

RESOLUTION NO. 2016-41

**A RESOLUTION OF THE CITY OF HOLLISTER CITY COUNCIL APPROVING THE
CITY OF HOLLISTER ANNUAL 2015 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 2015-2023 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 of 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 2015 General Plan Progress Report dated March 21, 2016; 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, that the City Council has reviewed and accepted the City of Hollister Annual 2015 General Plan Progress Report.

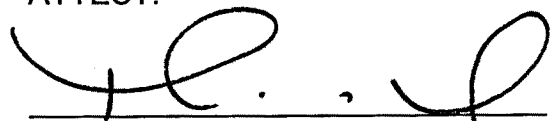
PASSED AND ADOPTED, by the City Council of the City of Hollister at a regular meeting held this 4th day of April, 2016, by the following vote:

AYES: Council Members Klauer, Gomez, Friend, Luna, and Mayor Velazquez.

NOES: None.

ABSENT: None.

ATTEST:


Thomas A. Graves, CMC, City Clerk


Ignacio Velazquez, Mayor

APPROVED AS TO FORM:

L+G LLP, Attorneys at Law


City Attorney

1. DATE OF ACCEPTANCE OF CITY OF HOLLISTER ANNUAL 2015 GENERAL PLAN PROGRESS REPORT BY THE CITY OF HOLLISTER CITY COUNCIL

The City of Hollister Annual 2015 General Plan Progress report was reviewed and accepted by the City Council at the regular City Council meeting of March 21, 2016.

2. MEASURES ASSOCIATED WITH IMPLEMENTATION OF GENERAL PLAN ELEMENTS

LAND USE AND COMMUNITY DESIGN ELEMENT	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 1100 was adopted in July 2014 providing minor clarifications, corrections and amendments to the zoning ordinance to assure internal consistency within the municipal code for residential front yard fencing, parking in industrial land uses, residential density, and transitional housing. Ordinance 1121 was adopted in August 2015 providing minor clarifications, corrections and amendments to the zoning ordinance to assure internal consistency within the municipal code for residential density. 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: In December 2012 the City Council approved Resolution No. 2012-171 approving the final map and subdivision improvement agreement for the Hillview II subdivision for 30 single family self-help affordable residential units. Building permits were issued in 2013 and the units were occupied in 2014. There has been no activity for 2015.

LU.E Initiate a process to amend the AMBAG forecasts	Completed in 2006
LAND USE AND COMMUNITY DESIGN ELEMENT	Implementation Status
LU.F Conduct outreach and education for sustainable building and green product types	1. Title 24 of the California Code of Regulations includes Part 11 California Green Building Standards Code. 2. Collaborate with the building department to streamline applications for photovoltaic permits. 3. Collaborate with applicants of affordable housing projects to promote available state programs for placement of photovoltaic solar panels.
LU.G Develop and adopt design review guidelines in the zoning code for gateway districts, special planning areas, streetscape, circulation and site planning.	On August 19, 2013, The City of Hollister City Council adopted Resolution No. 2013-123, a resolution adopting the west gateway streetscape beautification plan. It was anticipated that funds from a 2009 bond would have been used to begin the initial phase of streetscape beautification improvements in the West Gateway. The dissolution of the Redevelopment Agencies prohibited the use of the bond. It is anticipated that by 2015 the bond money would be available. The environmental document was prepared and in May 2012 the city council approved resolution number 2012-71 adopting a mitigated negative declaration for the West Gateway Streetscape Beautification Plan. On January 20, 2015 The City Council adopted Resolution No. 2015-7 approving a mitigated negative declaration for the complete streets plan and Resolution No. 2015-8 adopting the complete streets plan for the Nash-Tres Pinos –Sunnyslope Roads and McCray Street. This transportation plan was developed through an active public engagement process, consisting of three stages of public workshops, stakeholder meeting, and community surveys with the assistance of the Hollister Youth Alliance that took place in Hollister between

	September 2013 and March 2014. The complete streets program addresses the needs of bicyclists and pedestrians with a wide range of benefits beyond improving safety for those users. One goal of the complete streets plan is to have safer streets for all user groups, including motorists; have valuable public health benefits through increased activity; and boost the local economy through improved access to jobs, higher home values, increased tourism, and reductions in collision costs. This project was made possible through a Caltrans Environmental Justice and Community-Based Transportation Planning Grant.
LU.H Develop a street tree program (Engineering) LU.I Develop streetscape improvement guidelines (Engineering)	No change to program in 2015. Staff continued implementation of existing adopted ordinance and programs. Engineering Department is updating Engineering Standards and Specifications to develop uniform standards with San Benito County. The successor agency got approved for a fund transfer and was awarded an Environmental Justice grant for complete streets from Caltrans. The grant will be for the research and design of the streetscape improvements of the Nash Road/Tres Pinos Road/Sunnyslope Road and McCray Street corridor. On June 17, 2013 the City Council of the City of Hollister adopted Resolution No. 2013-82, a resolution approving a professional services contract with Nelson Nygaard Associates, Inc. for a complete streets planning study of the Nash Road/Tres Pinos Road/Sunnyslope Road and McCray Street Corridor. On July 1, 2013 the city council approved Resolution No. 2013-95 approving a supplemental appropriation for a complete streets planning study for an environmental justice transportation planning grant for the complete streets project.
LU.K Formulate and implement an economic development strategic plan (2008)	1. On October of 2012 Resolution No. 2012-163 approved the Community Development Block Grant (CDBG) Business Assistance Loan Program guidelines. 2. Resolution no 2012-166 was approved in

	November 2012 authorizing ratification of a loan advisory board for the CDBG grant business assistance loan program. 3. Planning staff provided a series of educational presentations to the economic development corporation regarding zoning and general plan guidelines.
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)	The State of California adopted AB 1X26 and Clean Up Legislation AB 1484 that abolished all RDA's in the state of California on February 1, 2012.
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
LU.P Evaluate capital improvement program (2010)	Ongoing. The City of Hollister Engineering Department is the lead agency for CIP Projects.
LAND 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. Staff has participated with the Hollister School district to evaluate traffic safety near schools and coordinate improvements. Once per month city and county officials meet at the board of supervisor's room to

	discuss the City/County joint powers agreement consolidation of fire department services including but not limited to maintenance, equipment, operation and facilities costs. Resolution No. 2013-59, was approved by the city council on May 20, 2013 authorizing execution of community recreation agreement with San Benito High School District for use of San Benito High School aquatics facility. Resolution No. 2013-77, was approved by the City of Hollister city council on June 3, 2013 approving an agreement with the City of San Juan Bautista for fire protection Services. Resolution No. 2013-172, was approved by the city council on November 4, 2013 authorizing the execution agreement between the Hollister fire department and south Santa Clara county fire district for automatic aid response to emergency incidents. LAFCO approved the annexation of the Hollister Urban Area Water and Wastewater Master Plan in November of 2012. Collaborating agencies included the City of Hollister, County of San Benito, Sunnyslope County Water District and San Benito County Water District. 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)	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 began in January 2012. City Council Resolution 2012-10 was approved on January of 2012 approving a budget appropriation of fund 304 for the city's share of the cost of the traffic impact mitigation fee study performed by Willdan Financial Services.
LAND USE AND COMMUNITY DESIGN ELEMENT	Implementation Status
LU.T Fund RDA housing projects (Ongoing)	The State of California adopted AB 1X26 and Clean Up Legislation AB 1484 that abolished all RDA's in the state of California on February 1, 2012.
LU.U Implement phasing strategy to determine priority areas for development and sequence for long-range development outside the Sphere of Influence (Ongoing)	Map 6 Phasing Strategy of the City of Hollister General Plan illustrates a phasing map identifying priority areas for the potential expansion of the sphere of influence.
LU.V Offer development incentives(Ongoing)	Zoning ordinance Article II. Density Bonus ongoing implementation. Also, residential performance overlay zones for vacant infill residential properties provides 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. The City of Hollister is processing an application for development which would require the full improvements to North Street extending the east terminus of Buena Vista Road and connecting it to the east terminus of North Street. North Street shall be constructed in its full width, constructed with a minimum of 84-foot right-of-way and a minimum 64 foot curb-to-curb dimension. Additional pavement width may be required to accommodate the two travel lanes, parking if allowed, bike lanes and any other facility required for this roadway. Construction shall include sidewalk and cur and gutter along the north and south side of the roadway.

