



COUNTY OF SAN BENITO
RESOURCE MANAGEMENT AGENCY
PLANNING AND BUILDING INSPECTION SERVICES

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SAN BENITO COUNTY
NOTICE OF PROPOSED MITIGATED NEGATIVE DECLARATION

TO: Responsible agencies, Trustee agencies, other County Departments, and interested parties
FROM: San Benito County Planning Department

This notice is to inform you that the San Benito County Planning Department has prepared an Initial Study and intends to recommend filing a Mitigated Negative Declaration for the project identified below. The public review period for the Initial Study is from **May 11 to June 1, 2016**. The document is available for review at the address listed below. Comments may be addressed to the contact person, **Michael Kelly**. Written comments are preferred. Please use the project file number in all communication.

1. **Project title and/or file number:** Tentative Subdivision Map 16-95
2. **Lead agency name and address:** San Benito County Resource Management Agency
2301 Technology Parkway
Hollister, CA 95023-2513
3. **Contact person and phone number:** Michael Kelly, Associate Planner, (831) 637-5313
4. **Project location:** 1450 Santa Ana Road, Hollister (Assessor's Parcel 019-18-0-046-0)
5. **Project sponsor's name and address:** Kraig Klauer
650 Barnheisel Road
Hollister, CA 95023-9424
6. **General Plan designation:** Residential Rural (RR)
7. **Zoning:** Rural Residential (RR)
8. **Description of project:** The applicant proposes to subdivide the 7.61-acre property in Rural Residential (RR) zoning at 1450 Santa Ana Road (Assessor's Parcel Number 019-18-0-046-0) into six lots of 0.94 to 1.31 acres each (net), each intended for residential use. 5.75 acres of the site would be graded with 600 cubic yards of cut material and 400 cubic yards of fill material to establish building surfaces and direct drainage to features including a detention pond. The grading would also result in new streets connecting Rosebud Avenue to the intersection of Santa Ana Road with Gardenia Lane. The project is proposed to connect to Sunnyslope County Water District water service, to septic systems for sewage disposal, and to PG&E electrical service.
9. **Surrounding land uses and setting:** The property currently contains no structure, few trees, and grasses, and the site is generally flat, as are its surroundings. Around the site to the east and west are residential properties of approximately an acre each, to the north is a property of size and use similar to the subject property, and to the south are smaller properties with residences, day care, and a church. To the southwest is the site of the 155-residence Villages at Santa Ana Creek development, currently under construction within Hollister corporate boundaries at a density of approximately six dwellings per acre. The subject property is located a mile and a half east of Downtown Hollister and lies outside but adjacent to the City of Hollister sphere-of-influence, its boundary located along Santa Ana Road. The project site's greater neighborhood is accessible from the west and east only by Santa Ana Road, although the future local streets of the Villages development would allow alternate though more complex and meandering access.

<u>Seismic zone:</u>	Not within an Alquist-Priolo Earthquake Zone [11e].
<u>Fire hazard:</u>	Urban unzoned [11f].
<u>Floodplain:</u>	Zone X [11g].
<u>Archaeological sensitivity:</u>	Not sensitive [11h].
<u>Habitat conservation area:</u>	Within the San Benito County Habitat Conservation fee area.
<u>Landslide:</u>	Least susceptible [11c].
<u>Soils:</u>	Antioch loam, 0 to 2 percent slopes (Grade 2); Antioch loam, 2 to 5 percent slopes (Grade 2) [3].

10. Planning and zoning: The property is presently subject to the General Plan Land Use Element designation of Residential Rural (RR), intended "to allow for large-lot rural residential homes within areas of the county that are generally unsuitable for productive agriculture because of existing small property sizes, multiple property owners, and proximity to other more intensive residential development" [1a]. The property's current zoning is Rural Residential (also abbreviated RR), allowing one dwelling per acre where public water and sewer services are not both simultaneously available. The RR zone "is intended to provide areas of mixtures of housing and limited agricultural uses. The single-family dwelling is the primary use while agricultural uses are intended to be of secondary importance" [2a].

11. Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement):

County Resource Management Agency Public Works staff, Sunnyslope County Water District.

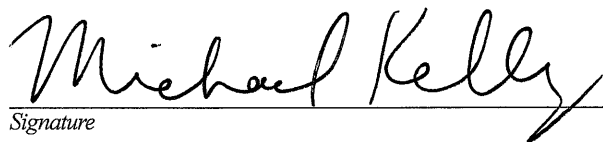
Environmental factors potentially affected: The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" or "Less Than Significant With Mitigation," as indicated by the checklist on the following pages.

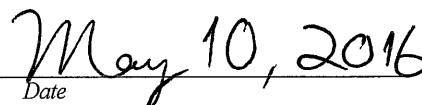
- | | | |
|---|---|--|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Agriculture and Forestry Resources | <input checked="" type="checkbox"/> Air Quality |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Cultural Resources | <input checked="" type="checkbox"/> Geology / Soils |
| <input type="checkbox"/> Greenhouse Gas Emissions | <input type="checkbox"/> Hazards & Hazardous Materials | <input checked="" type="checkbox"/> Hydrology / Water Quality |
| <input type="checkbox"/> Land Use / Planning | <input type="checkbox"/> Mineral Resources | <input type="checkbox"/> Noise |
| <input type="checkbox"/> Population / Housing | <input type="checkbox"/> Public Services | <input type="checkbox"/> Recreation |
| <input type="checkbox"/> Transportation / Traffic | <input checked="" type="checkbox"/> Utilities / Service Systems | <input checked="" type="checkbox"/> Mandatory Findings of Significance |

Determination.

On the basis of this initial evaluation:

- ☐ I find that the proposed project qualifies for an exemption to CEQA pursuant to Section 15061(b)(3).
- ☐ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- ☒ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- ☐ I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- ☐ I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- ☐ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.


