

RESOLUTION NO. 2012-49

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HOLLISTER
APPROVING THE CITY OF HOLLISTER ANNUAL
2011 GENERAL PLAN PROGRESS REPORT**

WHEREAS, Government Code Section 65400 mandates that the City of Hollister submit an Annual Progress Report on the status of the General Plan and its implementation to the Governor's Office of Planning and Research by April 1st of each year; and

WHEREAS, the California Department of Housing and Community Development requires the City of Hollister to report on progress in meeting its share of regional housing needs and the status of Hollister's compliance with deadlines in the 2009-2014 Housing Element at a public hearing where members of the public may provide oral testimony or submit written comments as part of the Annual General Plan Progress Report; and

WHEREAS, the guidelines from the Governor's Office and Planning and Research and forms from the California Department of Housing and Community Development were used to prepare the report; and

WHEREAS, the City of Hollister has prepared the Annual 2011 General Plan Progress Report dated March 19, 2012; and

WHEREAS, the Annual Progress Report has been reviewed by the City Council at a public meeting and accepted at a regular City Council meeting.

NOW, THEREFORE BE IT RESOLVED, by the City Council of the City of Hollister that the City Council has reviewed and accepted the City of Hollister Annual 2011 General Plan Progress Report at the regular meeting of March 9, 2012.

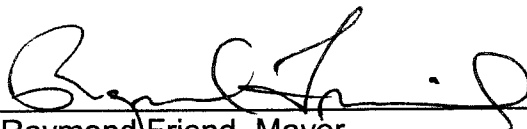
PASSED AND ADOPTED, this 19th day of March 2012, by the following vote:

AYES: Council Members Emerson, Valdivia, Scattini, Gomez and Mayor Friend.

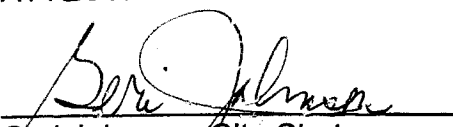
NOES: None.

ABSTAINED: None.

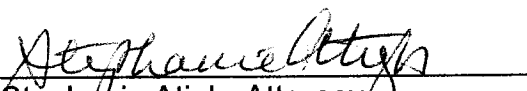
ABSENT: None.


Raymond Friend, Mayor

ATTEST:


Geri Johnson, City Clerk

APPROVED AS TO FORM:


Stephanie Atigh, Attorney

City of Hollister Annual 2011 General Plan Progress Report
Approved City Council Resolution 2012-__
March 19, 2012

TABLE OF CONTENTS

1	DATE OF ACCEPTANCE OF CITY OF HOLLISTER ANNUAL 2011 GENERAL PLAN PROGRESS REPORT BY THE CITY OF HOLLISTER CITY COUNCIL	1
2	MEASURES ASSOCIATED WITH IMPLEMENTATION OF GENERAL PLAN ELEMENTS	2
3	HOUSING ELEMENT REPORTING REQUIREMENTS	19
4	CITY OF HOLLISTER GENERAL PLAN COMPLIANCE WITH THE OFFICE OF PLANNING AND RESEARCH GENERAL PLAN GUIDELINES	36
5	DATE OF THE LAST UPDATE TO THE CITY OF HOLLISTER GENERAL PLAN	36
6	CITY COUNCIL PRIORITIES FOR LAND USE DECISIONS (E.G. PASSAGE OF MAORATORIA OR EMERGENCY ORDINANCES)	36
7	GOALS, POLICIES, OBJECTIVES STANDARD OR OTHER PLANS PROPOSALS THAT NEED TO BE ADDED OR WERE DELETED, AMENDED OR ADJUSTED.	37
8	LISTS OF PLANNING ACTIVITIES a. STUDIES, PLANS, OTHER b. MAJOR DEVELOPMENT APPLICATIONS PROCESS	37
9	ADDITIONAL CONTENT a. INTERAGENCY AND INTERGOVERNMENTAL COORDINATION EFFORTS b. EFFORTS TO PROMOTE INFILL DEVELOPEMNT, REUSE, AND REDEVELOPMENT PARTICULARLY IN UNDERSERVED AREAS	38
10	RESOLUTION NO. 2012- __ APPROVING THE CITY OF HOLLISTER ANNUAL 2011 GENERAL PLAN PROGRESS REPORT	38

1. DATE OF ACCEPTANCE OF CITY OF HOLLISTER ANNUAL 2011 GENERAL PLAN PROGRESS REPORT BY THE CITY OF HOLLISTER CITY COUNCIL

The City of Hollister Annual 2011 General Plan Progress report was reviewed and accepted by the City Council at the regular City Council meeting of March 19, 2012.

2. MEASURES ASSOCIATED WITH IMPLEMENTATION OF GENERAL PLAN ELEMENTS

GENERAL PLAN ELEMENTS	Implementation Status
Zoning Ordinance (1-2 Years) LU.A Develop signage ordinance (Planning) LU.C Revise zoning regulations (Planning/Engineering) LU.J Develop guidelines for the preparation of lighting plans	Sign ordinance was completed in 2008 with the approval of Ordinance 1038. Ongoing implementation. Zoning review standards were adopted in 2008 with Ordinance 1038. Ordinance 1071 was adopted in January 2011 providing minor clarifications, corrections and amendments to the zoning ordinance to assure internal consistency within the municipal code Section 17.16.090 of Ordinance 1038 provides design guidelines for the preparation of lighting plans consistent with Implementation Measure LU.J of the 2005 Hollister General Plan
LU.B Investigate inclusionary housing programs (Housing)	1. Measure U Growth Management: City Council awarded 102 allocations for affordable housing units out of 341 total allocations awarded for the 2011-2012 period for potential affordable housing (72 multifamily and 30 single family).
LU.E Initiate a process to amend the AMBAG forecasts	Completed in 2006

LAND USE AND COMMUNITY DESIGN DIVISION	Implementation Status
LU.F Conduct outreach and education for sustainable building and green product types	1. March 2011, staff participated in the Going Green local television program to discuss green building and historic preservation. Program is hosted by a City of Hollister Planning Commissioner. 2. Ordinance 1070 was adopted by the City Council in December of 2010 adding to the Hollister Municipal Code the 2010 edition of the California Building Standards, Title 24 of the California Code of Regulations including Part 11 California Green Building Standards Code.
LU.G Develop and adopt design review guidelines in the zoning code for gateway districts, special planning areas, streetscape, circulation and site planning.	West Gateway Beautification Project. It is anticipated that funds from a 2009 bond will be used to begin the initial phase of streetscape beautification improvements in the West Gateway in Fiscal Years 11 – 12 and 12 – 13. A conceptual design has been presented in at least one public meeting. Environmental Document scheduled for 2012.
LU.H Develop a street tree program (Engineering)	No change to program in 2011. Staff continued implementation of existing adopted ordinance and programs.
LU.I Develop streetscape improvement guidelines (Engineering)	Engineering Department is updating Engineering Standards and Specifications to develop uniform standards with San Benito County.
LU.K Formulate and implement an economic development strategic plan (2008)	The Redevelopment (RDA) agency expended \$50,000 in support of the Economic Development Corporation to assist with recruitment and retention of businesses in the projects area. In 2008 RDA helped fund Hollister Downtown Strategy and Plan which was completed in January 2009. Ongoing implementation throughout 2011.