	Construction shall also include the installation of street lighting, underground infrastructure for water, sewer and storm facilities where necessary. Additional underground infrastructure may be required by other utilities. 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.F11 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.F15 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	On March 5, 2012 Resolution No. 2012-36 was adopted by the city council approving appropriation of fund 269 for the “street lighting retrofit project, CIP 3019” for the purpose of extending the number of street lights to be converted from high pressure sodium to LED within the City of Hollister.
C.F.10 Street and Highway Maintenance	Ongoing pavement overlay of City streets in 2013

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 January 20, 2015 The City Council adopted Resolution No. 2015-7 approving a mitigated negative declaration for the complete streets plan and Resolution No. 2015-8 adopting the complete streets plan for the Nash-Tres Pinos –Sunnyslope Roads and McCray Street. This transportation plan was developed through an active public engagement process, consisting of three stages of public workshops, stakeholder meeting, and community surveys with the assistance of the Hollister Youth Alliance that took place in Hollister between September 2013 and March 2014. The complete streets program addresses the needs of bicyclists and pedestrians with a wide range of benefits beyond improving safety for those users. One goal of the complete streets plan is to have safer streets for all user groups, including motorists; have valuable public health benefits through increased activity; and boost the local economy through improved access to jobs, higher home values, increased tourism, and reductions in collision costs. This project was made possible through a Caltrans Environmental Justice and Community-Based Transportation Planning Grant. 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.

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) CSF.E Consider the formation of a planning area-wide Fire District (2 year)	Fire Task Force reviewed between 2005-2007. Consolidation of Fire Services between City of Hollister and San Benito County occurred in 2013. Once per month city and county officials meet at the board of supervisor's room to discuss the City/County joint powers agreement consolidation of fire department services including but not limited to maintenance, equipment, operation and facilities costs.
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. Resolution No. 2013-59, was approved by the city council on May 20, 2013 authorizing execution of community recreation agreement with San Benito High School District for use of San Benito High School aquatics facility.
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. 6. LAFCO approved the annexation of the Hollister Urban Area Water and Wastewater Master Plan in November of 2012. Collaborating agencies included the City of Hollister, County of San Benito, Sunnyslope County Water District and San Benito County Water District. 7. Resolution No. 2013-146, was approved by the city council on September 16, 2013 approving an agreement with the San Benito County Water District for the transfer of the City 's Lessalt Water Treatment Facility Real Property and

	Facilities to the San Benito County Water District.
COMMUNITY SERVICES AND FACILITIES ELEMENT	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. In 2014 CSF.J has been recognized as a priority for the mayor and city council.
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 ELEMENT	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)	No activity in 2015
CSF.N Update the Fire Protection Master Plan (2 year)	
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)	Approved non-exclusive franchise agreements for roll-off refuse and commercial recycling (ongoing implementation)
CSF. AA Implement the City's Solid Waste Management Plan(Ongoing)	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)
	On June 3, 2013 the city council adopted Ordinance No. 1093, an ordinance of the City of Hollister amending Chapter 15.24 "Grading and Best Management Practices Control" of the Hollister Municipal Code relating to solid waste diversion plans.
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)	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)
CSF.U Continue to require proper disposal of pollutants	The City of Hollister City Council discussed the topic of graywater and the potential use of reusing graywater as a component of sustainable water practices. 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 in 2012 Coordinated for implementation of water efficient landscape ordinance 1055. Staff collaborated with the Water Resources Association of San Benito County (WRASBC) to implement Ordinance 1055. The WRASBC reviews applications for consistency with Ordinance 1055 for all developments including the front yards of new residential dwelling units.
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 and 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 equipment was approved for park facilities in the City of Hollister. 3. Resolution No. 2015-06 was approved on January 20, 2015 approving a supplemental appropriation in the amount of \$72,000 for the skate park expansion 4. Park Hill Master Plan adopted in June 2010 with Resolution 2009-100 5. Ordinance 1045 update of Park and Recreation Dedications and :Fees 6. February 2011, 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. 7. Ongoing programs at Calaveras, Cerra Vista, Maze and Rancho San Justo school city parks.
CSF. CC Maintain and update Capital Improvements Program (Ongoing)	Ongoing.
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.
CSF.JJ Require fire protection mitigation in new development (Ongoing)	

CSF.KK Require law enforcement review (Ongoing)	New development is required to be annexed into the Community Facilities District to fund for staff for police and fire protection
CSF.LL Require storm water runoff measures. (Ongoing)	Ordinance 1053 for grading and best management practices adopted in December 2009. Ongoing communication with Regional Water Quality Control Board District V.
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	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 OS.B Development open space management plans (continued)	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 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 and regional 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	Implementation on an as needed basis.

in open space planning	
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 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 2015
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)	Backup 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)	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 I and II. A total of 55 units self-help very low income subdivision. 25 residential units constructed in 2011 and 30 residential units constructed in 2014 were designed for passive solar. In addition, solar panels were installed on the roofs of each unit. 3. Gateway palms 31 low income apartment units include solar panels. The former City of Hollister RDA assisted in funding this project.
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	

	4. Vista Meadows 72 senior unit apartments for people 55 years in age and older, included solar panels on the units. The former City of Hollister RDA assisted with the cost of this project. 5. The City of Hollister promotes LEED green building for sustainable site development. 6. Continued participation in presentations from Green Building Council and AMBAG on green building programs for existing and new buildings. 7. Provide bilingual informative brochures from PG&E and other organizations on front counter at planning/building department to publicize energy conservation.
NRC.G Establish mitigation for the burrowing owl colony in the Fairview Road/Santa Ana Road Area (3 year)	Mitigation Measures for the burrowing owl are listed in each of the environmental documents pursuant to CEQA prepared for each subdivision that was reviewed and approved by the planning commission last year. Language within the mitigation includes as follows: <i>If clearing and construction activities will occur during the nesting period for burrowing owls (February 1-August 31), a qualified biologist shall conduct focused surveys for burrowing owls on and adjacent to the project site. Surveys shall be conducted in accordance with the California Department of Fish and Wildlife's staff report on Burrowing Owl Mitigation (staff report), published March 7, 2012. Surveys will be done within 14 days prior to construction activities and will be repeated if project activities are suspended or delayed for more than 15 days during nesting season. If no burrowing owls are detected, no further mitigation is required. If active burrowing owls are detected, the project applicant shall implement the avoidance, minimization, and mitigation methodologies outlined in the CDFW's staff report prior to initiating project-related activities that may impact burrowing owls.</i>
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