Signature


Date

Michael Kelly
Printed Name

County Resource Mgmt. Agency
Agency

Evaluation of environmental impacts:

- 1) A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
- 2) All answers must take account of the whole action involved, including off site as well as on site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
- 4) "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from "Earlier Analyses," as described in (5) below, may be cross-referenced).
- 5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:
 - a) Earlier Analysis Used. Identify and state where they are available for review.
 - b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - c) Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures that were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
- 6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
- 7) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
- 8) This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.
- 9) The explanation of each issue should identify:
 - a) the significance criteria or threshold, if any, used to evaluate each question; and
 - b) the mitigation measure identified, if any, to reduce the impact to less than significance.

	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
I. AESTHETICS – Would the project:				
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Response:

- a) **No Impact** — *The County General Plan has not designated scenic vistas in or around the project site. Development on the subject property would neither impair view of scenic resources in the area nor lie prominently within an otherwise scenic vista.*

- b) **Less Than Significant Impact** — San Benito County has no designated State scenic highways [14]; while area highways such as State Route 156 are eligible for the designation, the project site is not located within view of any such highway. The County has locally designated certain highways as scenic [1f], but the project site is away from those, too. The site has no other specially designated scenic resources.
- c) **Less Than Significant Impact** — The project is mostly surrounded by development of an intensity similar to or greater than that of the proposed development. Development resulting from this project would replace the 7.61-acre's residence, accessory building, and open field. The result would closely resemble all surrounding properties except for the property to the north, similar to the subject property's current conditions in use and size, and the City of Hollister-annexed property 250 feet westward along Santa Ana Road and to the southwest, presently under development at urban density. Current area residents and users of Santa Ana Road would see a scene at the subject property similar to that now typical of the immediate area.
- d) **Less Than Significant Impact** — The site is within Zone II as defined by County Development Lighting Regulations (Ordinance 748), intended to limit nighttime glare affecting the Fremont Peak observatory and Pinnacles National Monument. New lighting for residences will be required to comply with the ordinance to prevent excessive glare.

Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
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II. AGRICULTURE AND FORESTRY RESOURCES – In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:

- | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Conflict with existing zoning for agricultural use, or a Williamson Act contract? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104 (g))? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Result in the loss of forest land or conversion of forest land to non-forest use? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e) Involve other changes in the existing environment which due to their location or nature, could result in conversion of farmland, to non-agricultural use or conversion of forest land to non-forest use? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Response:

- a) **No Impact** — The site, although presently unbuilt, is identified as Urban and Built-Up Land as mapped in 2012 by the Farmland Mapping and Monitoring Program [11k] and does not contain Grade-1 soils [3]. While Grade-2 soils are present, the project site's agricultural viability is limited by the presence of development surrounding the site at an intensity similar to or greater than that of the proposed development, with the exception of the similarly-sized, mostly unbuilt property immediately to the north.
- b) **No Impact** — The property is not subject to a Williamson Act contract. Under County Code §25.09.040, agricultural use is secondary to residential use in the project site's zoning district, Rural Residential (RR) [2a].
- c,d) **No Impact** — The project site contains almost no tree cover and is not forested [5,6].
- e) **Less Than Significant Impact** — The project's construction and site improvements would enable, in addition to this project itself, further development off-site on the mostly unbuilt 8.6-acre property to the north. However, the two properties together are surrounded by residential use, and their development would not represent outward residential expansion into agricultural land. See also the discussion of item a.

III. AIR QUALITY –

Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:

- | | | | | |
|---|--------------------------|-------------------------------------|--------------------------|-------------------------------------|
| a) Conflict with or obstruct implementation of the applicable air quality plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| d) Expose sensitive receptors to substantial pollutant concentrations? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| e) Create objectionable odors affecting a substantial number of people? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Response:

- a) **No Impact** — The subject property sits within the North Central Coast Air Basin (NCCAB), overseen by the Monterey Bay Air Resources District (MBARD),¹ which serves San Benito, Santa Cruz, and Monterey Counties. MBARD prepared its Air Quality Management Plan (AQMP) in 2008 using forecasting of regional population, housing, and employment growth. The forecast took into account land uses illustrated in area jurisdictions' general plans at the time; that included the depiction of the subject property under the County's then-General Plan, with which the proposed project agrees. Hence, the AQMP accounts for and accommodates development such as this.
- b-d) **Less Than Significant With Mitigation** — The County recognizes air as a natural resource, strives to maintain air quality through proper land use planning, and, under General Plan Health and Safety Element Goal HS-5, seeks to "improve local and regional air quality to protect residents from the adverse effects of poor air quality." The goal is supported by several policies including the reduction of PM₁₀ emissions from construction. Under State standards, San Benito County has nonattainment status for ozone (O₃) and 10-micron particulate matter (PM₁₀) [8].
- The project's air quality impacts were analyzed using CalEEMod Version 2013.2.2. The below table shows the daily emission of MBARD criteria pollutants of concern modeled by CalEEMod. MBARD has established thresholds of significance, which define certain rates of pollutant emission that would constitute a significant impact; as shown in the below table, the modeled emissions would not exceed those thresholds. Still, PM₁₀ emissions could occur at substantial levels during grading activities, and dust control will prevent unhealthful concentrations of airborne pollutants during the earthmoving (Mitigation Measure 1).
- In addition, the site is located about a half-mile from Gabilan Hills Elementary School and Marguerite Maze Middle School [6], where children could be especially affected by pollutants emitted by construction. However, modeled emission levels below significance thresholds combined with dust control mitigation measures will result in an insignificant health impact.
- e) **No Impact** — No land use is proposed that is likely to generate substantially bothersome odors [7].