LAND USE AND COMMUNITY DEVELOPMENT	Implementation Status
LU.L Inventory and designate historical sites	Ordinance 1063 was adopted by the City Council in November 2010 to repeal and replace in its entirety Chapter 15.16 Historic Preservation of the Hollister Municipal Code. The ordinance will create a Council appointed historic advisory body. The advisory body could then assist with implementation of program LU.L
LU.M Inventory illegal or dangerous housing sites (2010). LU.X Rehabilitate, replace or eliminate illegal or dangerous housing units	Housing conditions survey for City of Hollister Housing Element revision completed in Summer of 2008 Code Enforcement review ongoing
LU.N Assemble parcels for development in accordance with RDA programs – (purchase parcels to assemble for one large lot and build a RDA funded project or offer land to private developer (2010)	1. Redevelopment Agency (RDA) Council purchased two Leatherback parcels in 2008. In 2009 RDA conducted environmental review for demolition to clear site for future development and approved contract for demolition. Demolition of buildings occurred in 2010 and site is now cleared for future development.
LU.O Assess existing Downtown Hollister parking district (2010)	1. Parking needs reviewed in 2009 Hollister Downtown Strategy and Plan. 2. Position of Community Services Officer for parking enforcement approved in May 2009. 3. Ordinance 1048 established civil penalties for parking violations 4. Approval of contract to study diagonal parking in downtown to increase spaces
LU.P Evaluate capital improvement program (2010)	At its March 21, 2011 meeting the city council adopted a resolution for the appropriation of funds for the 2010-2011 capital improvement projects program and budget. On October 2011, the City Council approved Resolution No. 2011-39 approving a capital improvement program project list for the Hollister Municipal Airport.

GENERAL USE AND COMMUNITY DESIGN ELEMENT	Implementation Status
LU.Q Encourage intergovernmental coordination (Ongoing)	Council representatives and staff continue to participate in the interagency Intergovernmental and Governance committee for planning management of water and re-use of reclaimed water and for development of a Hazard Mitigation Plan Staff has participated with the Hollister School district to evaluate traffic safety near schools and coordinate improvements. Engineering staff participated in Bike Steering Committee for update to the San Benito County Pedestrian and Bike Master Plan. On February 22, 2011, the city council approved Resolution No. 2011-20 adopting the 2009 San Benito County Bikeway and Pedestrian Master Plan. Staff participates in the county's geographic information system (GIS) technical committee to make GIS more efficient for staff and the public
LU.R Encourage specific plans (Ongoing)	Ongoing
LU.S Evaluate public facilities fees (Ongoing) LU.Z Review impact fees (Ongoing) LU.AA Study infrastructure "hook-up" fees (Ongoing)	Impact fees adopted in 2009 for storm drainage, sewer and parks. On November 7, 2011 the city council considered a resolution establishing new traffic impact fees based on a study prepared by Willdan Financial Services. The nexus study identified transportation projects, associated costs, and a funding mechanism based on new development's fair share of impacts on the region's circulation system. The council approved Resolution No. 2011-142 adopting a transportation impact fee. Implementation is scheduled for January 2012.

LAND USE AND COMMUNITY DESIGN ELEMENT	Implementation Status
LU.T Fund RDA housing projects (Ongoing)	The Redevelopment Agency Council continued funding commitments for three affordable housing projects in 2009: 1) Hillview Estates low income self help single family rental ownership homes; 2) Vista Meadows 72 low income senior rental apartments with a manager's unit and 3) Gateway Palms, 32 low income rental apartments. These projects received final occupancy in 2011. The agency assisted with the purchase of 11 single family residences with the Hollister Second/First Time Home Buyer program of which 3 were very low income households, 7 were low income households, and 1 was a moderate income household.
LU.U Implement phasing strategy to determine priority areas for development and sequence for long-range development outside the Sphere of Influence (Ongoing)	Priority within Hollister has been infill development of city lands and initiating the process to annex unincorporated islands. Staff hosted a public meeting with property owners of unincorporated islands in 2010. The rezoning initiation of multiple unincorporated islands is expected to begin in 2012.
LU.V Offer development incentives(Ongoing)	Zoning ordinance Article II. Density Bonus ongoing implementation. Also, residential performance overlay zones for vacant infill residential properties proved flexible standards for new development with a variety of lot sizes and choices for housing types, new street patterns; site planning and neighborhood design that have connections among new neighborhoods with the rest of the City for pedestrians and bicyclists.
LU.W Promote improvements during design review(Ongoing)	Ongoing implementation. City's review includes pre-application meeting with the applicant as well as Development Review Committee (DRC) with city officials

CIRCULATION ELEMENT	Implementation Status
C.F. Prioritize Road Improvements C.F.1 Highway 25 bypass	Funding for North Street extension delayed to prioritize construction of Highway 25. Highway 25 bypass was completed in 2009.
C.F.2 Buena Vista extension Westside Boulevard to McCray Street C.F.3 Memorial Extension to Santa Ana C.F.4 Widen Sunnyslope El Toro to Fairview C.F.5 Extend Union from Cerra Vista to Fairview Road C.F.6 Widen Highway 25 Sunset to Fairview Road C.F.7. Widen Fairview Highway 25 to McCloskey Road C.F.8 Extend Westside Boulevard Nash to San Benito Street C.F.11 Extension Memorial from Santa Ana to Shelton Drive, Fallon Road or Flynn Road as two lane major collector C.F.12 Four lane new east-west thoroughfare between Fairview Road and San Felipe Road north of McCloskey Road C.F.13 Two lane east-west collector between Fairview Road and Future Memorial Drive south of McCloskey Road C.F.14 Widen to Fairview Road between McCloskey and Highway 156 to four lane thoroughfare C.F.15 Widen Union Road between Highway 25 and Highway 156 to four lane arterial	Funding for part of the cost of some of these road improvements will be from traffic impact fees. → West of Fairview Development Agreement
C.F.9 New Traffic Signals	No activity in 2011
C.F.10 Street and Highway Maintenance	Ongoing pavement overlay of City streets in 2011

CIRCULATION ELEMENT	Implementation Status
C.G Promote walk ability through design review	Ongoing. Standards for circulation plan with pedestrian connections are found in Section 17.18.030 of the Hollister Municipal Code as well as in the Performance Overlay, Commercial and Industrial zoning districts adopted in December 2008 with Ordinance 1038. On February 22, 2011, the city council approved Resolution No. 2011-20 adopting the 2009 San Benito County Bikeway and Pedestrian Master Plan. Development Review Committee reviews applications for compliance with design requirements amongst other things.

COMMUNITY SERVICES AND FACILITIES ELEMENT

COMMUNITY SERVICES AND FACILITIES ELEMENT	Implementation Status
CSF.A Adopt an Information Technology Plan (1 year)	Continued interagency coordination with Geographic Information Systems including 1) staff training, 2) goals setting for informational needs for departments
CSF.B Evaluate fire service consolidation opportunities (1 year)	Fire Task Force reviewed between 2005-2007
CSF.E Consider the formation of a planning area-wide Fire District (2 year)	
CSF.C Implement joint use agreements with school districts (1 year)	Ongoing programs at Calaveras, Cerra Vista, Maze and Rancho San Justo school city parks.
CSF.D Adopt a performance standards ordinance (2 year)	Ordinance not adopted but the intent to assure adequate services has been met with other strategies. Updates to impact fees between 2006 and 2009 have been approved to fund drainage improvements, expand sewer capacity and treatment, water supply, and recreation. Community Facilities District rates for police and fire protection are updated annually based on the CPI and new residential development is required to annex to the district. Adoption of the Grading and

	Best Management Ordinance 1053 includes performance standards for drainage improvements to reduce peak flows from new development and to retain storm water on site. Ordinance 1053 combined with Dust Control and Storm Drainage Standards in Chapter 17.18 of the Municipal Code require measures to reduce particulate dust emissions from construction and maintenance of property. Environmental review is used to mitigate if necessary air pollutants impacts of new development that is subject to environmental review.
CSF.F Coordinate with San Benito County Water District, (SBCWD) San Benito County and Sunnyslope County Water District (SCWD) in water and wastewater system expansion needs (2 year) CSF.R Update the City's Water System Master Plan in coordination with SCWD and SBCWD. CSF.G Coordinate with the Sunnyslope County Water District in water system expansion needs (2 year) CSF.DD Maintain data on sewer and water system capacity (Ongoing)	1. Continued coordination for water reclamation and supply with the Governance Committee 2. City and San Benito County Water District in partnership for the reclaimed water master plan 3. Include Sunnyslope County Water District in Development Review Committee process 4. Coordination for environmental review to use Lessalt plant for water supply in 2009 to implement Mitigation Measure in General Plan Final EIR. After further consideration with SBCWD and SCWD it was determined that the environmental review would be completed in conjunction with environmental review scheduled for 2010 for the Hollister Urban Area Water and Wastewater master Plan. A Program EIR was completed and made available for public review in October of 2010. In October of 2011 Resolution No. 2011-129 accepted the program EIR for the Hollister Urban Area Water and Wastewater Master Plan and authorized staff to prepare an application to LAFCo to initiate proceedings to establish the boundary lines of the Hollister Urban Area. 5. On September 6, 2011 the city council approved Resolution 2011-117 accepting the Hollister Urban Area Water Supply and Treatment Agreement Statement of Intent.