NRC.T Require construction techniques that minimize wind erosion	performance standards for dust and dirt control. Per Air District's requirements the California Emissions Estimator Model (CalEEMod) is used for CEQA review on projects for greenhouse gases and air quality. The prior model used was the Urban Emissions Model (URBEMIS). 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	Ongoing – Biological assessment is required per the California Environmental Quality Act on discretionary projects and conditions/mitigation measures are implemented to protect sensitive bird species including conditions to protect birds in nesting season. Wetlands delineation was not applicable to discretionary applications reviewed in 2015
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	Highway 25 bypass opened in 2009. The

hazardous materials HS. B (2-year) Designate truck routes HS.M Designate emergency evacuation routes in conjunction with San Benito County (Ongoing)	City supports 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.B: California Truck route established along Airline Highway (25 Bypass). Signs being posted currently.
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) for a land use consistency determination. 2. Staff coordinated with the San Benito County Council of Governments (COG) and the County of San Benito for the update to the Airport Land Use Comprehensive Plan (ALUCP) for the Hollister Municipal Airport and completed the plan 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 (ongoing participation).
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. The former 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 water management planning (Ongoing)	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
HS.S (Ongoing) Review and update the	

City's Emergency Plan	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 attends 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)	Ongoing.
HS.N Identify traffic noise mitigation needs (Ongoing)	Noise study and conditions for noise reduction are implemented in developments for projects where the environmental analysis pursuant to the California Environmental Quality Act (CEQA) determines the need.
HS.T Review new development for potential noise impacts	
HS.O Periodically evaluate the City's Noise Ordinance (Ongoing)	No revisions to the noise ordinance in 2015
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 On January 21, 2014 the City of Hollister City Council adopted Ordinance No. 1096, amending Chapter 15.04 to update the Hollister Building Code regarding the California Code of Regulations Title 24, 2013 edition of the California Building Standards Code.
HS.R Require cleaning on sites with hazardous soils (Ongoing)	Two previous clean-up sites were the former Leatherback property purchased by the former RDA located on the southeast corner of Hillcrest and McCray Street and on the southwest corner of McCray Street and 4 th Street. Ongoing implementation provided in an as needed basis.

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
 (CCR Title 25 §6202)

Jurisdiction City of Hollister
 Reporting Period Date 1/1/2015 - Date 12/31/2015

Table A
Annual Building Activity Report Summary - New Construction
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=Renters 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 how the units were affordable. Refer to instructions.
			Very Low- Income	Low- Income	Moderate- Income	Above Moderate- Income			See Instructions	See Instructions	
		Las Brisas		O				1			
Hacienda Square		O				14					
Homestead		O				40					
Nora Drive		O				1					
Walnut Park 8		O				1					
Tuscan Sun		O				10					
Hawkins Street		R				1					
(9) Total of Moderate and Above Moderate					0	68					
(10) Total by income Table A/A3						68					
(11) Total Extremely Low-Income Units*											

* Note: These fields are voluntary

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 in 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				0	
(2) Preservation of Units At-Risk				0	
(3) Acquisition of Units				0	
(5) Total Units by Income	0	0	0	0	

* 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	67			1		68	68

* Note: This field is voluntary

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	2012	2013	2014	2015				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			
Very Low	Deed	671			25		29					54	513
	Restricted Non-deed restricted				104							104	
Low	Deed	518											518
	Restricted Non-deed restricted												
Moderate	Deed	610											602
	Restricted Non-deed restricted		1			7						8	
Above Moderate		1,251	32	19	37	28	81	68				297	966
Total RHNA by COG. Enter allocation number		3,050	33	19	166	28	39	110	68			463	2,587
Total Units													
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
2014 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. Former RDA allocated \$50,000 per year for tenant based senior rental assistance for ten years until December of 2019.
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.
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 are re-allocated, lot consolidation projects in a multi-family or mixed use zoning will be one of the highest priorities. Measure U with Ordinance 979 came to an end in 2012. Efforts to reestablish or continue the residential growth management policy are expected to be accomplished in 2016 The State of California adopted ABIX26 and clean up legislation AB 1484 that abolished all RDA's on February 1, 2012. 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 and cooperation between county and city's housing programs
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 for residential developments	Remove constraints to provision of affordable housing from development review process	Dec 2010 2011	Met with local affordable housing developers to review application constrains. The City's application for new development and conditional use permits were adjusted so it could be easier to follow. Efforts to address affordable housing constraints will continue in 2016.
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. Energy Conservation material in English and Spanish provided from PG&E, AMBAG Energy Watch and Central Coast Energy Service at the planning/building department's counter. Ongoing for 2016.
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	Provide incentives for construction of	July 2011	Completed – Ordinance 1056 Adopted December

use districts and establish a new R4-20 zoning district (20 – 35 du per acre)	affordable housing		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 2. 2010 Growth allocations – 488 including 50 for lot consolidation projects in multi-family mixed use 2011-2012 Growth allocations – 346 which includes 199 for lower income households. 169 of the 346 are proposed in the multi-family and mixed use zoning designations. 3. The Measure U Growth Management Allocation Program for 2013 awarded 247 residential		2009 2015	1. Completed July 2009 - 2. The Measure U Growth Management Allocation Program for 2015 awarded 226 residential allocations of which 2 are for multifamily residential including duplex rentals and 224 for single family residential dwelling units

allocations of which 124 are for multifamily residential including townhomes and apartments and 123 for single family residential dwelling units			
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 2015.
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 including South County Housing (SCH), CHISPA and CSDC to discuss application process constrains. 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	No activity in 2015
H.U Evaluate need for an inclusionary housing program concurrent with expiration of Measure U in 2012		Dec 2012	No activity in 2015
H.V Protect “at –risk” units	Pursue funding sources to protect units at risk of converting to		The State of California adopted AB1X26 and clean up legislation AB 1484 that abolished all

	market rate within the next five years		RDA's on February 1, 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.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	Ongoing. Total area of land approved by LAFCO for annexation to the corporate limits of the City of Hollister since 2011 consists of 105.63 acres (57.78 acres for GC General Commercial and 47.85 acres for Residential). Total area of land in the Sphere of Influence being processed for rezoning by the City of Hollister for future annexation into the corporate limits of the City of Hollister and for future residential development consists of 111.22 acres. <u>Applications currently being processed for the rezoning of property in the Sphere of Influence for annexation:</u> APN: 019-130-026 and 019-130-027 consisting of a total of 57.58 acres (DeNova) for the R3 M/PZ Zoning District.

			APN: 019-110-031, 019-120-013, and 019-120-011 consisting of 36.69 acres (Gonzalez and Borelli) for the R3 M/PZ Zoning District. APN: 019-130-020, consisting of 4.7 acres (CHISPA) for the R3 M/PZ Zoning District. APN: 019-340-002, consisting of 5 acres (Maple Park) for the R3 M/PZ Zoning District. APN: 020-080-022 consisting of 7.25 acres (Sywak) for the R1 L/PZ Zoning District. <u>Recently annexed:</u> APN: 021-040-017 and 021-040-018 consisting of 51.83 acres (City of Hollister Sprayfield) for PF- Public Facility Zoning District. APN: 020-170-041 consisting of 2.17 acres (Natmar/Sywak) for R1 L/PZ Zoning District. APN: 020-120-141,142, and 143 consisting of 5.16 acres for R1 L/PZ Zoning District (Kutz) APN: 020-120-114 consisting of 4.8 acres for R1 L/PZ Zoning District (Del Curto) APN: 020-120-144 consisting of 8.88 acres for R1 L/PZ Zoning
--	--	--	---