¹ Formerly known as the Monterey Bay Area Unified Air Pollution Control District (MBUAPCD).
Tentative Subdivision Map 16-95
Klauer

Unmitigated Construction Impacts (pounds per day)²

	ROG	NO_x	CO	SO₂	PM₁₀	PM_{2.5}
	5.3	25.794	19.15	0.0270625	2.63625	2.03625
<i>Significance threshold³</i>	<i>none</i>	<i>none</i>	<i>none</i>	<i>none</i>	82	<i>none</i>
<i>Threshold exceedance⁴</i>	<i>no</i>	<i>no</i>	<i>no</i>	<i>no</i>	<i>no</i>	<i>no</i>

Mitigated Construction Impacts (pounds per day)

	ROG	NO_x	CO	SO₂	PM₁₀	PM_{2.5}
	5.3	25.794	19.15	0.0270625	2.106875	1.754375
<i>Significance threshold</i>	<i>none</i>	<i>none</i>	<i>none</i>	<i>none</i>	82	<i>none</i>
<i>Threshold exceedance</i>	<i>no</i>	<i>no</i>	<i>no</i>	<i>no</i>	<i>no</i>	<i>no</i>

Unmitigated Operational Impacts (pounds per day)⁵

	ROG	NO_x	CO	SO₂	PM₁₀	PM_{2.5}
<i>Area</i>	9.9442	0.1304	11.8117	4.4400×10^{-3}	1.5919	1.5919
<i>Energy</i>	6.2500×10^{-3}	0.0535	0.0227	3.4000×10^{-4}	4.3200×10^{-3}	4.3200×10^{-3}
<i>Mobile</i>	0.4951	2.0066	7.8036	9.5400×10^{-3}	0.5177	0.1556
Total	10.4456	2.1905	19.6381	0.0143	2.1140	1.7518
<i>Significance threshold</i>	137	137	550	150	82	<i>none</i>
<i>Threshold exceedance</i>	<i>no</i>	<i>no</i>	<i>no</i>	<i>no</i>	<i>no</i>	<i>no</i>

Mitigated Operational Impacts (pounds per day)

	ROG	NO_x	CO	SO₂	PM₁₀	PM_{2.5}
<i>Area</i>	0.5589	5.8300×10^{-3}	0.5006	3.0000×10^{-3}	9.9600×10^{-3}	9.8800×10^{-3}
<i>Energy</i>	6.2500×10^{-3}	0.0535	0.0227	3.4000×10^{-4}	4.3200×10^{-3}	4.3200×10^{-3}
<i>Mobile</i>	0.4951	2.0066	7.8036	9.5400×10^{-3}	0.5177	0.1556
Total	1.0602	2.0659	8.3269	9.9100×10^{-3}	0.5320	0.1698
<i>Significance threshold</i>	137	137	550	150	82	<i>none</i>
<i>Threshold exceedance</i>	<i>no</i>	<i>no</i>	<i>no</i>	<i>no</i>	<i>no</i>	<i>no</i>

Mitigation Measure 1: The applicant shall observe the following requirements during such grading activities when applicable:

- a. All graded areas shall be watered at least twice daily. If dust is not adequately controlled, then a more frequent watering schedule shall be incorporated. Frequency shall be based on the type of operation, soil, and wind exposure.
- b. All grading activities during periods of high wind, over 15 mph, are prohibited.
- c. Chemical soil stabilizers shall be applied to inactive construction areas (disturbed lands within construction projects that are unused for at least four consecutive days).
- d. Nontoxic binders (e.g., latex acrylic copolymer) shall be applied to exposed areas after cut-and-fill operations.
- e. Haul trucks shall maintain at least two feet of freeboard.
- f. All trucks hauling dirt, sand, or loose materials shall be covered.
- g. Inactive storage piles shall be covered.
- h. Wheel washers shall be installed at the entrance to construction sites for all exiting trucks.
- i. Streets shall be swept if visible soil material is carried out from the construction site.
- j. A publicly visible sign shall be posted that includes the telephone number and person to contact regarding dust complaints. The phone number of the Monterey Bay Unified Air Pollution Control District shall be included on the sign to ensure compliance with Rule 402 (Nuisance).

² ROG—reactive organic gases, or volatile organic compounds; NO_x—nitrogen oxides; CO—carbon monoxide; SO₂—sulfur dioxide; PM₁₀—particulate matter of 10 or fewer microns in diameter; PM_{2.5}—particulate matter of 2.5 or fewer microns in diameter.

³ As adopted by the Monterey Bay Air Resources District (MBARD).

⁴ If the threshold is exceeded, a significant environmental impact occurs, and mitigation would be proposed.

⁵ The amount for each pollutant is chosen from the season in which emission is greater, as modeled by CalEEMod; hence, all figures represent winter except for the summer figures shown for SO₂.

Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
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IV. BIOLOGICAL RESOURCES – Would the project:

- | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, by the California Department of Fish and Game or US Fish and Wildlife Service? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Response:

- a,d) **Less Than Significant Impact** — The General Plan Natural and Cultural Resources Element includes policies to protect wildlife communities and habitat areas [1f]. The site is located within the Hollister and Tres Pinos quadrangles as mapped by the United States Geological Survey. The two quadrangles, covering approximately 100 square miles, are known to contain habitat for the San Joaquin kit fox, California red-legged frog, California tiger salamander, bank swallow, and Townsend's big-eared bat [4]. In addition, the area surrounding the Lemmon Acres development and the nearby portion of Fairview Road, about a half-mile to the project site's east, has been the estimated location of occurrences [4] of the burrowing owl, California tiger salamander, and California red-legged frog, the latter two species recognized as threatened by the United States Fish and Wildlife Service.
- However, the site is not mapped within a habitat footprint of species requiring special attention [11m(1–4)]. The proposed development would take place adjacent to Santa Ana Road, the primary road connection for the area. Development of a similar nature mostly surrounds the project site [5,6] and lies between the project site and the nearest potential wetland habitat, presenting to wildlife a barrier between that habitat and the project site. The site contains no water features and almost no tree cover that would encourage habitat for sensitive wildlife [5,6]. This project's development would bring further change to the area but would create a less-than-significant impact to wildlife and habitat as the project site is already diminished as a feasible site for natural wildlife habitat.
- b,c) **Less Than Significant Impact** — The site itself does not contain wetlands [15] or riparian habitat [6]. Within a quarter-mile to the south and west is the nearby tributary to Santa Ana Creek [11j], which contains riverine and freshwater forested/shrub wetland areas [15]. However, between these areas and the project site lie residential development and disturbed lands, including the project site's immediate neighbors [5,6], and direct paths between area habitat and the project site are unlikely to exist.
- The property minimally slopes downward to the northwest at two percent [11j] and containing no channels that would directly and rapidly deposit runoff or contaminants into wetlands. See Section VI (Geology and Soil) and Section IX (Hydrology and Water Quality) for discussion on erosion and water quality. Section IX includes discussion of drainage, which has potential for negative off-site effects on the non-adjacent Santa Ana Creek tributary, and also of drainage improvements that would minimize excessive and polluted runoff and any resulting effects on the waterway, its wetland properties, and any habitat existing there [7]. Development proposed by this project would disturb the site but create an impact that is less than significant.
- e,f) **Less Than Significant Impact** — The site is located within the Habitat Conservation Plan (HCP) Preliminary Study Area, as defined by County Ordinance 541, and shall be subject to an HCP interim mitigation fee upon construction per this ordinance. While County Code includes the Woodland Conservation Ordinance, the area to be developed contains nearly no tree cover.

	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
V. CULTURAL RESOURCES – Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Response:

- a-d) **Less Than Significant Impact** — The site does not contain historic resources [18] or known or probable archaeological resources [11h]. However, discovery of any archaeological resources or sites will require procedures in compliance with County Ordinance 610, which regards archeological finds.

	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
VI. GEOLOGY AND SOIL – Would the project:				
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to the Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in substantial soil erosion of the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Be located on a geologic unit or soil that is unstable or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Be located on expansive soil, as defined in Table 18-1-B of the uniform building Code (1994), creating substantial risks to life or property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Response:

- a)
- i-iii) **Less Than Significant With Mitigation** — The project site is not located within an Alquist-Priolo Earthquake Fault Zone, although a fault zone passes a mile and a half to the southwest [11e]. In general across the local area, strong shaking is likely, and potential exists for soil to fail in seismic events from causes such as liquefaction [6]. Compliance with Mitigation Measure 2, to submit a geotechnical report with improvement plans prior to construction activity and to follow its recommendations, will allow such seismic issues to generate an impact that is less than significant as a result of design that responds to natural soil conditions.
- iv) **No Impact** — The level subject property is not in a location susceptible to landsliding [6,11c].
- b) **Less Than Significant Impact** — Antioch loam, 0 to 2 percent slopes, covers almost all of the site and has an erosion risk of "slight" [3]. Erosion will not likely be a problem for construction on the site, and the aforementioned mitigation of seismic hazards would result in structures designed in careful consideration of the site's soil conditions.
- c) **Less Than Significant With Mitigation** — As discussed in parts i-iii of item a, compliance with the recommendations of a geotechnical investigation under Mitigation Measure 2 will allow the project to create an impact that is less than

significant with regard to geological hazard and soil failure. This includes impacts resulting from the project itself, which would be minimized by adherence to the report's recommendations.

- d) **Less Than Significant With Mitigation** — The site's soil type of Antioch loam, 0 to 2 percent slopes, generally has a "moderate" shrink-swell potential [3]. Compliance with Mitigation Measure 2, to follow the recommendations of a geotechnical report prepared for this site and submitted with improvement plans for construction activity, will maintain these issues at a level that is less than significant.
- e) **Less Than Significant Impact** — The site's soil presents "severe" limits on the use of septic systems with "very slow" permeability [3]. The proposed activity will require the use of septic systems, which are governed by existing requirements administered by the County Division of Environmental Health in order to allow septic system use including that by the proposed project. See Section IX (Hydrology and Water Quality) for further discussion.

Mitigation Measure 2:

- a. As part of submittal of an improvement plan for this project, a soil investigation report prepared by a registered soils/geotechnical engineer shall be submitted for review by the County Engineer, and the said report (once reviewed and accepted) shall be the basis of the design of any proposed or required improvements for the project.
- b. Prior to recordation of the final subdivision map, a complete compilation of test reports along with a letter from the soils/geotechnical engineer attesting compliance with requirements and recommendations of the soil investigation report shall be submitted to County Resource Management Agency Public Works staff upon completion of site improvements.
- c. A note shall be placed on the final subdivision map to this effect.

VII. GREENHOUSE GAS EMISSIONS — Would the project:

- | | Potentially Significant Impact | Less Than Significant With Mitigation | Less Than Significant Impact | No Impact |
|---|--------------------------------|---------------------------------------|-------------------------------------|--------------------------|
| a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Conflict with any applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Response:

- a,b) **Less Than Significant Impact** — Emissions of certain gases into the atmosphere are believed to have resulted in a warming trend across the globe, and human activity is believed to be an influence on this trend. Releases of greenhouse gases (GHG)—carbon dioxide (CO₂), methane (CH₄), nitrous oxide (N₂O), and water vapor, which occur naturally and prevent the escape of heat energy from the Earth's atmosphere—are thought to have been unnaturally increased by activities such as fossil-fuel consumption. The warming trend became especially pronounced in the 1990s, thought to be the warmest years in human history. Believed future impacts of climate change may include significant weather-pattern changes, decreased water availability, increased occurrence of wildfires, and resulting health effects.

In 2006, State Assembly Bill (AB) 32, the Global Warming Solutions Act of 2006, set a goal of reducing GHG emissions to 1990 levels by 2020. Subsequently, 2007's State Senate Bill (SB) 97 added greenhouse-gas emissions to the set of environmental issues requiring analysis under CEQA. In addition, the County General Plan Health and Safety Element contains Goal HS-5, to "improve local and regional air quality to protect residents from the adverse effects of poor air quality," and also contains policies supporting programs for greenhouse-gas reduction, although policy specifically addressing the proposed development is not included.