COMMUNITY SERVICES AND REVENUE DEVELOPMENT	Implementation Status
CSF.H Establish procedures and requirements for well and ditch tail water tests. (2 year)	Ongoing compliance with State Department of Public Health and Department of Resources for well testing. This follows the written plan for testing for the drinking water system.
CSF.I Establish requirements for water conservation in new development (2 year) SSF.Q Identify opportunities for water recycling (3 year)	1. On June 20, 2011, the city council approved Resolution 2011-81 approving the Hollister Area Urban Water Management Plan. 2. Ordinance 1046 established fees and provisions for collection of liquid water at the Hollister Water Reclamation Facility 3. Ordinance 1049 established permit procedures and requirements for use of recycled water 4. Ordinance 1055 adopted to comply with state law for water efficient landscapes 5. Commercial, industrial and multi-family projects required to include a separable with a meter for use of recycled water 6. Coordination to use the 50 acre water reclamation facility (Brigantino) to establish an agricultural trial field. 7. On June 6, 2011 the city council approved Resolution 2011-70 adopting the water system emergency/disaster response plan.
CSF.J Identify opportunities for library service expansion in coordination with San Benito County (2 year)	Intergovernmental committee reviewed but determined funding resources were unavailable in 2009. No activity in 2011.
CSF.L Implement actions for pesticide and fertilizer management(2 year)	The City employees or contractors are trained or qualified to comply with regulations for pesticide and fertilizer management.

COMMUNITY SERVICES AND FACILITIES DEPARTMENT	Implementation Status
CSF.M Provide information on water conserving landscaping (2 year)	Ordinance 1055 Water Efficient Landscape Ordinance was adopted in December 2009 and its implementation is ongoing. The City contracts with the Water Resources Association of San Benito County (WRASBC) to review all landscape applications submitted and to verify that they are in accordance to Ordinance 1055. Staff works together with the WRASBC to make information available to the public about water conservation methods.
LU.D Update public service master plans (Police and Fire) CSF.N Update the Fire Protection Master Plan (2 year)	No activity in 2011
CSF.O Adopt a Storm Water Master Plan (3 year)	On August 15, 2011 the city council adopted Resolution No. 2011-113 adopting the 2010 Storm Drain Master Plan prepared by Wallace Group, Inc. for current and future general plan buildout.
CSF.P Identify drainage system improvements (3 year)	Ongoing maintenance of storm drains
CSF.R(2) Coordinate with San Benito County on Landfill Capacity Needs (3 year) CSF. AA Implement the City's Solid Waste Management Plan(Ongoing)	Approved non-exclusive franchise agreements for roll-off refuse and commercial recycling (ongoing implementation) Approved Ordinance 1040 which requires waste diversion plans for new construction and demolitions (ongoing implementation) Approved a new franchise agreement that includes recycling as part of the rates (ongoing implementation) Approved an environmental purchasing policy (ongoing implementation) Approved use of recycled materials at city parks (ongoing implementation)

COMMUNITY SERVICES AND FACILITIES ELEMENT	Implementation Status
CSF.S Prepare guidelines for water quality source control program (5 year)	The City of Hollister has adopted a storm water management program as well as a grading ordinance for low impact development. It is city policy to condition bio retentions, vegetative swales, permeable paving or other sources of storm water management for developments. The City has adopted storm water management best management practices (BMP) CASQA manuals for construction, municipal government and industrial uses which address spill prevention and clean up.
CSF.T Conduct water quality education programs (Ongoing) CSF.U Continue to require proper disposal of pollutants	The City of Hollister helps fund the San Benito County Water Resources Association in partnership with Sunnyslope County Water District and San Benito County Water District. The agency provides training to home owners on water use and discharge from homes (ongoing) Ongoing implementation with monthly hazardous collection
CSF.V Coordinate with water resources association of San Benito County (Ongoing)	Agency provided training for certification of irrigation auditors for water efficient landscaping Coordinated for implementation of water efficient landscape ordinance 1055. Staff is working with Water Resources Association of San Benito County (WRASBC) to implement Ordinance 1055. The WRASBC reviews applications for consistency with Ordinance 1055.
CSF.X Enhance facilities for police and fire services (Ongoing)	Planning Commission Resolution PC 2010-15 was approved in May 2010 for the demolition and reconstruction of Fire Station 1 (fault, environmental, design). Demolition of the building and reconstruction started in 2011. It is anticipated that the new station will be completed in 2012.

COMMUNITY SERVICES AND FACILITIES ELEMENT	Implementation Status
CSF.Y Evaluate coordinated funding strategies for infrastructures and services	Ongoing coordinated billing for sewer and water for residents located in the Sunnyslope County Water District Coordinated water efficient landscape applications process with Water Resources Association in 2010. Ongoing
CSF.Z Implement plans for a regional wastewater treatment facility (Ongoing)	Completed in 2008
CSF. BB Implement the City's Parks and Recreation Master Plan (Ongoing)	Ongoing 1. Environmental review adopted for San Benito River Greenway for development of river trails 2. Park Hill Master Plan adopted in June 2010 with Resolution 2009-100 3. Ordinance 1045 update of Park and Recreation Dedications and :Fees 4. February 7, 2012, the council approved Resolution 2011-10 approving the design for a dog park at the Hollister Municipal Airport Park. Resolution 2011-11 approved the appropriation of monies to begin work on phase 1 of the Hollister Dog Park. On July 5, 2011, the approval of Resolution 2011-74 approved appropriation of monies to complete work on phase 1 of the Hollister Dog Park.
CSF. CC Maintain and update Capital Improvements Program (Ongoing)	Capital Improvement program for 2010-2011 submitted to City Council and approved in March 2011
CSF.EE Monitor water quality at the wastewater treatment plant (Ongoing)	Ongoing monitoring to comply with requirements of waste discharge permits.
CSF.FF Provide for new elementary and middle schools (Ongoing)	Staff participated in the Hollister School District Facility Master Plan data collection and interagency meetings. Staff provides Hollister School District with annual update of new and proposed housing for their student forecast studies.
CSF.GG Publicize the City's waste management program (Ongoing)	Coordinate with waste haul contractor for education about designated drop-off days for household hazardous waste and recycling programs.
CSF. HH Inspect drainage channels and culverts (Ongoing)	Ongoing inspection and general maintenance as needed.

COMMUNITY SERVICES AND FACILITIES ELEMENT	Implementation Status
CSF.II Require fire agency review (Ongoing)	The Police, Fire Department, Utilities and Sunnyslope County Water District attend Development Review Committee meetings to review applications and identify fire improvement and water supply needs and identify conditions for new development or re-imbursement agreements for area-wide benefits. New development is required to be annexed into the Community Facilities District to fund for staff for police and fire protection
CSF.JJ Require fire protection mitigation in new development (Ongoing)	
CSF.KK Require law enforcement review (Ongoing)	
CSF.LL Require storm water runoff measures. (Ongoing)	Ordinance 1053 for grading and best management practices adopted in December 2009
CSF.MM Require utility providers review (Ongoing)	Ongoing
CSF. NN Support construction of a second high school (Ongoing)	Coordination as needed.