			District (Brigantino) APN: 020-120-145 consisting of 1.05 acres for R1 L/PZ Zoning District (Mermod) APN: 019-250-001 consisting of 11.48 acres (Gonzalez) for R1 L/PZ Zoning District. Annexed in 2015. APN: 019-250-004 consisting of 1.0 acre (Ivancovich) for R3 M/PZ Zoning District. Annexed in 2015. APN: 020-170-035 consisting of 1.23 acres (Matthews) for R1 L/PZ Zoning District. Annexed in 2015. In 2011, the City Council approved the prezone of 22.62 acres of which 5.98 acres are prezoned for R1 single family housing. LAFCo has approved the annexation and the city of Hollister Planning Commission approved 29 residential allocation units for the 5.98 acre residential portion of the site in 2013. In 2012 the city council approved resolutions to initiate proceedings with LAFCo for the annexation of territory of 41.14 acres located between Meridian Street to the north, Hillcrest Road to the south, McCray Street to the west and Highway 25
--	--	--	--

			Bypass to the east into the City of Hollister. The land has been rezoned mostly for general commercial, however, there is a multifamily component. In June of 2013 LAFCo approved the annexation of the 41.14 acres into the corporate limits of the City. Total acres approved by LAFCo for annexation to the corporate limits of the City of Hollister since 2011: 145.38 acres. (57.78 acres for GC General Commercial, 51.83 acres for PF Public Facility, and 35.77 acres for future residential development).
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.
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	Construction of affordable rental and ownership	Ongoing	The State of California adopted AB1X26 and clean up legislation AB

Redevelopment Agency funds to facilitate investments in projects.	housing		1484 that abolished all RDA's on February 1, 2012.
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 completed and certified in 2009. The State of California adopted AB1X26 and clean up legislation AB 1484 that abolished all RDA's on February 1, 2012.
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 grant funding to special housing need providers for homeless, local food bank and abused persons. The State of California adopted AB1X26 and clean up legislation AB 1484 that abolished all RDA's on February 1, 2012.
H.GG Foster and maintain partnerships for special needs housing and	Develop special needs housing		Brochure available for second units.

affordable housing with programs for second units, rental assistance and rehabilitation loans			On December 16, 2013 The City Council of the City of Hollister adopted Resolution No. 2013-211 a resolution of the City Council of the City of Hollister adopting a sewer treatment impact fee for age restricted (55+) and one bedroom second units. This is a 47.5% reduction to sewer treatment impact fees collected on age restricted units. The State of California adopted AB1X26 and clean up legislation AB 1484 that abolished all RDA's on February 1, 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.II Provide fair housing information and respond to complaints	Assure equal housing opportunities	Ongoing	Ongoing. The City of Hollister collaborates with the San Benito County Housing Authority.
H.JJ Operate Redevelopment Agency Owner Occupied Rehabilitation Program	Goal of assisting 33 homeowners	Ongoing	The State of California adopted AB1X26 and clean up legislation AB 1484 that abolished all RDA's on February 1, 2012.
H.KK Continue to implement Hollister Second Mortgage Program	Goal of assisting 20 homeowners	Ongoing	The former Redevelopment Agency assisted with the purchase of 1 single family residence with the Hollister Second /First Time Home Buyer program for the low

H.L.L. Require new development to comply with Title 24 at a minimum	Energy conservation	Ongoing	income household. The State of California adopted AB1X26 and clean up legislation AB 1484 that abolished all RDA's on February 1, 2012. 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: • <u>Vista Meadows</u>: 72 low income rental units (71 senior). Status: Constructed and occupied 2011 • <u>Hillview I</u>: 25 low income single family self-help units. status: constructed and occupied in 2011 • <u>Hillview II</u>: 30 low income single family self-help units. status: approved and currently under construction. Occupied in 2014. • <u>Gateway Palms</u>: 32 low income rental units. Status: constructed and occupied in 2011. <u>Homestead</u>: On December 19, 2013 the City of Hollister Planning Commission

			approved Resolution 2013-31 for 81 market single family dwelling units and a remainder parcel for future 100 multifamily affordable units. <u>Sunnyslope Investments LLC:</u> On December 19, 2013 the city of Hollister Planning Commission adopted Resolution No. 2013-29, approving 29 residential allocation units in the 5.98 acre residential portion of the site <u>Valles:</u> On December 19, 2013 the City of Hollister Planning Commission adopted Resolution No. 2013-32 approving Site and Architectural Review 2013-8 for the construction of fifty (5) apartment units consisting of five buildings and one rental office building on a 2.7 acre site located at 1605 Cushman Street, near the intersection of Cushman Street and Nash Road. Construction is anticipated to commence in 2016. <u>North Florida Dev.</u> On June 26, 2013 the City of Hollister Planning Commission approved Site & Architectural Review Application No. 2013-3 and Tentative Map No. 2013-1 to subdivide an 8.51 acre parcel into forty-four (44) lots consisting of
--	--	--	---

			commercial and residential improvements. The residential improvements include 63 apartment units and 38 single family units. Status: under construction • <u>Cerrato Estates</u> On March 27, 2014 the City of Hollister Planning Commission approved Tentative Map No. 2013-5 subdividing approximately 42 acres of land located south of Meridian Road, north of Hillcrest Road, and east of the Highway 25 Bypass as follows: 241 single family lots on 27.14 net acres, 2.65 acres for common open space, 11.48 acres dedicated as public right-of-way, and a 0.53 acre lot dedicated as an open space easement for storm water retention/infiltration. • <u>The Villages</u> On May 22, 2014 the City of Hollister Planning Commission approved Tentative Map No. 2013-3 subdividing approximately 32.36 acres of land located south of Santa Ana Road, west of Gardenia Lane, and north of Brigantino Drive as follows: 155 lots for single family homes on 21.37 net acres; 3.33 acres for common open space and dedicated park site, and 7.46 acres of public right-of-way.
--	--	--	---

			• <u>Mariottini:</u> On June 25, 2014 the planning commission approved Site and Architectural Review No. 2014-7 for the construction of 15 multi-family residential rental units located between San Benito Street, Monterey Street and west of Park Street. • <u>Ladd Ranch:</u> On January 21, 2014 the city council adopted Ordinance 1097 rezoning 19.49 acres located south of Southside Road and east of San Benito Street for single family residential units. On August 28, 2014 the planning commission approved Tentative Map No. 2014-2 subdividing approximately 19.49 acres of land into 82 single family residential lots. • <u>Infelise/Apricot Ln</u> On December 18, 2014 the City of Hollister Planning Commission approved Tentative Map No. 2014-4 subdividing approximately 21.16 acres of land located into 100 lots for single family homes with an area of approximately 2.12 acres for open space.
	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	The State of California adopted AB1X26 and clean up legislation AB 1484 that abolished all RDA's on February 1, 2012.
HOO Monitor Site and Architectural Review Process	Reduce governmental constraints	August 2010 Annual	Ongoing. The city provides the public with the Site and Architectural (S&A) submittal deadlines for the entire year. The calendar is online and at the office. -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 weeks.
H.PP Annual review of growth allocation procedures			Ongoing

**ANNUAL ELEMENT PROGRESS REPORT HOUSING ELEMENT IMPLEMENTATION
GENERAL COMMENT**

**CITY OF HOLLISTER HOUSING SUCCESSOR ANNUAL REPORT REGARDING
THE LOW AND MODERATE INCOME HOUSING ASSET FUND FOR FISCAL YEAR
2014-2015 PURSUANT TO HEALTH AND SAFETY CODE SECTION 34176.1(f)**

This City of Hollister Housing Successor Annual Report (Report) has been prepared pursuant to California Health and Safety Code Sections 34176.1(f). This Report summarizes activities during Fiscal Year 2014/15 related to the Low and Moderate Income Housing Asset Fund (LMIHAF). The purpose of this Report is to provide the City Council in its capacity as the Housing Successor to the former City of Hollister Redevelopment Agency an annual report on the housing assets and activities of the Housing Successor under Part 1.85, Division 24 of the California Health and Safety Code, in particular sections 34176 and 3416.1 (Dissolution Law).

