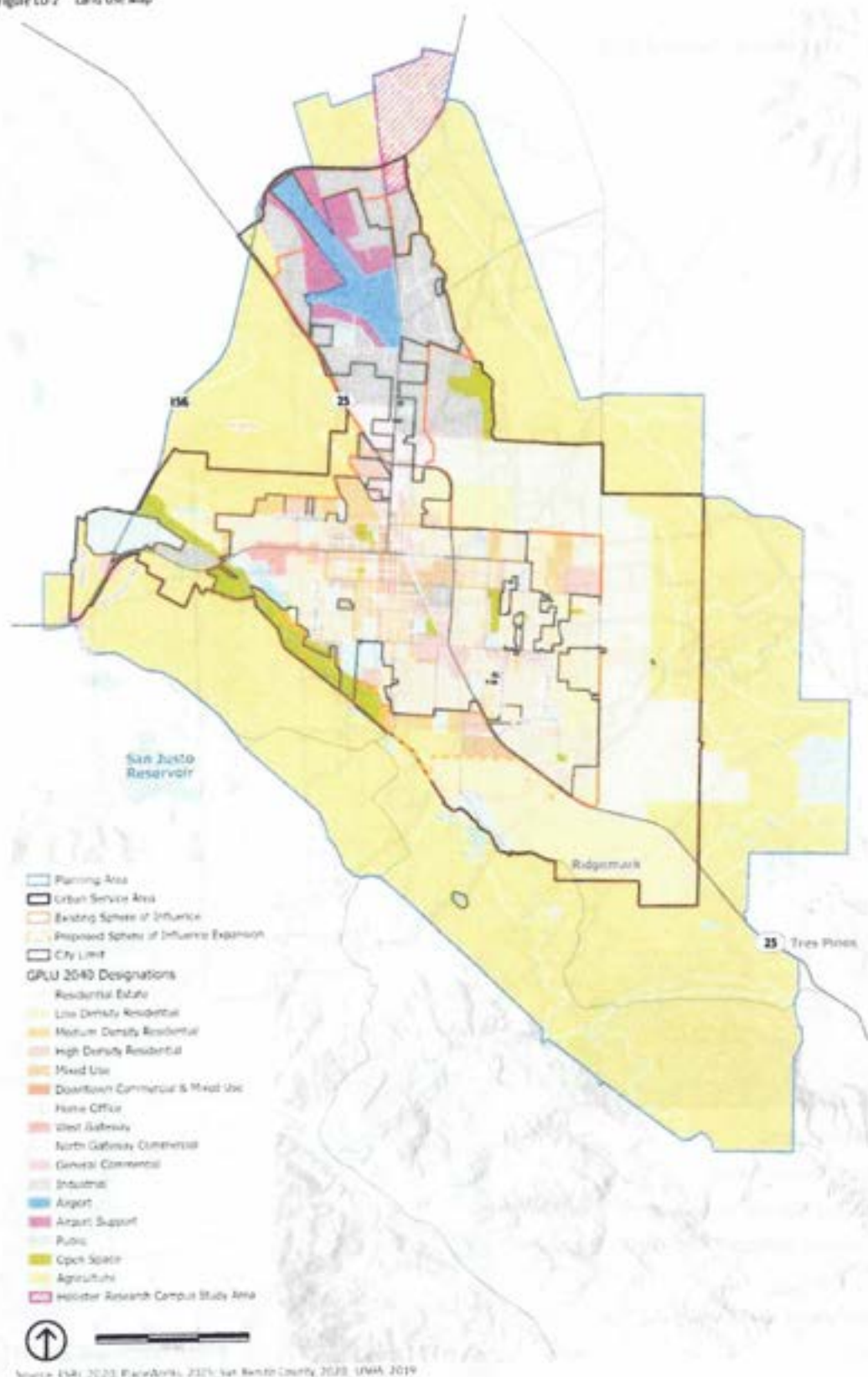
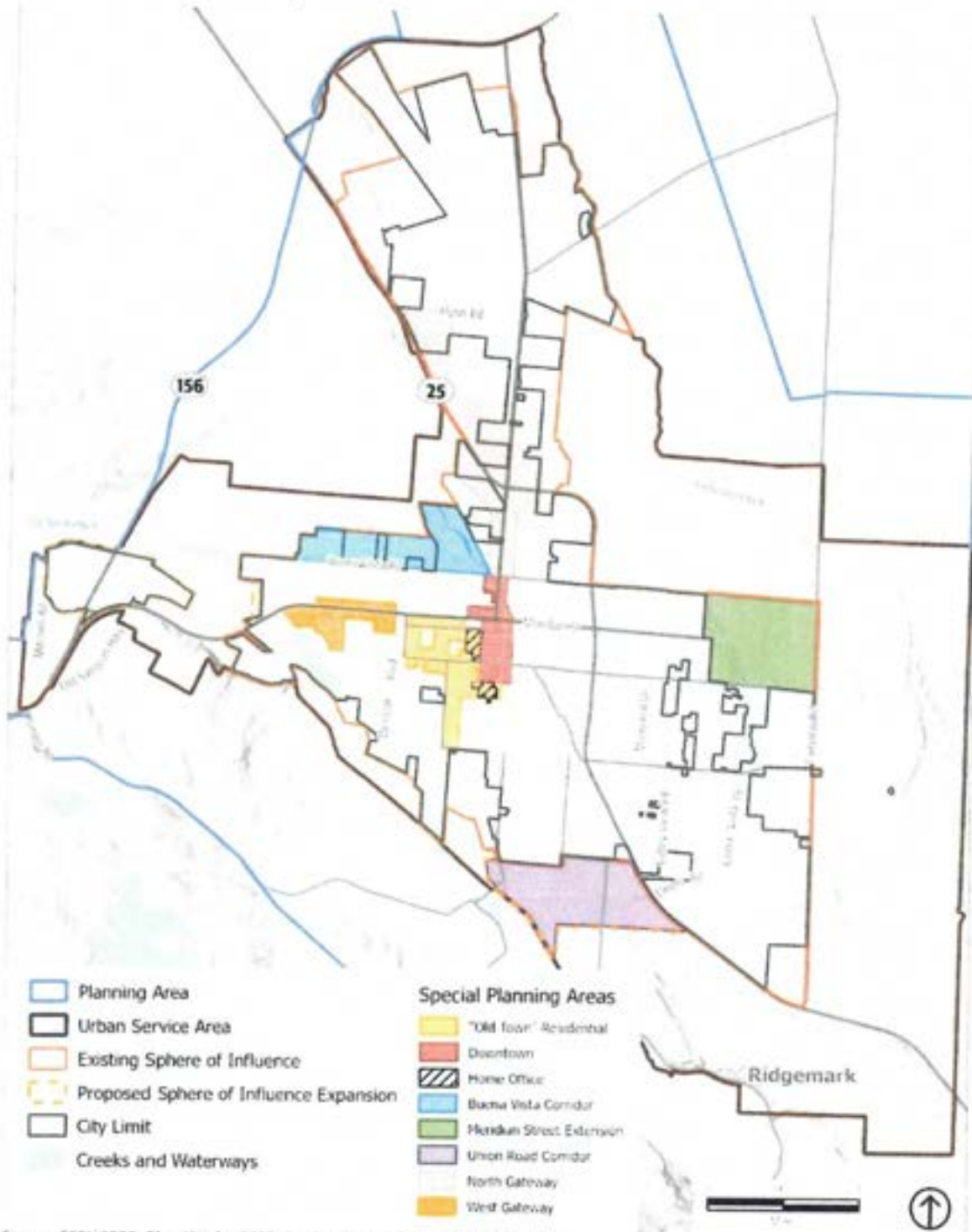


Figure LU-4 Special Planning Areas



Source: ESRI, 2020; PlaceWorks, 2025; San Benito County, 2020; USGS, 2019