According to analysis of the project using CalEEMod Version 2013.2.2, the project would emit carbon-dioxide-equivalent substances, or GHG, in amounts shown in the table. No standard established for San Benito County and its air basin, managed by the Monterey Bay Air Resources District (MBARD), is available to indicate whether emissions could be considered significant. However, the San Luis Obispo County Air Pollution Control District (SLOAPCD) uses detailed standards that can be used to analyze this project's emissions. Under SLOAPCD standards, a project's GHG emissions can be considered a less-than-significant impact if the project is modeled to emit fewer than 1,150 metric tons per year of carbon dioxide equivalent annually. This takes into account both operational impacts (including area-, energy-, mobile-, waste-, and water-related sources) and construction

Greenhouse Gas Emissions (metric tons per year)		
	Unmitigated	Mitigated
Construction ⁶	7.78	7.78
Area	9.17	4.38
Energy	23.76	23.76
Mobile	130.48	130.48
Waste	6.21	6.21
Water	1.35	1.13
Total	567.63	562.62
Per person ⁷	5.77	5.60

⁶ Both figures are the quotient from amortizing 388.89 metric tons emitted by project construction across a 50-year life cycle.

⁷ These two figures represent the project's total resulting metric tons of greenhouse gas emissions per capita of the project site's potential 31 future residents (see Section XIII, Population and Housing, for discussion on this future population figure).

impacts; because construction is a one-time activity, SLOCAPCD practices instruct that emissions be amortized, or spread, across a 50-year period and then added to operational impacts. The sum of these annual GHG emissions, as shown in the table, amounts to less than the aforementioned SLOCAPCD threshold. Therefore, the greenhouse-gas emissions of the proposed project can be considered less than significant under SLOCAPCD standards.

	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
VIII. HAZARDS AND HAZARDOUS MATERIALS – Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create a significant hazard to the public or the accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Response:

- a-c) **No Impact** — The project proposes no use or transportation of hazardous materials [7]. Any future use of hazardous materials in this residential development is unlikely but will require permitting by the County Division of Environmental Health.
- d) **No Impact** — The site is not on a list of hazardous-materials sites [11f].
- e,f) **Less Than Significant Impact** — The property is located approximately 2½ miles (as the crow flies) from Hollister Municipal Airport property. According to the Hollister Airport Land Use Compatibility Plan [19], the property is mostly within the Airport Influence Area and underneath a modeled arrival flight path but away from immediate traffic zones requiring special attention to safety by land development. The nearest private airstrip is also located approximately 2½ miles away and poses no risk to future residents [6].
- g) **Less Than Significant Impact** — The proposal would expand the neighborhood's existing residential use, which in itself would not present an added barrier to emergency response. Access to and from the site would be designed to current standards established with emergency response as a consideration. In addition, Chapter 11.01 of the San Benito County Code states that the County of San Benito Disaster Council is responsible for the development of the County of San Benito emergency plan, which provides for mobilization of the County's resources during times of major emergency within the County. The proposed project would not interfere with implementation of an adopted emergency response plan or emergency evacuation plan.
- h) **Less Than Significant Impact** — The site is close to City of Hollister limits and is designated "urban unzoned" for fire protection purposes [11f]. Wildland fire risk is not a significant issue on the property, and the project site is close to incorporated Hollister, benefiting from fast response times by fire-response personnel. Construction of all new structures will be required to perform measures in conformance with fire code.

	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
IX. HYDROLOGY AND WATER QUALITY – Would the project:				
a) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i) Expose people or structures to a significant risk or loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
j) Inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Response:

- a) **Less Than Significant Impact** — The residential project proposes use of public water service through the Sunnyslope County Water District and septic systems on each proposed lot. Development of this type and scale is subject to existing public health requirements (including County Code Chapter 15.07, regarding sewage disposal) enforced by the County Division of Environmental Health in order to ensure that the proposed project does not contaminate groundwater and expose on- and off-site population and land uses to health hazards and pollution.
- b) **Less Than Significant Impact** — As described in item a, the project proposes to connect to the Sunnyslope County Water District water system and would incrementally increase demand on that public service. As described in items c–e, the proposed development would establish impervious surfaces but would direct runoff to on-site features allowing drainage to approximate natural flow.
- c–e) **Less Than Significant With Mitigation** — The project application proposes impervious surfaces including structures and pavement for road extension and driveways, which would divert drainage within the impervious area's footprint. Construction activities would also have potential to affect drainage and also introduce impurities into runoff. County Code §23.31.001 et seq. defines “design standards for the construction of subdivisions, and commercial and other types of development.” The proposed residential project is subject to these standards, which addresses project engineering concerns including drainage. The project applicant would be required to submit improvement plans depicting control of additional runoff resulting from impervious surfaces. Mitigation Measure 3 addresses this, and compliance with the mitigation, the County Code standards, and the process therein would maintain impact at a level less than significant.
- f) **Less Than Significant Impact** — Activity proposed on the property would have potential to degrade water quality through runoff and sewage disposal. Items c through e describe proposed engineered drainage features that would control runoff, and item a refers to existing regulation addressing sewage disposal for the site.
- g–j) **Less Than Significant Impact** — The property is not within a 100-year flood hazard area, and the project proposes no housing or other structures within a flood zone [11c]. The site is neither located downstream of a levee or dam holding a substantial volume of water or presenting substantial risk to the subject property [11j] nor located near a body of water

that could experience a tsunami or seiche. The terrain of the site is generally flat, away from steeper slopes that could create mudflows; see Section VI (Geology and Soil) item b for discussion of erosion.