The following Report is based upon information prepared by the City of Hollister staff and information contained within the independent financial audit of the Low and Moderate Income Housing Asset Fund for Fiscal year 2014-2015 as prepared by Mann, Urritia, Nelson CPAs which audit is separate from this annual summary Report. This Report conforms with and is organized into Sections 1 through 11 pursuant to Section 34176.1 (f) of the Dissolution Law.

- 1. Amount Deposits into the Low Moderate Income Housing Fund in FY 2014/15 from loan agreements between the former Hollister Redevelopment Agency and the City of Hollister pursuant to 34919.4 (b) (3) (A) (§34176.1 (f)(1): None.**
- 2. Deposits of funds to the Low Moderate Income Housing Fund from repayment of loans owed to the Low Moderate Income Housing Fund in FY 2014/15 in order to make payments to the Supplemental Educational Realignment Augmentation Fund from the former Hollister Redevelopment Agency pursuant to 34919.4 (b) (3) (B) (C) (§34176.1 (f)(2): None.**
- 3. Balance of the Low Moderate Income Housing Asset Fund at the end for Fiscal Year 2014/15 and any amounts held for items listed on the Recognized Obligation Payment Schedule (§34176.1 (f)(3):**
 - a. Low Moderate Income Housing Asset Fund Balance: \$2,376,182
 - b. Funds received from the Recognized Obligation Payment Schedule for Redevelopment Property Tax Trust Fund to pay enforceable obligations for rent assistance: \$50,000.

4. Summary of Expenditures from the Low Moderate Income Housing Fund by Category (§34176.1 (f)(4):

Description of Expenditures	Amount
1. Monitoring and preservation of long-term affordability covenants	\$223,488
2. Homeless Prevention and Rapid Rehousing Services	\$ 43,429
3. Housing Development Expenditures	
• Expenditures on Extremely Low Income Rental Units	\$ 0
• Expenditures on Very Low Income Units	\$ 0
• Expenditures on Low Income Units	\$ 0

5. Value of Housing Successor assets (§34176.1 (f)(5):

- a. Real property: \$110,000
- b. Loans and grants receivable:
 - i. Loans with monthly payments \$454,211
 - ii. Estimated value of 131 Forgivable loans and loans with deferred payments: \$12,359,104. The majority of the deferred loans will not require payment for twenty or more years.

6. Description of transfers of Low Moderate Income Housing Funds (LMIHAF) to other Housing Successor's. (§34176.1 (f) (6): The City of Hollister did not make any LMIHAF transfers to other Housing Successor(s) under §34176.1 (c) (2) during the Fiscal Year.

7. Description of any project that received property tax on the Recognized Obligation Payment Schedule during FY 2014/15(§34176.1 (f) (7): The former City of Hollister Redevelopment Agency entered into an agreement with Hollister Investment Group in 2010 to provide tenant based rental assist to ten very low income senior apartments at the Prospect Villa Senior Apartments until the end of 2019 in the amount of \$50,000 per year. Funds were deposited into the Low Moderate Income Housing Successor Funds from ROPS 2014-15 A and 2014-15 B in the amount of \$50,000 for rent assistance at the Prospect Villa Senior Apartments. NOTES:

- a. The prior period adjustment sheet on ROPS 2014-15A reported actual expenses of \$23,264 for the previous six months.
- b. The prior period adjustment sheet on ROPS 2014-15B reported actual expenses of \$21,688 for the previous six months.

8. Status of real property acquired by the former RDA (§34176.1 (f)(8):

- a. **Prior to 2/1/2012:** The property at 1191 Sunnyslope Road was developed for transitional housing with assistance from the Low Moderate Income Housing Funds of the former Hollister Redevelopment Agency and continues to be leased to the Emmaus House with rental restrictions for said use. It has come to staff's attention that the property inadvertently was not transferred from the City of Hollister to the Hollister Redevelopment Agency in 1996. It is

possible the property is owned by the City of Hollister and should not be considered a housing asset of the former City of Hollister RDA.

b. After 2/1/2012: Not applicable – none purchased.

9. Description of outstanding obligations for replacement housing pursuant to Health and Safety Code §33413 (§34176.1 (f)(9): *Replacement Housing*:

According to the draft 2009-2014 Implementation Plan for the former Hollister Redevelopment Agency (RDA), no Section 33413(a) replacement housing obligations were transferred to the Housing Successor. The Hollister RDA was unable to adopt the update to the draft plan in 2011 due to prohibitions in the Dissolution Act and Voluntary Program Act. The draft 2009-2014 and 2005-2009 Implementation Plan did not identify a need for replacement housing and are posted on the City's website at <http://hollister.ca.gov/government/city-departments/development-services/successoragency>.

Inclusionary/Production Housing: *Not applicable*. According to the draft 2009-2014 Implementation Plan for the former Hollister Redevelopment Agency (RDA), no Section 33413(b) inclusionary/production housing obligations were transferred to the Housing Successor. The Hollister RDA was unable to adopt the update to the draft plan in 2011 due to prohibitions in the Dissolution Act and Voluntary Program Act. The draft 2009-2014 and 2005-2009 Implementation Plans are posted on the City's website at <http://hollister.ca.gov/government/city-departments/development-services/successor-agency>

10. Deposits into the Low Moderate Income Housing Funds in FY 1013/14 (§34176.1 (f)(1):

a. The balance of Repayment of loans and interest: \$89,439

b. Recognized Obligation Payment Schedule property tax: \$50,000 for Prospect Villa rent assistance

11. Cap on Use of Use of LMIHAF for Senior Housing. (§34176.1 (f)(11): *Cap applicable in Fiscal Year 2014/15*: Section 34176.1 (b) prohibits using LMIHAF for a senior housing development if the total number of deed-restricted senior rental units in the City of Hollister established by the City, the former RDA and the housing successor over the past ten years exceeds fifty percent (50%) of the aggregate number of units of deed-restricted rental housing assisted. Over the past ten years, 72% of the deed restricted rental units developed or assisted was for seniors. It should be noted that prior to dissolution of redevelopment agencies, a different threshold for spending was applied in the Health and Safety Code and the Hollister RDA complied with the standard as noted in the draft Five Year Implementation Plan for the period 2009-2014.

Deed Restricted Units Constructed in Hollister 2004 - 2014

Project Name	Senior Units	Non-Senior Units	Total Units
Gateway Palms	0	32	32
Vista Meadows	72	0	72
Prospect Villa	10	0	10
Percent of Total as of 14/15	82 (72%)	32 (28%)	114

The City of Hollister encumbered funds to assist with rehabilitation and preserve the affordability of 73 units at the Rancho Park Apartments and Rustic Garden Apartment projects in June of 2015. The loan agreements should be executed in early 2016 which will bring the number of deed-restricted senior rental units assisted over the past ten years to 44% as shown in the table below.