OPEN SPACE AND AGRICULTURE ELEMENT

OPEN SPACE AND AGRICULTURE ELEMENT	Implementation Status
OS.A Create an agricultural community disclosure ordinance	Staff started preparation of the ordinance but does not recommend adoption. This type of ordinance is applicable to unincorporated areas where the noise, odor and mud from agricultural uses can be a perceived nuisance to rural residential land uses. Most agricultural uses in the city limits are in the industrial zoning districts where disclosure would be unnecessary. Other agricultural areas are unincorporated lands near the edge of the City limits.
OS.B Development open space management plans	Through the development review process, staff ensures the preservation of open space areas and encourages the dedication of open space areas that are adjacent to public open space. In addition, when potential open space is not contiguous to existing public open space, the preference is to

OS.B Development open space management plans (continued)	retain the open space in private ownership. When portions of a site are retained as private open space, the City ensures the preservation and management of that open space through appropriate means, including required maintenance, as determined through development review.
OS.C Investigate voluntary "Subscription Farm" or Community Supported Agriculture (CSA) programs	Implementation program is more applicable to projects that abut agricultural areas. The City has supported the Hollister Farmer's Market which is a source for local agricultural vendors.
OS.D Enact a farm land trust	No activity. There is an existing non-profit San Benito Agricultural Land Trust.
OS.E Coordinate with other jurisdictions in open space planning	Implementation on an as needed basis.
OS.F Manage provide open space	Implementation on an as needed basis.
OS.G Provide open space access points	Included in growth management ranking and point system application for 2011-2012 Allocations.
OS.H Create open space preservation opportunities	Performance Overlay zoning district allows flexible densities in hazard areas such as flood zones to preserve the areas as open space. Ordinance 1056 also requires residential development to avoid flood hazard areas
OS.I Restrict utilities in open space	Ordinance 1056 added prohibitions to the establishment of utilities in Flood Plain overlay zoning district.

NATURAL RESOURCES AND CONSERVATION ELEMENT

NATURAL RESOURCES AND CONSERVATION ELEMENT	Implementation Status
NRC.A Conduct air quality education programs (2 year)	Limited staff resources
NRC.B Explore regional planning opportunities to preserve habitats (2 year)	No activity in 2011
NRC.C Identify opportunities for PG&E assistance (2 year)	Continued cooperation with Association of Monterey Bay Area Governments and PG&E for energy conservation programs.

NRC. D Provide for backup energy provision for city facilities (2 year)	Back up power has been installed at the City corporation yard, City Hall, police station and Fire Station Number 2.
NRC.E Encourage “green” building standards and processes (3 year) NRC.P Promote solar design NRC.O Implement the LEED program NRC.Q Publicize energy conservation programs NRC. S Require building and site design review for energy conservation	1. Growth management ranking criteria encourages green building by offering higher points in point ranking criteria. Ordinance 1070 was adopted by the City Council in December of 2010 which added to the Hollister Municipal Code the 2010 edition of the California Building Standards, Title 24 of the California Code of Regulations in its entirety including Part 11 California Green Building Standards Code 2. Hillview 25 unit self-help very low income subdivision constructed in 2011 was designed for passive solar. In addition, solar panels were installed on the roofs of each unit. 3. Gateway palms low income apartment units include solar panels. The Redevelopment Agency provided assistance of \$2.66 million dollars for the development of the project. 4. The City of Hollister promotes LEED green building for sustainable site development. 5. Continued participation in presentations from Green Building Council and AMBAG on green building programs for existing and new buildings.
NRC.G Establish mitigation for the burrowing owl colony in the Fairview Road/Santa Ana Road Area (3 year)	The San Benito County Santana Ranch Specific Plan Draft Environmental Impact Report (EIR) was prepared in April 2010. Per the draft EIR, mitigation measures were implemented to avoid impacts as outlined in the California Department of Fish and Game Guidance. Mitigation Measures for the burrowing owl are listed in the San Benito County Santana Ranch Specific Plan Draft EIR pg. 3.4-38.

NATURAL RESOURCES AND CONSERVATION ELEMENT	Implementation Status
NRC.H Apply air quality standards in development review (Ongoing)	Section 17.16.040 of Ordinance 1038 adopted in December 2008 includes performance standards for dust and dirt control.
NRC.T Require construction techniques that minimize wind erosion	Ordinance 1053 for grading and best management practices adopted in December 2010 requires practices to reduce particulate dust
NRC.I Apply standards to sensitive air quality receptors to buffer sources from toxic air contaminants or odors(Ongoing) NRC.M Establish buffers to protect air quality (Ongoing) NRC.R Require appropriate landscaping to mitigate air quality impacts	Development review process is used for inter-departmental review of discretionary planning applications.
NRC.J Apply Title 24 requirements (Ongoing)	Ongoing – standards are used for building permit review.
NRC.K Conduct surveys for burrowing owls (Ongoing) NRC.U Require pre-construction surveys for nesting raptors NRC.V Require project mitigation for habitat NRC.X Require wetlands delineation NRC.Y Require wetlands replacement plans	Biological assessment was required for the Silver Oak TM 2009-2 with conditions to protect sensitive bird species. Hillview subdivision between Central Ave. and Buena Vista Rd received final occupancy in 2011 and mitigations included conditions to protect birds in nesting season. Wetlands delineation was not applicable to discretionary applications reviewed in 2011
NATURAL RESOURCES AND CONSERVATION ELEMENT	Implementation Status
NRC.L Coordinate with Monterey Bay Unified Air Pollution Control District and other agencies in air quality planning (Ongoing)	1. City sends environmental documents to MBUAPCD for review and comment 2. City representative on the air board 3. City staff participation in the Blue Print
NRC.N Identify opportunities for transit-oriented development	1. Solicit comments and include Council of Governments in Development Committee Review process review of applications

HEALTH AND SAFETY ELEMENT

HEALTH AND SAFETY ELEMENT	Implementation Status
HS.A (2-year) Designate travel routes for hazardous materials HS. B (2-year) Designate truck routes HS.M Designate emergency evacuation routes in conjunction with San Benito County (Ongoing)	Highway 25 bypass opened in 2009. Staff recommends coordination with San Benito County and the Council of Governments to update the hazardous materials and truck routes in relation to the new highway alignment.
HS. C Implement airport land use plan (2-year) HS.U Review new development for compatibility with the Hollister Municipal Airport Comprehensive Land Use Plan (Ongoing)	1. Planning applications in Airport influence area get referred to the Airport Land Use Commission (ongoing) 2. Staff is coordinating with the San Benito County Council of Governments (COG) for the update to the Airport Land Use Comprehensive Plan (ALUCP) for the Hollister Municipal Airport. The plan is expected to be completed in 2012.
HS. D Provide public awareness and education about noise issues (2-year)	Provided on an as needed basis.
HS. E Provide public information on safety and emergency preparedness issues (2-year)	Interagency coordination with preparation of Hazard Mitigation Plan. Staff participated in county wide Emergency Operations Plan with the San Benito County Office of Emergency Service.
HS.F Compile complaint information and periodically evaluate enforcement needs for noise impacts (3 year)	Code enforcement tracks complaints and prepares an annual summary.
HS. G Update geologic, flooding and other hazard maps (3-year)	GPA 2009-2 General Plan land use plan amended to reflect 2009 FEMA flood update and Department of Water Resources flood awareness areas. Ongoing implementation Redevelopment Agency funded a geologic study to compile fault hazard information for the downtown area.
HS.H Update and apply flood control requirement in new development (Ongoing)	General Plan Amendment 2009-2 and Ordinance 1056 added prohibitions for new public facilities in flood hazard area and requirements for new residential development. Residential projects must review a conditional letter of map amendment from FEMA to demonstrate that a lot will not be in a flood hazard area.