Mitigation Measure 3:

- a. As part of the submission of engineered improvement plans for this project, the applicant shall comply with County Drainage Standards and therefore shall provide full construction detail of the proposed detention pond and storm drainage system capable of collecting and conveying runoff generated by the proposed project for a 100-year flood. The storm drain system shall provide for the protection of abutting and off-site properties that could be adversely affected by any increase in runoff attributed to the proposed subdivision. All drainage improvements shall be installed or bonded for prior to recordation of the final subdivision map.
- b. Prior to start of grading/construction activities, a Stormwater Pollution Prevention Plan (SWPPP) prepared by a certified Qualified SWPPP Practitioner (QSP) or Qualified SWPPP Developer (QSD) shall be submitted to County Public Works Department. A QSD/QSP shall be retained for the duration of the construction and shall be responsible to coordinate and comply with requirements by the Regional Water Quality Control Board, to file a Notice of Intent (per Construction General Permit Order No. 2009-0009-DWQ as amended by 2010-0014 DWQ), and to monitor the project as to compliance with requirements until its completion.

X. LAND USE AND PLANNING – Would the project:

- | | Potentially
Significant
Impact | Less Than
Significant
With
Mitigation | Less Than
Significant
Impact | No Impact |
|---|--------------------------------------|--|-------------------------------------|-------------------------------------|
| a) Physically divide an established community? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Conflict with any applicable habitat conservation plan or natural community conservation plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Response:

- a) **No Impact** — The project as proposed would extend the existing surrounding land uses and its street connections onto the subject property, with a relocated Rosebud Avenue and Gardenia Lane maintaining a connection between Santa Ana Road and the existing residences to the north along Rosebud Avenue and Jonquil Lane. The project itself would further establish community and not construct a divide.
- b) **Less Than Significant Impact** — The site has been considered for residential use both by the County and by the City of Hollister. Since 2005, the City of Hollister under its general plan has mapped the project site for a future phase of growth and designated the property and its neighbors as Rural Residential. This designation envisions one dwelling per five acres, and the project would greatly exceed the City's density standard. However, the property is governed by the County and its General Plan land use designation also named Rural Residential but allowing one dwelling per single acre, and the project site is mostly surrounded by existing development already exceeding the City's density. In addition, the County General Plan was adopted with policies added or changed to mitigate environmental impacts resulting from the plan itself. This project, together with proposed environmental impact mitigation and existing regulation, does not deviate from those policies.
The project as proposed is reviewed in this document according to County General Plan policies and County Code provisions, the latter written to be consistent with the former and both designed to comply with regional, State, and federal regulations. Mitigations to maintain environmental impacts at insignificant levels are derived from these laws, and other impacts are found to be insignificant as a result of the laws' existing jurisdiction.
- c) **Less Than Significant Impact** — No habitat conservation plans, natural community conservation plans, or other approved local, regional, or state habitat conservation plans include the project site. Under County Ordinance 541, the site is located within the Habitat Conservation Plan preliminary study area and shall be subject to an interim mitigation fee per this ordinance. See Section IV (Biological Resources) for further discussion of habitat.

XI. MINERAL RESOURCES – Would the project:

- | | Potentially
Significant
Impact | Less Than
Significant
With
Mitigation | Less Than
Significant
Impact | No Impact |
|--|--------------------------------------|--|------------------------------------|-------------------------------------|
| a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Response:

a,b) **No Impact** — *The project site is outside and away from areas identified as containing mineral resources [1h].*

	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
XII. NOISE – Would the project result in:				
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Response:

- a-d) **Less Than Significant Impact** — *The General Plan Health and Safety Element addresses noise from aircraft, ground transportation, industry, and construction. Grading and construction activities will temporarily expose neighboring properties to increased noise, while noise levels will increase incrementally as a result of increased activity within the immediate vicinity. Noise levels from both temporary and long-term sources are governed by County Ordinance 667 §1(XV) (County Code §25.37.035) and Ordinance 872 (County Code Chapter 19.39), which limit impacts to a level less than significant; this includes noise resulting from construction, which will be limited by the ordinances to the hours of 7 a.m. to 7 p.m. except Sundays and federal holidays.*
- e,f) **Less Than Significant Impact** — *The property is located two-and-a-half miles from both the Hollister Municipal Airport property and the nearest private airstrip. The project site is partially within the Airport Influence Area for the Hollister Municipal Airport [17], where real estate transactions are required to disclose the airport's proximity. In this area, air traffic would pass over the project site along predetermined flight paths [17] but would generally take place at an altitude high enough to create noise impacts to the property that are noticeable but not immediate [6].*

	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
XIII. POPULATION AND HOUSING – Would the project:				
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Displace substantial numbers of existing housing necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Response:

- a) **Less Than Significant Impact** — As estimated for the start of 2016, population of San Benito County is 56,648, and that of incorporated Hollister, almost adjacent to the project site, is 36,484 [19]. The proposed residential development, including both primary and accessory residences, could accommodate 31 people (at San Benito County's current owner-occupied household size of 3.17 persons for the primary residences plus the County Code maximum of two per accessory dwelling) [20].

The preparation of the County General Plan contemplated the location and density of future population and housing across the unincorporated area. The proposed residential lots do not vary from this plan and would not represent population growth beyond that already considered. The project would occur on property almost surrounded by sites already developed at a similar density and roughly 300 feet from an incorporated development at approximately seven dwelling units per acre in density. In addition, Sunnyslope County Water District lines currently run to the area, while City of Hollister sewer lines are already planned for extension to the vicinity as part of the nearby incorporated development. Conditions for population growth already exist in the area with insubstantial inducement from this project.

- b,c) **No Impact** — The site, historically used for agriculture, has no housing and population present. One residence formerly standing on the property was removed prior to the start of this project. The project, enabling the construction of new housing on currently vacant land, would not require displacement of any existing housing and residents.

Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
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XIV. PUBLIC SERVICES –

- a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Response:

- a) **Less Than Significant Impact** — Demand for these services, funded by the County as a whole, would rise incrementally as a result of possible population growth. Impact fees, e.g., for parks and schools, would help fund increased use of these services and will be a requirement of building permit issuance for the proposed development under County Code Chapter 5.01. County Code §23.15.008 requires that development contribute to parkland through dedication of land or an equivalent in-lieu fee.

Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
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XV. RECREATION –

- a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? ☐ ☐ ☒ ☐
- b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment? ☐ ☐ ☒ ☐

Response:

- a,b) **Less Than Significant Impact** — The project does not include construction of recreational facilities, and use of parks in the area could slightly increase. Population increases in general will require eventual construction and expansion of recreational facilities; Section XIV (Public Services) notes the parkland dedication requirements of County Code §23.15.008 and further discusses increased demands on public facilities.

XVI. TRANSPORTATION/TRAFFIC – Would the project:

- | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Substantially increase hazards due to a design feature (e.g. sharp curves, or dangerous intersections) or incompatible uses (e.g., farm equipment)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e) Result in inadequate emergency access? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance of safety of such facilities? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Response:

- a,b) **Less Than Significant Impact** — The County General Plan's Circulation Element Policy C-1.12 states that the "County shall endeavor to maintain a General Plan target goal of LOS D at all locations." The Circulation Element's policies and actions, as well as the County Subdivision Ordinance, require the developer to provide road dedication and construction in conjunction with the project. The County in its initial review of the project has determined the proposed road improvements would comply with County Subdivision Ordinance road standards and accordingly create conditions in the area to maintain an acceptable level of performance.
- The property has public street frontage along Santa Ana Road at Gardenia Lane and also along Rosebud Avenue. The project would connect Rosebud Avenue to a northward extension of Gardenia Lane intended to replace a portion of Rosebud Avenue now connecting with Santa Ana Road. The result would maintain the existing degree of street connectivity in the area while simplifying the layout of intersections along Santa Ana Road near the project.
- Modeling from CalEEMod Version 2013.2.2 estimates that the project would result in 215,517 vehicle-miles traveled annually and 53 to 60 vehicle-miles traveled daily. These figures are uncertain in their assumption of single-family housing in a rural location and could be higher given the area's population of commuters employed outside San Benito County or lower given the site's proximity to incorporated Hollister. However, the result would likely be typical of such development in the unincorporated area close to Hollister. The County's Transportation Impact Mitigation Fee (TIMF) considers typical and planned development patterns and address changes in area traffic conditions occurring through 2035 from development such as this. All residential construction is subject to this fee, collected upon building permit issuance and funding transportation improvements, in part to maintain the minimum level of service. As such, the project would not create a significant impact to circulation in the area.
- c) **No Impact** — The project site, located 2½ miles from the Hollister Municipal Airport, sits partially within the Airport Influence Area under an arrival flight path [17]. The site's distance from the airport and the degree and type of the proposed construction would each present no interference with the operations of the airport.
- d,e) **No Impact** — The project's new streets and connections to existing streets are both proposed and required to comply with County Subdivision Ordinance road standards, including geometry and sight distance, developed in part to accommodate safety and emergency access.
- f) **Less Than Significant Impact** — The project application proposes to improve its frontage along the nearest public street, Santa Ana Road, to County standards, which would include the construction of a sidewalk where none currently exists. The construction of Rosebud Court and the Gardenia Lane extension would also include sidewalks. The project area is not presently located within proximity to public transportation, and this would remain the same after the project, although the project and the streets' design would not prohibit public transit activity. The street network of the project vicinity would maintain the same degree of connectivity as before the project.

XVII. UTILITIES AND SERVICE SYSTEMS – Would the project:

	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Result in determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Comply with federal, state, and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Response:

- a,b,e) **Less Than Significant Impact** — As also discussed in Section IX (Hydrology and Water Quality), the development as proposed would include septic systems on each proposed parcel to collect wastewater from each residence. Establishment and use of the system would be subject to existing public health requirements that are enforced by the County Division of Environmental Health to prevent groundwater contamination and health hazards affecting population and land use on and off the subject property.
- c) **Less Than Significant With Mitigation** — As more thoroughly described in Section IX (Hydrology and Water Quality), the submitted development plan includes a detention pond to collect excess stormwater runoff from impervious surfaces such as rooftops and pavement and allow the runoff to drain gradually. While water left standing in the pond can serve as a breeding site for mosquitoes, proper design in accordance with Mitigation Measure 4 can minimize this breeding and the potential associated hazards.
- d) **Less Than Significant Impact** — The proposed residences are intended to connect to the Sunnyslope County Water District water system and would incrementally increase use of the system's supply. The district has acknowledged willingness and ability to provide water service to the proposed project.
- f,g) **Less Than Significant Impact** — The site will be served by the John Smith Landfill, the primary site for solid waste disposal for San Benito County. Solid waste disposal is governed by County Code Chapter 15.01, under which the proposed use would be required to have its solid waste collected for disposal in the John Smith Landfill, which currently has sufficient capacity to accommodate the project.

Mitigation Measure 4: The applicant or subsequent property owner/developer shall employ measures to prevent the spread of vector-borne diseases. Prior to recordation of the final subdivision map and upon completion of the proposed detention pond's construction, the applicant or subsequent property owner shall schedule an inspection with the Office of the Agricultural Commissioner to verify the detention pond's use of vector control measures.