Projected Deed Restricted Units in Hollister 2005-2015

Existing and Approved Encumbered Funds	Senior Units	Non-Senior Units	Total Units
Gateway Palms	0	32	32
Vista Meadows	72	0	72
Prospect Villa	10	0	10
Rehab-Preserve affordability			
• Rancho Park Apt	0	54	54
• Rustic Gardens	0	19	19
Projected total in 15/16	82 (44%)	105 (56%)	187

12 Excess Surplus Low Moderate Income Housing Asset Fund (LMIHAF)
(§34176.1 (f)(12): Potential Surplus – Excess Surplus is defined in Section 34176.1(d) as an unencumbered amount in the account that exceeds the greater of one million dollars (\$1,000,000) or the aggregate amount deposited into the account during the Housing Successor's preceding four Fiscal Years, whichever is greater. The Excess Surplus relates to a four year calculation. The Hollister Housing Successor has not been in existence for a four year period as shown below.

	FY 2012/13	FY 2013/14	FY 2014/15	FY 2015/16
Beginning Balance	(\$113,589)	\$2,757,119	\$2,550,660	
Add: Deposits	\$4,755,682	\$ 86,534	\$ 89,439	
Expenditures	\$1,884,979	\$ 292,993	\$ 263,917	
Ending Balance	\$2,757,119	\$2,550,660	\$2,376,182	
Surplus	\$1,757,119	\$1,550,660	\$1,376,182	

The Housing Successor has had an Excess Surplus for the past three years. Based on existing funding commitments, there will be an Excess Surplus at the end of FY 2015-16. If the Hollister Housing Successor does not encumber the excess surplus within the next three fiscal years (2018/19), the funds will be transferred to the Community Development Department for expenditure pursuant to the Multi-family Housing Program or the Joe Serna, Jr. Farmworker Housing Grant Program. The projected surplus by the end of FY 2018/19 could be less than \$200,000 if annual administrative costs average about \$250,000 per year as shown below. At this point, staff recommends monitoring the fund balance.

Fiscal Year	Admin/ Monitoring and Preservation	Homeless Prevention Rapid Rehousing	30% Extremely Low Income	CAP 20% 60-80% of Area Median Income	Estimated Unencumbered Balance
12-13	\$ 0	\$ 0	\$ 0	\$ 0	\$2,757,119
13-14	\$277,814	\$ 86,360	\$ 0	\$ 0	\$2,550,660
14-15	\$233,488	\$ 43,429	\$117,000	\$ 0	\$2,166,743
15-16	\$250,000	\$ 0	\$ 0	\$ 0	\$1,916,743
16-17	\$250,000	\$ 0	\$ 0	\$ 0	\$1,666,743
17-18	\$250,000	\$ 0	\$ 0	\$ 0	\$1,416,743
18-19	\$250,000	\$ 0	\$ 0	\$ 0	\$1,166,743

13. Inventory of homeownership units assisted by the former City of Hollister Redevelopment Agency, number of units (§34176.1 (f)(13)) An inventory of homeownership units is posted on the City of Hollister Housing Successor home page at the following link: <http://hollister.ca.gov/government/city-departments/development-services/successor-agency/>.

- a. Number of units lost to the portfolio after February 12, 2012 and reason for loss

Year	Unit Lost	Reason
2014	1	Bankruptcy -

- b. Funds returned to the Hollister Successor Agency as part of an adopted program that protects the former Hollister Redevelopment Agency's investment from the Low and Moderate Income Housing Funds. \$24,586.81
- c. Has the Hollister Housing Successor contracted for any outside entity for management of the units? No

14. Compliance of the Hollister housing successor compliance with the Low Moderate and Income Housing Asset Fund expenditure requirements pursuant to §34176.1 (a)(3)(A) for the period 2014-2019.

- a. Administrative Cost Cap for monitoring of 5% of the statutory value of housing successor real property, loans and grants or \$200,000 in any fiscal year to §34176.1(a)(1) of the amount of the assets is less than \$200,000: **Comply** - The Housing Successor expended \$223,488 for administrative costs in fiscal year 2014/15 which is less than 2% of the statutory value of the housing successor real property, loans and grants.
- b. Homeless Prevention and Rapid Rehousing Services: **Comply** - The Housing Successor may expend up to \$250,000 per fiscal year for homeless prevention and rapid rehousing services of individual and families who are homeless or would be homeless pursuant to §34176.1(a)(2). The City of Hollister spent \$43,429 on homeless prevention services in Fiscal Year 2014/15 which is less than the limit of \$250,000 per fiscal year.
- c. Extremely Low Income Rental Housing: **Premature** - Section 34176.1(a)(3) (B) states that at least 30% of the LMIHAF not used for monitoring or homeless prevention and rapid rehousing services must be spent on rental housing for Extremely Low Income Households between the period of 2014 and 2019. The City Council approved Resolution 2015-108 on June 1, 2015 committing \$117,000 to assist with rehabilitation and preservation of assisted housing with 54 units at the Rancho Park apartments and 19 units at the Rustic Garden apartment units and providing deeper affordability for some extremely low income rental units. The commitment will fulfill part of the funding requirement in HSC section 34176.1 (a)(3).
- d. Cap: 20% cap on use of LMIHAF on development of housing affordable to very low and low income households. **Premature** - Section 34176.1(a) (3) (B) limits the expenditure of the LMIHAF for affordable housing development that is not used for monitoring or homeless prevention and rapid rehousing services to 20% for households earning between 60 to 80% of the area median

income between the period of 2014 and 2019. This would apply to Very low income and some Low income households. The information is not required to be reported until 2019.

On June 17, 2013 the city council adopted Resolution No. 2013-82, a resolution of the city council of the City of Hollister approving a professional services contract with Nelson Nygaard associates, inc. for a complete streets planning study. On July 1, 2013 Resolution No. 2013-95 was adopted approving a supplemental appropriation for a complete streets planning study for an environmental justice transportation planning grant for two streets (Nash/Tres Pinos Rd/Sunnyslope and McCray). On January 20, 2015 The City Council adopted Resolution No. 2015-7 approving a mitigated negative declaration for the complete streets plan and Resolution No. 2015-8 adopting the complete streets plan for the Nash-Tres Pinos –Sunnyslope Roads and McCray Street. This transportation plan was developed through an active public engagement process, consisting of three stages of public workshops, stakeholder meeting, and community surveys with the assistance of the Hollister Youth Alliance that took place in Hollister between September 2013 and March 2014. The complete streets program addresses the needs of bicyclists and pedestrians with a wide range of benefits beyond improving safety for those users. One goal of the complete streets plan is to have safer streets for all user groups, including motorists; have valuable public health benefits through increased activity; and boost the local economy through improved access to jobs, higher home values, increased tourism, and reductions in collision costs. This project was made possible through a Caltrans Environmental Justice and Community-Based Transportation Planning Grant.

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 properties included in the Designated Assessment Area Boundary have been cleared for new development, redevelopment or subdivision in conformance with the Alquist-Priolo Earthquake Fault Zoning Act.

On August 19, 2013, the City of Hollister City Council adopted Resolution No. 2013-123, a resolution of the City Council of the City of Hollister adopting the west gateway streetscape beautification plan. 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 has designated 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

The City of Hollister Annual 2015 General Plan Progress report was reviewed and accepted by the City Council at the regular City Council meeting of March 21, 2016 per Section 65400 of the Government Code.

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. The required revision of the City of Hollister General Plan Housing Element for the 2015-2023 program periods was completed in 2015. 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 State of California adopted AB 1X26 and clean up legislation AB 1484 that abolished all RDA's on February 1, 2012. The city council approved Resolution No. 2012-06 in January of 2012, a resolution of the City of Hollister to express its intent to serve as the successor agency of the former RDA of the City of Hollister, pursuant to health and safety code section 34171(j) and section 34173, and to elect to retain the housing assets and functions previously performed by the RDA of the City of Hollister, pursuant to health and safety code section 34176. This Resolution establishes that the City of Hollister will serve as both the Successor Agency and the Successor Housing Agency to the former Hollister RDA.