HEALTH AND SAFETY ELEMENT	Implementation Status
HS.I Coordinate with San Benito County on hazardous waste management planning (Ongoing) HS.S (Ongoing) Review and update the City's Emergency Plan	Hazmat communication is integrated between the City and the County. The County Environmental Health Department has a county wide hazardous management plan. City and county participation includes disaster preparedness planning and exercises. The county has a hazardous waste collection program that serves the City of Hollister.
HS.J Conduct periodic emergency exercises (Ongoing)	Staff attended training coordinated by the Office of Emergency Services
HS.K Conduct periodic noise monitoring(Ongoing)	Insufficient staff resources
HS.L Continue to implement actions related to unreinforced masonry buildings (Ongoing)	Completed
HS.N Identify traffic noise mitigation needs (Ongoing) HS.T Review new development for potential noise impacts	Noise study and conditions for noise reduction are implemented in developments for projects where the environmental CEQA determination determines the need
HS.O Periodically evaluate the City's Noise Ordinance (Ongoing)	No implementation in 2011
HS.P Provide staff training on noise enforcement (Ongoing)	Ongoing training in conjunction with code enforcement training
HS.Q Regularly update Building Code (Ongoing)	Updated in 2010
HS.R Require cleaning on sites with hazardous soils (Ongoing)	Two previous clean-up sites were the former Leatherback property purchased by the RDA located on Hillcrest and McCray Street and on McCray and 4th Street. Ongoing implementation provided in an as needed basis.

3. HOUSING ELEMENT REPORTING REQUIREMENTS

Insert Table A

(CCR Title 25 §6202)

City of Hollister

01-Jan-11 - 31-Dec-11

Table A

Very Low-, Low-, and Mixed-Income Multifamily Projects

Housing Development Information							Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions		
1	2	3	4				5	5a	6	7	8
Project Identifier (may be APN No., project name or address)	Unit Category	Tenure R=Renter O=Owner	Affordability by Household Incomes				Total Units per Project	Est. # Infill Units*	Assistance Programs for Each Development	Deed Restricted Units	Note below the number of units determined to be affordable without financial or deed restrictions and attach an explanation how the jurisdiction determined the units were affordable. Refer to instructions.
			Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income					
Hillview		O	25				25	25		25	Deed restricted
Gateway Palms		R	32				32	32			1 manager's unit
Vista Meadows		R	72				72	72			1 manager's unit
(9) Total of Moderate and Above Moderate from Table A.3						0	37	37			
(10) Total by Income Table A/A.3			129				37	166			
(11) Total Extremely Low-Income Units*								166			

* Note: These fields are voluntary

Insert Table A2

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction City of Hollister
Reporting Period 01-Jan-11 - 31-Dec-11

Table A2
Annual Building Activity Report Summary - Units Rehabilitated, Preserved and Acquired pursuant to GC Section 65583.1(c)(1)

Please note: Units may only be credited to the table below when a jurisdiction has included a program it its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA which meet the specific criteria as outlined in GC Section 65583.1(c)(1)

Activity Type	Affordability by Household Incomes				(4) The Description should adequately document how each unit complies with subsection (c) (7) of Government Code Section 65583.1
	Extremely Low-Income*	Very Low-Income	Low-Income	TOTAL UNITS	
(1) Rehabilitation Activity				2	The RDA funded assistance for the rehabilitation of 2 units in foreclosure through the neighborhood stabilization program that were then resold as affordable units.
(2) Preservation of Units At-Risk				10	The RDA funded assistance to Project Villa II to help preserve the affordability of 10 rental units.
(3) Acquisition of Units				0	
(5) Total Units by Income	0	0	0	12	

* Note: This field is voluntary

Table A3
Annual building Activity Report Summary for Above Moderate-Income Units (not including those units reported on Table A)

	1. Single Family	2. 2 - 4 Units	3. 5+ Units	4. Second Unit	5. Mobile Homes	6. Total	7. Number of infill units*
No. of Units Permitted for Moderate						0	
No. of Units Permitted for Above Moderate	37					37	37

* Note: This field is voluntary

Insert Table B

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction City of Hollister
Reporting Period 01-Jan-11 - 31-Dec-11

Table B

Regional Housing Needs Allocation Progress

Permitted Units Issued by Affordability

Enter Calendar Year starting with the first year of the RHNA allocation period. See Example.		2009	2010	2011							Total Units to Date (all years)	Total Remaining RHNA by Income Level
Income Level	RHNA Allocation by Income Level	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9		
	Dead											
Very Low	Restricted Non-dead restricted	671		25 104							25 104	542
Low	Dead Restricted Non-dead restricted	518										518
Moderate	Dead Restricted Non-dead restricted	610	1								1	609
Above Moderate		1,251	32	19	37						88	1,163
Total RHNA by COG: Enter allocation number:		3,050										
Total Units	► ► ►	33	19	166							218	2,832
Remaining Need for RHNA Period ►												

Note: units serving extremely low-income households are included in the very low-income permitted units totals.

TABLE C
Program Implementation Status City of Hollister
2011 Reporting Period

Program Description (By Housing Element Program Names)	Housing Programs Progress Report – Government Code Section 65583 Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.		
Name of Program	Objective	Deadline in HE	Status of Program Implementation
H.A Develop program guidelines to establish a Foreclosed Home Reactivation Program	Financial assistance to return foreclosed homes to purchase and rehabilitate foreclosed homes as affordable housing	2010	Completed – program in place
H.B Develop program guidelines to establish a Tenant Based Rental Assistance (TBRA) Program	Program to help rent payments for lower income households so cost does not exceed 30% of the household income.	July 2010	Ongoing program. RDA allocated \$50,000 per year for tenant based rental assistance for ten years.
H.C Implement impact fees and planning fees that encourage the construction of affordable housing. Lower connection fees for multi-family units	Remove governmental constraint to affordable housing	Ongoing	Tiered impact fees have been adopted that are lower for multi-family residential units. The council approved Resolution No. 2011-142 adopting a transportation impact fee in November 2011.
H.D Amend standards for Homeless Shelters and Transitional Housing to comply with SB2	Amend zoning ordinance to comply with state law	August 2010	Completed – Ordinance 1056 Adopted December 2009
H.E Amend zoning ordinance standards for second units and small lots in the Measure Y exemption area	Remove governmental constraints to infill housing with more flexible standards	August 2010	Completed – Ordinance 1056 Adopted December 2009

Program Description (By Housing Element Program Names)	Housing Programs Progress Report – Government Code Section 65583 Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.		
Name of Program	Objective	Deadline in HE	Status of Program Implementation
H.F Lot Consolidation program to add incentives the Growth Management program 1)reserve 50 units for lot consolation for 2011-2012 allocations 2) re-allocate unused lots to lot consolidation; 3) RDA to offer below market rate funding in Measure Y exemption area for affordable projects with lot consolidation or re-use of the upper floors Maintain inventory of sites, expedite project plan review	Inventive for lot consolidation with growth management and re-use of the upper floors downtown.	June 2010 Ongoing	Ongoing. It's part of the growth management allocation point system. In the event housing allocations from the 2008-2010 allocation periods are re-allocated, lot consolidation projects in a multi-family or mixed use zoning will be one of the highest priorities. Current – HE Appendix H
H.G Establish partnerships with the community with neighborhood associations, conduct annual housing forums and Intergovernmental Committee	Encourage public participation from all economic segments	Ongoing	Ongoing participation with Intergovernmental Committee

Program Description (By Housing Element Program Names)	Housing Programs Progress Report – Government Code Section 65583 Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.		
Name of Program	Objective	Deadline in HE	Status of Program Implementation
H.H Stimulate re-use and infill Downtown 1. Amend zoning ordinance standards for guest parking, minimum lot size 2. Parking Reduction in Measure Y area 3. Maintain inventory of potential re-use sites	Reduce parking constraints and provide more flexible development standards for infill areas downtown	Jan. 2010 Jan 2010 Ongoing	1. Completed – Ordinance 1056 Adopted December 2009 2. After the construction of 100 units in the Measure Y downtown area the City of Hollister shall review the need for a parking district, review the effectiveness of the parking enforcement procedures 3. Current - HE Appendix G
H.I Amend zoning ordinance to stimulate development in Measure Y area	Provide more flexible development standards for infill in the Measure Y area	2010	Completed – Ordinance 1056 Adopted December 2009 - will continued to review and adjust as necessary
H.J Site and Architectural Review process – 1. Two meetings with non-profit housing developers to review constraints in 2010 2. Establish criteria by 2011	Remove constraints to provision of affordable housing from development review process	Dec 2010 2011	Met with local affordable housing developers in October 2010 to review application constrains. The City’s application for new development and conditional use permits was adjusted so it could be easier to follow.

