

## ALTERNATIVE C CITY-CENTERED GROWTH

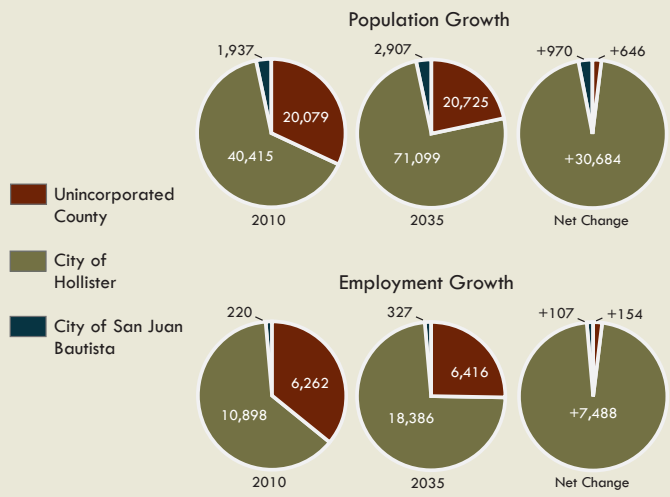
**Description**  
Under this alternative most future growth would be directed to the city of Hollister, while providing for a modest amount of unincorporated residential, commercial, and employment growth.

**Population and Employment Trends**  
This alternative assumes the same countywide population growth as Alternatives A and B (94,731), but like Alternative B includes more employment growth than is projected in the AMBAG Forecast (25,100 vs. 21,700). This was done in order to maintain a 0.9 jobs to housing ratio countywide. This alternative also allocates more future employment growth to the city of Hollister than either Alternative A or B.

**Growth Assumptions**  
**Residential Growth**  
Under this alternative residential ranchette subdivisions and clustered residential developments would be prohibited on prime farmland in the Hollister and San Juan Valleys. Similar to Alternatives A and B, this alternative includes urban density single-family residential south of Hollister along the SR 25 corridor consistent with the 2010 Hollister/County Housing Memorandum of Understanding.

**Commercial and Employment Growth**  
This alternative includes very limited future unincorporated commercial or employment growth, since the majority of this growth will be focused in Hollister. This growth would be focused along the US 101 corridor.

**Agricultural Preservation and Expansion**  
Under this alternative all agricultural lands in the Hollister and San Juan Valleys would be protected from subdivision and/or future development through a mandatory countywide Transfer of Development Credits (TDC) program and more stringent land use regulations (e.g., large minimum parcel sizes, farmland protection overlay zones).



**Public Review Draft**

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Data Sources:  
San Benito County Geographic Information System, 2010  
Mintier Harnish GIS and Land Use Analysis, 2010  
AMBAG Regional Forecast Data, 2008