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 2015 year. Policies and objectives of the general plan have been addressed on this report.

8. Planning activities

a. Planning Activities Initiated:

- i. West Gateway Streetscape Beautification. On May of 2012 the city council approved Resolution No. 2012-71 adopting a mitigated negative declaration for the San Juan Road (West Fourth Street) streetscape improvements. On August 19, 2013, the City of Hollister City Council adopted Resolution No. 2013-123, a resolution of the City Council of the City of Hollister adopting the west gateway streetscape beautification plan. Implementation of the plan shall occur as development occurs in the West Gateway. Implementation of the West Gateway Streetscape Beautification plan would occur as development occurs along the corridor.
- ii. Complete Streets: On January 20, 2015 The City Council adopted Resolution No. 2015-7 approving a mitigated negative declaration for the complete streets plan and Resolution No. 2015-8 adopting the complete streets plan for the Nash-Tres Pinos –Sunnyslope Roads and McCray Street. This transportation plan was developed through an active public engagement process, consisting of three stages of public workshops, stakeholder meeting, and community surveys with the assistance of the Hollister Youth Alliance that took place in Hollister between September 2013 and March 2014. The complete streets program addresses the needs of bicyclists and pedestrians with a wide range of benefits beyond improving safety for those users. One goal of the complete streets plan is to have safer streets for all user groups, including motorists; have valuable public health benefits through increased activity; and boost the local economy through improved access to jobs, higher home values, increased tourism, and reductions in collision costs. This project was made possible through a Caltrans Environmental Justice and Community-Based Transportation Planning Grant.
- iii. Minor Subdivision 2015-1 and Conditional Use Permit 2015-2 for a Planned Unit Development for Duettes (2 units): Derek Del Curto. The property is located at 651 East Street. The two duette units were built and occupied in 2015.
- iv. Orchard Park (81 units): Tentative Map 2013-6 and Conditional Use Permit 2015-3 for a Planned Unit Development – Ida Rajkovich –

Orchard Park (total of 81 units) for Tentative Map 2013-6 encompassing 10 acres and a conditional use permit for a planned unit development application in the R3/MPZ Medium Density Residential Performance Overlay Zoning District located south of Buena Vista Road, north of Central Avenue, east of Miller Road, west of Calaveras Elementary School. Construction is anticipated by the fall of 2016.

- v. Orchard Ranch (53 units): The Orchard Ranch subdivision of 53 single family lots for Tentative Map 2015-2 encompassing 11.48 acres located south of Buena Vista Road, east of Carnoble Drive, west of Ventura Court, and north of Central Ave. Construction is anticipated in 2016.
- vi. Site & Architectural Review No. 2015-5, Tentative Map 2015-3, Variance 2015-1, and Conditional Use Permit for a Planned Unit Development No. 2015-4: (mixed use) a tentative map subdivision and a conditional use permit for a planned unit development of a 0.39 acre lot into eight (8) lots consisting of seven (7) residential lots and one (1) commercial lot, a request for a variance of common open space requirements, and site and architectural review 2015-5 for the construction of a two story commercial building facing San Benito Street consisting of a 2,208 square foot building on a 1,703 square foot lot and seven residential townhouse units on individual lots located 853 San Benito Street in the Downtown Mixed Use Zoning District
- vii. Minor Subdivision 2015-3 and Site & Architectural Review No. 2015-7 (7 units) Site and Architectural Review and a minor subdivision of an existing 0.55 acre lot into two lots and two residential units along Line Street for a total of four and 5 residential units along Westside Blvd for a total of 7 new residential units
- viii. Conditional Use Permit 2015-6 for a Planned Unit Development and Tentative Map 2014-1 (The Cottages) (39 units): approval of conditional use permit for a planned unit development for a tentative map to subdivide a 5 acre parcel into 39 lots at 1051 South Street near the intersection of Westside Blvd.
- ix. Conditional Use Permit 2015-1 for a Planned Unit Development, Tentative Map 2015-1 (Saddlebrook) (43 units): conditional use permit for a planned unit development for a tentative map to subdivide a 4.56 acre part of an overall 22.25 acre site currently being developed with single family homes

east of San Benito Street extension and north of Southside Road near the intersection of San Benito Street and Union Road (APN 057-700-002) in the R1/LPZ Low Density Residential Performance Overlay Zoning District, to forty-three (43) small lots for single family detached residential units.

- x. Tentative Map 2015-6 (Maple Park Subdivision) and Conditional Use Permit 2015-7 for a Planned Unit Development (49 units): Tentative map to subdivide an approximately 5 acre parcel into 49 single family lots and conditional use permit for a planned unit development located south of Primavera Drive, west of Chappell Road, north of Maple Street, and east of Lorene Drive
- xi. Tentative Map 2015-7, Conditional Use Permit 2015-8, Conditional Use Permit 2015-9 for a Planned Unit Development, and Site and Architectural Review 2014-3 (Vista De Oro, 80 units) Vista De Oro Mixed Use Development for Tentative Map 2015-7 subdividing 8 acres into six parcels (5 commercial lots and 1 residential lot) as follows: Commercial Parcel 1 (1.0 acre), Commercial Parcel 2 (.5 acre), Commercial Parcel 3 (.6 acre), Commercial Parcel 4 (.7 acre), Commercial Parcel 5 (.9 acre), and Residential Parcel 1 (4.0 acres). The residential parcel would propose 80 condominium units on an approximately 4 acre parcel and with this the applicant is requesting approval of a conditional use permit for a planned unit development. The applicant is requesting a conditional use permit for a service station and fuel sales on a commercial lot of approximately .7 acres. The applicant is also requesting a Site and Architectural approval for 5 residential condominium buildings (averaging 14,815 square feet per building), recreation building (2,257 square feet), and freestanding monument sign for a mixed use development (Vista De Oro) in the WG- West Gateway Zoning District located south of San Lorenzo Drive and Gonzalez Drive, north of San Juan Road, east of Graf Road, west of Miller Road.
- xii. Ladd Lane/North Florida (101 units): On June 26, 2013 the City of Hollister Planning Commission approved Site & Architectural Review Application No. 2013-3 and Tentative Map No. 2013-1 to subdivide an 8.51 acre parcel into forty-four (44) lots consisting of commercial and residential improvements. The project is located on the west end of Ladd Lane across from Hillock Drive, behind the K-Mart shopping center. The residential improvements include 63 apartment units and 38 single family units. The applicant received final map approval and construction began 2014.
- xiii. Valles & Associates LLC (50 units): On December 19, 2013 the City of Hollister Planning Commission adopted Resolution No. 2013-32 approving Site and Architectural Review 2013-8 for the construction of fifty (50) apartment units consisting of five buildings and one rental office building

on a 2.7 acre site located at 1605 Cushman Street, near the intersection of Cushman Street and Nash Road. Construction is anticipated to commence in 2016.