Program Description (By Housing Element Program Names)	Housing Programs Progress Report – Government Code Section 65583 Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.		
Name of Program	Objective	Deadline in HE	Status of Program Implementation
H. K Partner with water purveyors to continue to provide for future water system capacity	Ensure water supply for housing development	Ongoing	Continued City interagency participation in Governance Committee for planning and developing programs for long term water supply and quality
H. L Energy conservation 1. Research funding with PG&E and other sources for development of a program similar to Berkeley First and adopt program information about solar technology for home owners. 2. Award growth allocates to projects with energy conservation 3. Prepare bi-lingual materials & explore site review standards 2011	Reduce utility costs and energy cost with solar roof panels	2011	1. Ongoing 2. Completed - Included in current ranking criteria. The city will continue to encourage energy conservation by awarding growth management allocations to projects with energy conservation methods. 3. Scheduled for 2012
H. M Process zoning ordinance amendment for mobile homes and manufactured homes	Mixed of housing types for single family homes and prices	July 2011	Completed – Ordinance 1056 Adopted December 2009. Found in Section 17.04.020 Residential Zone Land Uses and Permit Requirements, Table 17.04-1 Residential Land Uses and Permit Requirements

Program Description (By Housing Element Program Names)	Housing Programs Progress Report – Government Code Section 65583		
	Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.		
Name of Program	Objective	Deadline in HE	Status of Program Implementation
H. N Amend standards for affordable housing in mixed use districts and establish a new R4-20 zoning district (20 – 35 du per acre)	Provide incentives for construction of affordable housing	July 2011	Completed – Ordinance 1056 Adopted December 2009
H. O Require city initiated rezone to R4-20 zoning district to assure average development density for zoning district in Performance Overlay districts is met and that affordable housing will be constructed	Stimulate construction of a variety of housing prices for all income levels	Ongoing	R4-20 zoning district established in December 2009 – Will be reviewed on case by case basis
H. P Establish process for expedited development review for affordable housing	Encourage development of affordable housing	July 2010	Ongoing
H. Q. 1. 2008-2010 Growth allocations – 254 with 120 for lower income households and 58% to multi-family and mixed use 2010 Growth allocations – 488 with 50 for lot consolidation projects in multi-family mixed use		2009 2010	1. Completed July 2009 - City Council also approved possible future allocation of 40 units for a potential affordable housing project 2. City of Hollister Growth Management Ordinance Round 2 Project Rating Scale 2011-2012, the city has awarded 102 out of 341 allocations so far for affordable housing.

2011 General Plan Annual Program Report
March 19, 2012

Program Description (By Housing Element Program Names)	Housing Programs Progress Report – Government Code Section 65583 Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.		
Name of Program	Objective	Name of Program	Status of Program Implementation
H. R Amend zoning ordinance requirements for farm worker housing	Compliance Health and Safety Code §17021.5 & 17021.6	July 2012	No Activity in 2011.
H.S Develop guidelines to partner with local affordable housing providers to facilitate development of affordable housing	Encourage development of affordable housing	July 2012	Staff met with local affordable housing providers in October 2010 including South County Housing (SCH), CHISPA and CSDC to discuss application process constraints. Collaboration is ongoing.
H.T Prepare a study to assess need for growth management program in relation to unmet needs for housing, prices and to assure unmet regional housing new construction needs are met.		2011	Scheduled for 2012
H.U Evaluate need for an inclusionary housing program concurrent with expiration of Measure U in 2012		Dec 2012	Scheduled for 2012
H.V Protect “at –risk” units	Pursue funding sources to protect units at risk of converting to market rate within the next five years		Redevelopment Agency received \$600,000 from the Neighborhood Stabilization Program to purchase three units in foreclosure (2 low incomes) and rehabilitate units. These units sold in 2010 with deed restrictions for affordability

Program Description (By Housing Element Program Names)	Housing Programs Progress Report – Government Code Section 65583 Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.		
Name of Program	Objective	Name of Program	Status of Program Implementation
H.W Annex 75 acres of lands in Sphere of Influence for residential district by 2012	Assure sufficient residential sites available for future housing element	2012	City Council approved initiation of annexation of 90 acres of residential land in 2009. Out of the 90 acres, the city is currently processing 2.141 acres for rezoning. Also, the City council approved the prezone of 22.62 acres of which 5.98 acres are rezoned for R1 single family housing. LAFCo Annexation of the 22.62 acres is expected in 2012.
H.X Publicize energy conservation programs	Energy conservation	Ongoing	Promote PG&E programs. PG&E sponsors a variety of programs designed to encourage energy efficiency by consumers and the building industry. Continued participation in presentations from Green Building Council and AMBAG on green building programs for existing and new buildings

Program Description (By Housing Element Program Names)	Housing Programs Progress Report – Government Code Section 65583 Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.		
Name of Program	Objective	Name of Program	Status of Program Implementation
H. Z Conduct annual housing element review	Review and evaluate housing programs	April of each year	Ongoing
H.AA Identify key sites for affordable rental and ownership units and use Redevelopment Agency funds to facilitate investments in projects.	Construction of affordable rental and ownership housing	Ongoing	Hillview Housing- The RDA provided assistance of \$1.7 million dollars for the acquisition and development of 25 self-help single family homes made available to persons of very low income. Units received final occupancy in 2011. Gateway Palms – 32 multifamily rental housing units for persons of very-low income. The agency provided assistance of \$2.66 million dollars for the development and \$3 million for construction loan.
H.BB Maintain a list of new sites for multi-family infill housing and special needs housing where opportunities are available	Construction of diversity of housing types and affordable housing	Ongoing	Lists in Housing Element F, G and H were prepared in 2009 of multi-family sites, infill, lot consolidation and potential transitional housing sites

Program Description (By Housing Element Program Names)	Housing Programs Progress Report – Government Code Section 65583 Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.		
Name of Program	Objective	Name of Program	Status of Program Implementation
H.CC Maintain Monitoring Systems	Evaluate effectiveness of housing programs	Annual	ongoing
H.DD Pursue and expand all obtained funding resources by working with non-profit and for-profit housing developers and supporting the RDA	Construct and support affordable and special needs housing	Ongoing	Housing Element was not certified in 2009. Housing Element is now certified and RDA's work with non profit and for profit housing developers is ongoing
H.EE Link Code Enforcement with public information	Maintain existing housing stock	Ongoing	Ongoing implementation
H.FF Monitor special housing needs	Adjust priorities for special housing needs from ongoing monitoring	Ongoing	City Council funding to special housing need providers for homeless, local food bank and abused persons. RDA funded 36 of 72 newly constructed multifamily rental units for elderly persons of very low income households. The 72 units received final occupancy approval in 2011.
H.GG Foster and maintain partnerships for special needs housing and affordable housing with programs for second units, rental assistance and rehabilitation loans	Develop special needs housing		Brochure available for second units April 18, 2011 the Redevelopment Agency approved Resolution No. 2011-18R approving the updated Hollister Second Down Payment Assistance Program Guidelines.