XVIII. MANDATORY FINDINGS OF SIGNIFICANCE –

	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
a) Less Than Significant With Mitigation — Section II (Agriculture and Forestry Resources) notes no significant change to woodlands. Section III (Air Quality) describes potential effects on air and mitigation to reduce impacts to a level less than significant. Section IV (Biological Resources) finds impacts less than significant to native habitat conditions on and around the property. Section V (Cultural Resources) notes neither historic nor prehistoric resources on or near the property, though County Ordinance 610 sets requirements in case of an archaeological find. Section IX (Hydrology and Water Quality) identifies potential for on-site grading and new structures to degrade water quality but provides mitigation to reduce impacts to a level less than significant.				
b) Less Than Significant With Mitigation — Section XVI (Transportation/Traffic) notes that transportation to and from the project has potential for impacts that would be addressed by County Subdivision Ordinance and Transportation Impact Mitigation Fee (TIMF) requirements, and these programs have been established to address cumulative effects of local development in general. Air quality, greenhouse gas, and water quality effects could be counted as contributing to a cumulative effect with other projects, but pollution control measures combined with project design would keep the contribution less than significant. Population could rise from the project, but cumulative population-related effects are addressed by other topics' mitigations, such as those of air quality and transportation, in addition to existing programs and practices responding to population growth, such as impact fees. In addition, the County 2035 General Plan has been adopted, and its environmental impact report has been certified, in part to consider and give cohesive policy addressing cumulative effects of the various activities taking place in San Benito County on an ongoing basis.				
c) Less Than Significant With Mitigation — As discussed in Section III (Air Quality), emissions resulting from the project would not exceed MBUAPCD thresholds of significance, but construction activity could otherwise create health impacts that would become less than significant through mitigation. Section VI (Geology and Soil) discusses potential geological issues that can be mitigated by geotechnical engineering performed for this project. Section IX (Hydrology and Water Quality) discusses effects on water quality that mitigation would lessen. Section XVII (Utilities And Service Systems) identifies a hazard of vector-borne diseases that would be controlled through mitigation. Other effects on humans would either be insignificant or be unlikely to occur.				

XIX. LIST OF REFERENCES

The numbers indicated in the checklist in parentheses refer to this numbered list:

1. San Benito 2035 County General Plan
 - a. Land Use Element
 - b. Economic Development Element
 - c. Housing Element
 - d. Circulation Element
 - e. Public Facilities and Services Element
 - f. Natural and Cultural Resources Element
 - g. Health and Safety Element
 - h. Administration Element
 - i. Background Report, November 2010
2. San Benito County Ordinances
 - a. Zoning Ordinance
 - b. Grading Ordinance
3. *Soil Survey for San Benito County*, 021-000-009, 1969, US Dept. of Agriculture, SCS.
4. Natural Diversity Data Base for San Benito County.
5. Field Inspection.
6. Staff Knowledge of Area.
7. Project File
8. *Air Quality Management Plan*, Monterey Bay Air Resources District.
9. *Water Quality Control Plan for the Central Coastal Basin*, California Regional Water Quality Control Board, Central Coast Region, September 1994.
10. *AMBAG Population Projections*, Association of Monterey Bay Area Governments
11. Maps
 - a. General Plan Land Use Map
 - b. Zoning Map, San Benito County
 - c. Landslide Hazard Identification Maps: Relative Susceptibility Map
 - d. Landslide Hazard Identification Maps: Landslide and Related Features Map
 - e. Alquist-Priolo Fault Hazard Maps, 1986
 - f. Fire Hazard Severity Zones in State Responsibility Areas
 - g. FEMA Flood Insurance Rate Map panels 06069C0185D and 06069C0205D, dated September 27, 1991
 - h. San Benito County Sensitivity Maps, Prehistoric Cultural Resources
 - i. Habitat Conservation Plan Impact Fee Map (County Ordinance 541)
 - j. U.S.G.S. 7½-minute quadrangles: Hollister and Tres Pinos
 - k. San Benito County Important Farmland 2012 Map, California Department of Conservation, Office of Land Conservation, Farmland Mapping and Monitoring Program,
<<http://www.conservation.ca.gov/dlrp/fmmp/Pages/SanBenito.aspx>> March 30, 2016.
- l. Envirostor, California Department of Toxic Substances Control
<www.envirostor.dtsc.ca.gov/public>, April 19, 2016.
- m. U.S. Fish & Wildlife Service ECOS Environmental Conservation Online System
 - (1) Species Profile for California tiger Salamander (*Ambystoma californiense*),
<http://crithab.fws.gov/tess_public/profile/speciesProfile.action?spcode=D01T> May 6, 2016.
 - (2) Species Profile for California red-legged frog (*Rana draytonii*),
<http://crithab.fws.gov/tess_public/profile/speciesProfile?slId=2891> May 6, 2016.
 - (3) Species Profile for San Joaquin Kit fox (*Vulpes macrotis mutica*),
<http://crithab.fws.gov/tess_public/profile/speciesProfile?slId=2873> May 6, 2016.
 - (4) Species Profile for Burrowing Owl (*Athene cunicularia*),
<http://crithab.fws.gov/tess_public/profile/speciesProfile.action?spcode=B0NC> May 6, 2016.
12. *CEQA Air Quality Guidelines*, Monterey Bay Air Resources District
13. *Trip Generation* (3rd edition), Institute of Transportation Engineers
14. California Scenic Highway Mapping System, California Department of Transportation
<http://www.dot.ca.gov/hq/LandArch/scenic_highways/>
15. Wetlands Geodatabase, U.S. Fish and Wildlife Service, Division of Habitat and Resource Conservation
<<http://wetlandsfws.er.usgs.gov/NWI/index.html>>
16. Web Soil Survey, National Cooperative Soil Survey, Natural Resources Conservation Service
<<http://websoilsurvey.nrcs.usda.gov/app/WebSoilSurvey.aspx>>
17. Hollister Municipal Airport Land Use Compatibility Plan, San Benito County Airport Land Use Commission, 2012.
18. San Benito County 1992 General Plan Environmental Resource and Constraints Inventory (adopted 1994).
19. *E-1 Cities, Counties, and the State Population Estimates with Annual Percent Change—January 1, 2015 and 2016*, California Department of Finance, May 2016,
<http://www.dof.ca.gov/research/demographic/reports/estimates/e-1/documents/E-1_2016_InternetVersion.xls>.
20. 2010-2014 American Community Survey 5-Year Estimates Table B25010, United States Census Bureau.

XX. FIGURES

1. Vicinity Map
2. Site Plan

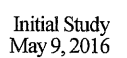




Figure 2. Site Plan
 Tentative Subdivision Map 16-95
 Klauer