- xiv. The Villages of Santa Ana (155 units): On February 22, 2011 the City Council approved Resolution No. 2011-13 approving a development performance agreement with Brigantino Enterprises for 149 residential allocations. On May 22, 2014 the City of Hollister Planning Commission approved Tentative Map No. 2013-3 subdividing approximately 32.36 acres of land located south of Santa Ana Road, west of Gardenia Lane, and north of Brigantino Drive as follows: 155 lots for single family homes on 21.37 net acres; 3.33 acres for common open space and dedicated park site, and 7.46 acres of public right-of-way. Construction began in 2016.
- xv. Mariottini: (15 units) On June 25, 2014 the planning commission approved Site and Architectural Review No. 2014-7 for the construction of 15 multi-family residential rental units located between San Benito Street, Monterey Street and west of Park Street. Construction is anticipated to begin in 2016.
- xvi. Sunnyslope Investments LLC. (29 units): In 2011, the City Council approved the pre-zone of 22.62 acres of which 5.98 acres were pre-zoned for R1 single family housing. LAFCo has approved the annexation and in December 19, 2013 the city of Hollister Planning Commission adopted Resolution No. 2013-29, approving 29 residential allocation units in the 5.98 acre residential portion of the site. Construction began in 2015.
- xvii. Tentative Map 2013-5 Cerrato Estates (241 units): On March 27, 2014 the City of Hollister Planning Commission approved Tentative Map No. 2013-5 subdividing approximately 42 acres of land located south of Meridian Road, north of Hillcrest Road, and east of the Highway 25 Bypass as follows: 241 single family lots on 27.14 net acres, 2.65 acres for common open space, 11.48 acres dedicated as public right-of-way, and a 0.53 acre lot dedicated as an open space easement for storm water retention/infiltration. Construction is anticipated in 2016.
- xviii. Infelise/Apricot Lane. (100 units) On December 18, 2014 the City of Hollister Planning Commission approved Tentative Map No. 2014-4 subdividing approximately 21.16 acres of land located into 100 lots for single family homes with an area of approximately 2.12 acres for open space. Construction began in 2016.
- xix. North Street/DeNova Homes. (450 units) The City of Hollister is preparing an Environmental Impact Report pursuant to CEQA for a tentative map application to subdivide four (4) parcels consisting of a total of approximately eighty point seven (80.7) acres into two hundred sixty five (265) lots for residential single family homes and

one hundred and eighty five (185) multi-family residential units. Twenty-three point twelve (23.12) acres are located within the City of Hollister city limits and fifty-seven point fifty-eight (57.58) acres are located outside of the City of Hollister city limits and partially outside of the city's sphere of influence. The City of Hollister City Council approved the initiation of pre-zone for the 57.58 acres of land to begin the pre-zoning and annexation process of this area into the corporate limits of the City of Hollister. The EIR is anticipated to be completed by the Spring of 2016.

xx. Rezoning and annexation of approximately 130 acres of unincorporated county islands (ongoing).

xxi. Measure U residential allocations awarded.

b. **General Plan Amendments:** (one in 2015)

- 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.
- iv. General Plan Amendment 2015-1 (June 2015) a general plan amendment for a land use designation change from Low Density Residential (LDR) to Medium Density Residential (MDR) The property is located south of Primavera Drive, north of Maple Street, east of Lorene Drive, west of N. Chappell Road. (APN: 019-340-002).

c. **Major Development Applications**

Number	Applicant	Type of Development
Site & Architectural Review 2015-1	Spector Corbett Architects, Inc.	Planning Commission approval for the construction of a building addition totaling 957 square feet to an existing

2015 General Plan Annual Program Report
March 21, 2016

		36,400 square foot cooler building for produce. Location: 1600 Citation Way (APN 053-410-003). Status: Construction is anticipated in 2016.
Site & Architectural Review 2015-2	Royce Bowles	Planning Commission approval for construction of a 17,500 square foot warehouse building on a .95 acre site. Location: The proposed project is located on Shelton Drive. (APN 054-031-004). Status: Construction is anticipated in 2016.
Site and Architectural Review 2013-3	Ladd Lane/North Florida Development	Planning commission approval of the construction of a 12,410 square foot medical office building, a 20,500 square foot single story commercial retail building, ten (10) apartment buildings with seven (7) units each, twenty-three (23) courtyard units, and thirteen (13) single family residential units in an 8.51 acre lot within the Neighborhood Mixed Use (NMU) and High Density Residential Performance Overlay Zoning District (R-4 H/PZ) of the City of Hollister. Location: The project is located on the west end of Ladd Lane across from Hillock Drive (APN #057-23-13). Status: Construction for the residential units began in 2014. Construction for the commercial component of the project is anticipated in 2016.
Site and Architectural Review Application 2013-7	Marich Confectionery	Planning Commission approval for the construction of a 49,569 square foot addition to an existing 78,145 square foot industrial building (Marich Confections) on a 9.9 acre site. The property is located within the M1 Light Industrial Zoning District. Location: 2101 Bert Drive. Status:

2015 General Plan Annual Program Report
March 21, 2016

		Construction is anticipated in 2016.
Site and Architectural Review Application 2013-5	Jagsir Brar	Planning Commission approval of a site and architectural application for the renovation of a second story existing building currently used as office space into six studio apartment units on two lots totaling 0.26 acres (11,340 square feet). The property is located within the Downtown Mixed Use Zoning District. Location: 710 San Benito Street, APN No. 054-010-022 and 054-010-023. Status: The applicant is in the process of obtaining building permits and construction is anticipated in 2016.
Site & Architectural Review No. 2015-6	Robert Cain	Planning Commission approval for the construction of a 1,350 square foot tire service storage building on a 0.5 acre lot within the existing San Benito Tire site. Location: 246 Tres Pinos Road, APN 056-250-007. Status: construction is anticipated in 2016.
Site and Architectural Application No. 2015-9	Ozeki Sake (U.S.A.) Inc.	Planning Commission approval of a Site and Architectural Review for a 15,000 square foot warehouse/storage/office building on 2 parcels of approximately 1.8 acres Location: 249 Hillcrest Road, APNs 056-270-003 and 056-270-004. Status: Construction is anticipated in 2016.
Site & Architectural Review No. 2014-11	Les Schwab	The applicant received Site and Architectural approval for the construction of an approximately 10,400 square foot commercial building for tire sales and installation (Les Schwab Tire Center) on a 1.33 acre site. The property is located within the GC – General Commercial Zoning District west of Pinnacles National Park Highway (Hwy 25

		Bypass), north of Tres Pinos Road, south of East Park Street, and east of McCray Street. APN No. 020-010-021. Status: Construction is currently in progress.
Site & Architectural Review 2014-2	Rakesh Patel	Planning Commission approval for the construction of a 51,693 square foot Fairfield Inn & Suites Marriott Hotel. The proposed building will be four (4) stories tall, consist of 81 rooms and suites, a meeting room, business work room with an office, an indoor swimming pool, exercise room, breakfast room with a food preparation area, a freestanding monument sign and a porte cochere. Location: 390 Gateway Drive, located on the north end of Gateway Drive, Gateway Center, Lot # 3 (APN 053-410-003). Status: Construction is currently in progress.

9. ADDITIONAL CONTENT

a. Interagency and Intergovernmental Coordination Efforts

- 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.
- Staff has an active participation in the tourism task force.
- 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

- o Intergovernmental Committee:
 - Geographic Information System (GIS) coordination
- o San Benito County Council of Governments:
 - Traffic Advisory Committee (Caltrans, COG, City of Hollister, San Benito County, San Juan Bautista)

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

- Growth allocations priority to infill sites
- 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 former 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 the1989 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 was 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. The properties included in the Designated Assessment Area Boundary have been cleared for new development, redevelopment or subdivision in conformance with the Alquist –Priolo Earthquake Fault Zoning Act (AP Act). The assessment concluded that there is no evidence of active faulting in the Assessment Area. The October 2, 2015 peer review letter prepared by Brian Paparello of Landset Engineering, Inc. concluded that the engineering geologic constraints were adequately characterized in the Assessment and that the potential for surface fault rupture is low. The Assessment and peer review letter have been filed with the State Geologist as required by the AP Act.