Program Description (By Housing Element Program Names)	Housing Programs Progress Report – Government Code Section 65583 Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.		
Name of Program	Objective	Name of Program	Status of Program Implementation
H.II Provide fair housing information and respond to complaints	Assure equal housing opportunities	Ongoing	Ongoing implementation with Redevelopment Agency
H.JJ Operate Redevelopment Agency Owner Occupied Rehabilitation Program	Goal of assisting 33 homeowners	Ongoing	The RDA neighborhood stabilization program did some rehabilitation of foreclosed homes equivalent to 25% of the value of the homes that were then resold as affordable units. Because the cost was less than 25% of the value of the homes it does not meet the definition in RDA law for rehabilitation. However, the RDA funded assistance to Prospect Villa II to help preserve the affordability of 10 rental units.
H.KK Continue to implement Hollister Second Mortgage Program	Goal of assisting 20 homeowners	Ongoing	The Redevelopment Agency assisted with the purchase of 11 single family residences with the Hollister Second /First Time Home Buyer program of which three were very low income households, seven were low income households and one was a moderate income household.
H.LL Require new development to comply with Title 24 at a minimum	Energy conservation	Ongoing	Building permits are reviewed on an ongoing basis for compliance with Title 24

Program Description (By Housing Element Program Names)	Housing Programs Progress Report – Government Code Section 65583 Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.		
Name of Program	Objective	Name of Program	Status of Program Implementation
H.MM Make sites available to meet new construction needs	Provide housing for all income levels	Ongoing	Approved the following types of projects: • 72 low income rental units (71 senior). Status: Constructed and occupied 2011 • 25 low income single family self-help units. status: constructed and occupied in 2011 • 32 low income rental units. Status: constructed and occupied in 2011. • Site and Architectural approval of 15 low income apartment units. Status: Approved S&A. • 30 low income single family lots for ownership-Status: Building permit stage, expected development in 2012. In June of 2007, the City Council approved a development schedule for all projects that have received allocations or are otherwise exempt from the City's growth ordinance. The approved Round 2, 2011-2012 growth management allocations provides for 32 market rate single family lots, 102 multi-family units, 105 units with mixed density and 102 affordable units for a total of 341 allocations.

Program Description (By Housing Element Program Names)	Housing Programs Progress Report – Government Code Section 65583 Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.		
Name of Program	Objective	Name of Program	Status of Program Implementation
H.NN Implement Hollister Redevelopment Agency resale regulations to maintain affordable housing	Protect Affordable Housing	Annual	Agency Council continually updates re-sale and rental (55 years) and owner occupied (45 years) restriction agreements to maximize the duration
HOO Monitor Site and Architectural Review Process	Reduce governmental constraints	August 2010 Annual	Ongoing. The city provides to the public Site and Architectural (S&A) submittal deadlines for the entire year. -Once S&A application is submitted staff prepares reports and provides reports to City of Hollister Development Review Committee (DRC) members within 7 days of S&A deadline. -DRC members have one week to review reports before DRC meeting. -Staff provides comments from DRC to applicants and provides the applicant with up to one week to make any necessary revisions to the plans. -Public notice is submitted to the newspaper and it must be published at least 10 days prior to the public hearing planning commission meeting. -Total S&A application processing time for categorically exempt CEQA S&A projects is about 6 to 8 weeks.
H.PP Annual review of growth allocation procedures			Ongoing

ANNUAL ELEMENT PROGRESS REPORT HOUSING ELEMENT IMPLEMENTATION GENERAL COMMENT

The City of Hollister had an increase in residential development in 2011 compared to 2010. There were 166 new residential units constructed in 2011 compared to 19 in the year 2010. Out of the 166 units developed 129 were affordable and 37 were market rate. Round 2 of the Measure U Growth Management Allocation Program for 2011-2012 has awarded 341 allocations of which 102 are for affordable housing (72 multifamily and 30 single families). It is possible that for 2012, the anticipated new construction rates could be higher due to a current approved list of 1,066 allocated units and due to a city council action approving a reduction of impact fees. On February 22, 2011 the City Council approved Resolution No. 2011-12 approving a development performance agreement with KT Orchard Park for the 91 allocations they received for the 2009-2010 growth management allocations period per Measure U. On the same meeting, the city council approved Resolution No. 2011-13 approving a development performance agreement with Brigantino Enterprises for the 149 allocations they received for the 2009-2010 growth management allocations period per Measure U. On November 7, 2011 the city council considered a resolution establishing new traffic impact fees based on a study prepared by Willdan Financial Services. The nexus study identified transportation projects, associated costs, and a funding mechanism based on new development's fair share of impacts on the region's circulation system. The council approved Resolution No. 2011-142 essentially reducing the impact fee for residential development. Implementation of the new impact fees began in January 2012.

On June 6, 2011, the City Council of the City of Hollister approved Resolution No. 2011-71, a resolution approving a tax sharing agreement with the County of San Benito. With the approval of this agreement, the city of Hollister could recommend to LAFCo to initiate proceedings for annexation of properties that have received rezoning approval from the city. The City Council approved the initiation of annexation of 90 acres of residential land in 2009. The city is currently processing 2.141 acres for rezoning out of the 90 acres of residential land. The rest of the 87 acres will require further environmental review for processing. It is expected that the environmental process for the remaining 87 acres would resume in 2012. Also, in January 2011, the city council approved the rezone of 22.62 acres of which 5.98 acres are rezoned for R1 single family housing. LAFCo Annexation of the 22.62 is expected in 2012.

On April 18, 2011 the RDA Agency approved Resolution No. 2011-18R approving the updated Hollister Second Down Payment Assistance Program Guidelines. The City of Hollister Redevelopment Agency assisted with the purchase of 11 single family residences with the Hollister Second/First Time Home Buyer program of which three were very low income households, seven were low income households and one was a moderate income household.

In Fiscal Year 2009-10 the RDA agency entered into a contract with Pacific Geotechnical to compile and map the location of prior surface fault hazard investigations to determine

whether properties that abut or are within close proximity to a prior surface fault hazard investigation can be cleared from the requirement for a surface fault hazard study. This would allow property owners that abut or are within close proximity to a prior surface fault hazard to know if they are cleared from the requirement of a surface fault hazard study for development.

The City of Hollister promotes LEED green building for sustainable site development. Growth management ranking criteria pursuant to the City's Measure U Growth Management Ordinance encourages green building by offering higher points in the point ranking criteria for projects that include renewable energy/green building components. Ordinance 1070 was adopted by the City Council in December of 2010 which added to the Hollister Municipal Code the 2010 edition of the California Building Standards, Title 24 of the California Code of Regulations in its entirety including Part 11 California Green Building Standards Code. The Hillview development was completed in 2011 and was built with assistance of the City of Hollister RDA agency. These units consists of 25 self-help very low income single family homes designed for passive solar and include solar panels on the roofs of each unit. Gateway palms 32 low income apartment units constructed in 2011 were also built with assistance of the City of Hollister RDA agency and also include solar panels on the roof of the buildings. The 72 vista meadows affordable senior apartments were also developed in part with the funding of the Hollister RDA agency. This project also includes solar panels for renewal energy. It is noteworthy to mention that the Hillview, Gateway Palms, and Vista Meadows developments all conform to the state mandated water efficient landscape ordinance. In addition, the City of Hollister approved a solar panel project in the city's wastewater treatment plant in 2010. Construction of the solar panel project at the site was completed in 2011.

In fiscal year 2009-10 preliminary studies were completed for the demolition and reconstruction of Fire Station 1. The preliminary studies included a surface fault hazard investigation and architectural services. Planning Commission Resolution PC 2010-15 was approved in May 2010 for the demolition and reconstruction of Fire Station 1. Demolition of the building and reconstruction began in 2011. It is anticipated that the new station will be completed in 2012. As stated in the 2010-11 City of Hollister RDA Annual Report to the Legislative Body, design services for a streetscape beautification plan from San Juan Road (from San Benito River Bridge) to Westside Blvd., that were initiated in Fiscal Year 2009-10 continued. More than fifty percent of the lineal frontage in this area has outdoor or blighted non-conforming industrial uses or underdeveloped/vacant lots. A lack of street trees, street lights, and gaps in sidewalk curb and gutter improvements along with a wide paved shoulder contribute to an unattractive roadway. This west entrance into the City of Hollister is planned to be transitioned as an attractive gateway to the city to stimulate economic development. The general plan and zoning ordinance designate most of this area as a mixed use corridor for both residential and commercial development.

- 4. CITY OF HOLLISTER GENERAL PLAN COMPLIANCE WITH THE OFFICE OF PLANNING AND RESEARCH GENERAL PLAN GUIDELINES**
- 5. DATE OF THE LAST UPDATE TO THE CITY OF HOLLISTER GENERAL PLAN**

The City of Hollister completed a comprehensive update to the 1995-2005 General Plan when it adopted the 2005-2023 General Plan in December of 2005. The update was prepared to be in compliance with the Office of Planning and Research General Plan Guidelines.

The required revision of the City of Hollister General Plan Housing Element for the 2009-2014 program periods was completed in 2009. As required by section 65302 (d)(3) and (g) (2) of the Government Code, the City of Hollister Natural Resources, Health and Safety and Land Use and Community Design Elements were concurrently amended. The amendments provide more accurate mapping of flood hazard areas (including Flood Awareness Protection Areas) as well as liquefaction and landslide hazards. The amendments also added programs and policies related to development of a local hazard mitigation plan and to avoid establishment of residential and public facilities in flood hazard areas.

6. CITY COUNCIL PRIORITIES FOR LAND USE DECISIONS (E.G. PASSAGE OF MORATORIA OR EMERGENCY ORDINANCES).

The City council land use decisions for 2011 includes the approval of the Measure U growth management allocations for the 2011-2012 year, approval of Resolution No. 2011-71 for the property tax exchange agreement between the City of Hollister and the County of San Benito, approval of Resolution No. 2011-113 adopting the 2010 storm drain master plan, Resolution No. 2011-142 adopting a transportation impact fee, and the RDA Agency approved Resolution No. 2011-18R approving the updated Hollister Second Down Payment Assistance Program Guidelines.

Round 2 of the Measure U Growth Management Allocations for 2011-2012 awarded allocations for 32 market rate single family lots, 102 multi-family unit, 105 allocations with mixed density and 102 affordable units for a total of 341 allocations.

On June 6, 2011, the City Council of the City of Hollister approved Resolution No. 2011-71, a resolution approving a tax sharing agreement with the County of San Benito. With this agreement, the city of Hollister could recommend to LAFCo to initiate proceedings for annexation of properties that have received rezoning approval from the City of Hollister.

On August 15, 2011 the city council adopted Resolution No. 2011-113 adopting the 2010 Storm Drain Master Plan prepared by Wallace Group, Inc. The Storm Drain Master Plan addresses current and future general plan buildout.

On November 7, 2011 the council approved Resolution No. 2011-142 adopting new

traffic impact fees based on a study prepared by Willdan Financial Services. The nexus study identified transportation projects, associated costs, and a funding mechanism based on new development's fair share of impacts on the region's circulation system.

On April 18, 2011 the RDA Agency approved Resolution No. 2011-18R approving the updated Hollister Second Down Payment Assistance Program Guidelines. The City of Hollister Redevelopment Agency assisted with the purchase of 11 single family residences with the Hollister Second/First Time Home Buyer program.

7. GOALS, POLICIES, OBJECTIVES STANDARD OR OTHER PLANS PROPOSALS THAT NEED TO BE ADDED OR WERE DELETED, AMENDED OR ADJUSTED.

-Goals or policies were not deleted, amended or adjusted from the general plan during the 2011 year. Policies and objectives of the general plan have been addressed on this report.

8. PLANNING ACTIVITIES

a. **Planning Activities Initiated:**

- i. Redevelopment Agency West Gateway Streetscape Beautification
- ii. Site and Architectural Approval for Reconstruction of Fire Station 1
- iii. Implementation of Water Efficiency Landscape Ordinance 1055
- iv. RDA updated Hollister Second Down Payment Assistance Program Guidelines
- v. Rezoning and annexation of unincorporated county islands (ongoing)
- vi. 2011 – 2012 Measure U allocations awarded. Some applicants have submitted for tentative map review and others for Site and Architectural Review.

b. **General Plan Amendments:** (None in 2011)

- i. General Plan Amendment 2008-2 (January 2009) Amendment to Land Use Plan to correct mapping errors.
- ii. General Plan Amendment 2009-1 (April 2009). The amendment updated the Housing Element Inventory of sites to reflect the revised zoning map adopted in December 2008.
- iii. General Plan Amendment 2009-2 (December 2009) Required 2009-2014 revision to the City of Hollister Elements and amendments to the General Plan to comply with requirements in section 65302 of the Government Code for policy and programs related to flood hazards and information related to fire, liquefaction and landslide hazards.

c. Major Development Applications

Number	Applicant	Type of Development
Site & Architectural Review 2010-1	City of Hollister	Fire Station No. 1 Demolition and Reconstruction (expected completion in 2012)
Tentative Map 2011-1	South County Housing	Tentative Map (TM) for the subdivision of a 5 acre site into 30 lots for affordable single family self-help units (TM approved in 2011, final map in progress).
Site and Architectural Review 2011-3	Community Services Development Corporation	15 affordable apartment units on a 0.82 acre site.
Prezone 2011-1	Jim Churchill	Prezone for annexation of 25.10 acres for mixed use (commercial and residential) development. The city council authorized the initiation of prezoning for this application in 2011.
Prezone 2011-2	Michael Sullivan	Prezone for annexation of 19.49 acres for single family residential. The city council authorized the initiation of prezoning for this application in 2011

9. ADDITIONAL CONTENT

a. Interagency and Intergovernmental Coordination Efforts

- The City of Hollister Redevelopment Agency has provided funding to assist the Hollister Downtown Association for the preparation of a Strategic Plan for downtown Hollister. The design guidelines in the plans were adopted by the City Council to be used for design review.
- The RDA Agency provided funding in support of the Economic Development Corporation to assist with recruitment and retention of businesses in the project area.
- Staff participates in the Hollister Downtown Association Design Committee to emphasize quality design in the downtown that is sensitive to the historic fabric and conducive to a pedestrian atmosphere.
- Association of Monterey Bay Area Governments:
 - Participation with energy conservation programs
- Governance Committee: Ongoing
- Hollister School District
 - Review of strategies to review safe routes to school and improve traffic safety
- Intergovernmental Committee:

- Geographic Information System (GIS) coordination
- Redevelopment Agency/San Benito County Housing Coordinator
 - Neighborhood Stabilization program
 - Foreclosure prevention education and outreach
- San Benito County Council of Governments:
 - San Benito County Bicycle and Pedestrian Master Plan
 - Update to Hollister Municipal Airport Comprehensive Land Use Plan
 - Traffic Advisory Committee (Caltrans, COG, San Benito County, San Juan Bautista)

b. Efforts to promote infill development, reuse and redevelopment particularly in underserved areas

- Growth allocations to infill sites
- City Council approval of a resolution to initiate annexation of unincorporated islands
- Portions of downtown Hollister are within the Alquist-Priolo earth Fault Hazard Zone. Many lots are less than 50 feet wide and a surface fault investigation would need to extend 50 feet beyond both property lines in many cases which can be constrained by buildings, streets and other infrastructure. The Redevelopment Agency approved a contract with a geologic consulting firm to compile a map of all properties in the downtown area that have been evaluated for surface fault rupture pursuant to the Alquist Priolo Earthquake Fault Zoning Act. Several properties with buildings that were destroyed or demolished as a result of the the 1989 Loma Prieta Earthquake were evaluated in the early 1990s but the contiguous property in the 'shadow' of the study was not cleared. One of the purposes of the study is to identify possible locations to clear adjacent properties in the shadow of an approved surface fault hazard investigation to stimulate infill development or re-development of properties.