

SAN BENITO COUNTY
NOTICE OF PROPOSED 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 Negative Declaration for the project identified below. The public review period for the Initial Study is from **May 17, 2016 to June 9 , 2016**. The document is available for review at the address listed below. Comments may be addressed to the contact person: Byron Turner, written comments are preferred. Please use the project file number in all communication.

1. **Project title and/or file number:** Minor Subdivision – 1236-16
2. **Lead agency name and address:** San Benito County Planning Dept., 2301 Technology Parkway, Hollister, CA 95023
3. **Contact Person and phone number:** Robert Rivera, Associate Planner (831) 637-5313
4. **Project Location:** 80 Los Altos Drive, Hollister, CA , Assessor's Parcel 020-460-035
5. **Project Sponsor's Name and Address:** Ron Culler, 160 Louise Circle, Hollister, CA 95023
6. **General Plan Designation:** Residential Mixed (RM)
7. **Zoning:** Rural Residential (RR)
8. **Description of Project:** The applicant is proposing to subdivide an existing 1.37 acre flag-shaped lot parcel into two parcels. One parcel would be a .81 acre lot parcel, the second parcel would be a .56 acre parcel. One buildable lot would be created where presumably a single family dwelling could be built.
9. **Surrounding Land Uses and Setting:** The subject parcel in total is approximately 1.37 acres in size and the topography of the parcel is flat. The subject property has an existing single family dwelling and proposes to keep the existing home. The properties located North, East, West, and South of the subject parcel are also rural residential.
Scenic Highway: No
Seismic: No
Fire Hazard: High Fire Severity Area
Floodplain: Zone X (outside the 500 year flood) and a very small portion of the driveway is in AE.
Archaeological Sensitivity: Low Sensitivity.
Kit Fox Habitat: Within Impact Fee Area
Other Endangered or Sensitive Species: None known
Soils: AnB, RsD2
10. **Planning and Zoning:** The General Plan designates the property as Residential Mixed (RM) by the County Zoning designates the property as Rural Residential (RR). 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. No new buildings are being proposed at this time; however the creation of a buildable lot would presume a future single family dwelling and improvements.

11. Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement): Public Works Department, Hollister Fire Department, and Division of Environmental Health, Tax Assessor's Office

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 "Potentially Significant Unless Mitigated," as indicated by the checklist on the following pages.

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|--|---|---|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Agriculture Resources | <input type="checkbox"/> Air Quality |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Geology / Soils |
| <input type="checkbox"/> Hazards & Hazardous Materials | <input 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 type="checkbox"/> Utilities / Service Systems | <input 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

Robert Rivera, Associate Planner
Printed Name

Date

San Benito County Planning Department
Agency

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
<u>I. AESTHETICS</u> -- Would the project:				
a) Have a substantial adverse effect on a scenic vista?	0	0	0	X
b) Substantially damage scenic resources, including, but Not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	0	0	0	X
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	0	0	0	X
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	0	0	X	0

a) The proposed project is not in the area of any scenic highway or resource.

b-c) The applicant is not making any physical changes to the property. No new structures are proposed in conjunction with this project.

d) This project would create a new buildable lot that would presumably become a single family dwelling in the future resulting in a new light source. However, the light source would not be substantial and would be subject to San Benito County Ordinance Title 19; Chapter 19.31 Development Lighting.

II. AGRICULTURE 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 Dept. Of Conservation as an optional model to use in assessing impacts on agriculture and farmland. 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?	0	0	0	X
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	0	0	0	X
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))?	0	0	0	X

d) Result in the loss of forest land or conversion of forest land to non-forest use?	0	0	0	X
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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?	0	0	0	X
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a) The site is designated as "Urban and Built-up Land" according to the San Benito County Important Farmland Map; therefore the project will not convert any unique or prime farmland.

b) The property is not currently under a Williamson Act Contract. The property is zoned for residential use, so it will not conflict with agricultural zoning.

c). The proposed project is consistent with the existing zoning, residential rural, and will not impact or conflict with rezoning of forest land.

d) The project will not result in the loss of forest land or convert any forest land to non-forest use

e) The minor subdivision will not significantly interfere with the existing environment to indirectly convert farmland to non-agricultural use.

Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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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?	0	0	0	X
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b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	0	0	0	X
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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)?	0	0	0	X
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d) Expose sensitive receptors to substantial pollutant concentrations?	0	0	0	X
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e) Create objectionable odors affecting a substantial number of people?	0	0	0	X
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a-e)[No Impact] No construction or grading is proposed in combination with this project. The use is not expected to violate any air quality standards nor expose sensitive receptors to substantial pollutants. However, the creation of a buildable lot will indirectly induce construction in an undetermined future date.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
IV. <u>BIOLOGICAL RESOURCES</u> -- 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?	Ø	Ø	Ø	X
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?	Ø	Ø	Ø	X
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?	Ø	Ø	Ø	X
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?	Ø	Ø	Ø	X
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	Ø	Ø	Ø	X
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?	Ø	Ø	Ø	X

a-f)[No Impact] Based upon all documents available for staff review, the site is not known to contain any federal or state listed endangered or special status species. The project does not appear to cause an effect that will adversely impact federally protected wetlands or interfere with the movement of any known or establishes migratory wildlife. The project does not appear to conflict with any local policies or ordinance or applicable conservation plans, including the Tree Protection ordinance. The project does fall within the impact fee area for habitat conservation and a fee would be required.

V. CULTURAL RESOURCES -- Would the project:

a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?	0	0	0	X
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	0	0	0	X
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	0	0	0	X
d) Disturb any human remains, including those interred outside of formal cemeteries?	0	0	0	X

a-d) [No Impact]The project location is not located within 500 feet of a recorded archaeological site and is within an area having very low potential for archeological sensitivity. There is no grading proposed with project. Therefore, due to the location and lack of activity, no changes to historical resources or archaeological resources are expected. However, as with all new developments, the project will be required to comply with the County Ordinance 610 if, at any time during the preparation for or process of excavation or otherwise disturbing the ground, any human remains of any age, or any significant artifact or other evidence of an archaeological site is discovered, all further excavations and disturbances within 200 feet of the discovery shall cease and desist. If human and/or questionable remains have been discovered, the sheriff-coroner shall be notified immediately.

Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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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.	0	0	0	X
ii) Strong seismic ground shaking?	0	0	X	0
iii) Seismic-related ground failure, including liquefaction?	0	0	0	X
iv) Landslides?	0	0	0	X

b) Result in substantial soil erosion or the loss of topsoil?	0	0	0	X
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?	0	0	0	X
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?	0	0	0	X
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?	0	0	0	X

a) The project proposes to subdivide an existing parcel to create two buildable parcels. As with all projects San Benito County, this project is located in a seismically active area, however the existing use of the parcel is residential. The parcel is not located near an Earthquake Fault Zone and would not expose people or structures to substantial adverse effects.

b) No building or grading is proposed on this project; however the project will create a second buildable lot that could potentially be built at an undetermined future date. This project will not directly result in the loss of topsoil.

c) The parcel is designated as very low landslide susceptibility and due to the flat topography of the parcel, a landslide or liquefaction, lateral spreading or collapse is not expected.

d) The majority of the parcel is located on AnB soil and does not create substantial risks to life or property. No building or grading is proposed in conjunction with the project.

e) No construction or grading is proposed for this project. However, in an undetermined future date, before construction, a soil sample would be required to determine if a septic tank or alternative waste water disposal system is feasible. An application with The Division of Environmental Health would be necessary for future development or would need services from the City.

	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
VII. GREENHOUSE GAS EMISSIONS – Would the project:				
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.

The proposed project has potential to generate indirect and direct greenhouse gases above that which would occur without the project. However, no standard established for San Benito County and its air basin, managed by the Monterey Bay Unified Air Pollution Control District (MBUAPCD), is available to indicate whether emissions could be considered significant.

Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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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?	0	0	0	X
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	0	0	0	X
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school	0	0	0	X
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?	0	0	0	X
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?	0	0	0	X
f) For a project within the vicinity of a private airstrip,	0	0	X	0

would the project result in a safety hazard for people residing or working in the project area?

g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	0	0	0	X
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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?	0	0	0	X
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a-d) The project does not involve the routine transport, use, storage or disposal of hazardous material therefore no significant hazard is expected.

e-f) The proposed project is not located near or within an airport land use plan or located near a private airstrip.

g-h)The project does not appear to impair implementation of any emergency response plan or expose people or structures to risk involving wildfires. As a condition of approval, the County Fire Department may require a widening of access and a turn around.

Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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IX. HYDROLOGY AND WATER QUALITY -- Would the project:

a) Violate any water quality standards or waste discharge requirements?	0	0	0	X
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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?	0	0	0	X
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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?	0	0	0	X
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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?	0	0	0	X
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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?	0	0	X	0
f) Otherwise substantially degrade water quality?	0	0	0	X
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?	0	0	0	X
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	0	0	0	X
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?	0	0	0	X
k) Inundation by seiche, tsunami, or mudflow?	0	0	0	X

a-b) The proposed project is not expected to violate any water quality standards. The proposed project will be served by Sunnyslope Water District and therefore will not affect ground water supply.

c-d) The project will not alter any existing drainage patterns of any streams or rivers. The creation of a buildable lot and eventual addition of a single family dwelling will not significantly alter drainage patterns because a new single family dwelling will be required to adequately demonstrate storm water drainage capability

e-f) The project would contribute to more storm water runoff because of the assumed future development of a single family dwelling, however the contribution is not expected to exceed the capacity of the current storm water drainage systems. The storm water run-off is not expected to be polluted or expected to degrade water quality because no hazardous material are proposed to be used or kept on site.

g-k) The project is partially located within a 100-year flood zone however no construction is proposed therefore no risk or exposure is expected due to flooding, inundation by seiche, tsunami, or mudflow. Also, the buildable lot created by the sub-division will be outside of the flood plain.

Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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X. LAND USE AND PLANNING - Would the project:

a) Physically divide an established community?	0	0	0	X
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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?	0	0	0	X
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	0	0	0	X

a-c) The General Plan designation for this site is Residential Mixed (RM). The purpose of this designation is to allow areas of unincorporated urban uses where circulation and utility services exist. This will provide individuals with the opportunity to live in an unincorporated village or neighborhood atmosphere composed primarily of residential land uses with some commercial uses serving the residences. This designation applies to areas that are largely developed and have public infrastructure and services necessary to support the increased density. This project is consistent with the designation in that it promotes urban uses. The County Zoning Ordinance designates this property as Rural Residential (RR.) The RR zone is intended to provide areas of mixed housing and limited agricultural use. A creation of a buildable lot is consistent with both the county General Plan and the County Zoning Ordinance.

The project does not, and will not physically divide a community, conflict with any applicable land use plan/policy/regulation, or habitat conservation plan.

XI. MINERAL RESOURCES -- Would the project:

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?	0	0	0	X
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?	0	0	0	X

a-b) [No Impact]The project is not located on a site designated as a mineral resource. No material is proposed to be removed from the site.

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?	0	0	X	0
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	0	0	0	X
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	0	0	X	0

d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	0	0	0	X
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?	0	0	0	X
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?	0	0	0	X

a-b) No building or grading is proposed in conjunction with the project; however the creation of a buildable lot assumes a future single family dwelling. During construction and grading, persons may be exposed to minimal and temporary noise and groundborne vibrations. Construction will be limited by the County Ordinance.

c-d) No building or grading is proposed with this project. A household may be built at a future undetermined date, and this may increase periodic and temporary noise, however this project does not propose any improvements.

e-f) This project is not within the vicinity of a public or private airport and therefore will not expose persons to excessive noise.

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)?	0	0	X	0
b) Displace substantial numbers of existing housing necessitating the construction of replacement housing elsewhere?	0	0	0	X
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	0	0	0	X

a) No housing is proposed in conjunction with the project; however a buildable lot will be created by the project for an additional single family dwelling. An additional single family dwelling in the area would not substantially induce population growth in the area because the surrounding parcels conform to the minimum buildable size. The project is not proposing to extend any facilities that would induce population growth.

b-c) No housing is being removed due to the project therefore the project would not displace any people. Also, the project would not occupy or remove land with high potential for housing.

XIV. PUBLIC SERVICES

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:

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Fire Protection?	0	0	X	0
b) Police Protection?	0	0	X	0
c) Schools?	0	0	X	0
d) Parks?	0	0	X	0
e) Other public facilities?	0	0	X	0

a) This site is located in the urban-unzoned fire hazard severity zone. A future single family dwelling is considered a minimal increase by the Fire Department. Because the Fire Department requires compliance with all fire safety standards, including access and fire suppression devices, the addition of one single family dwelling is considered a less than significant impact.

b) The proposed use will not significantly impact police protection services. No threshold of service has been established by the police department. This project would not result in an indirect increase of protection services.

c) Schools may be impacted by the proposed use because new residential development is expected, however the impact would be minimal and dependent on the number of new students in one family. This impact is addressed by the payment of school fees at the time the building permit for the dwelling is issued. Therefore, the minor subdivision is considered a less than significant impact.

d) Parks are expected to be minimally impacted because of the addition of one single family dwelling, however the current recreation and park facilities will be adequate to serve minor addition.

e) The need for future expansion of other public facilities is not expected to result from the approval of this project.

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?	0	0	X	0
b) Does the project include recreational facilities or	0	0	0	X

require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

- a) The project will have a minimal impact on recreational facilities.*
- b). All existing facilities are expected be adequate and will not require any expansion.*

XVI. TRANSPORTATION/TRAFFIC -- Would the project:

a) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?	0	0	X	0
b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?	0	0	0	X
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?	0	0	0	X
d) Substantially increase hazards due to a design feature (e.g. sharp curves, or dangerous intersections) or incompatible uses (e.g., farm equipment)?	0	0	0	X
e) Result in inadequate emergency access?	0	0	0	X
f) Result in inadequate parking capacity?	0	0	0	X
g) Conflict with adopted policies, plans, and programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?	0	0	0	X

a-b) The project does not expect to increase congestion or substantially affect the existing traffic load and capacity. Although a traffic study has not been completed, the project is not expected to exceed the level “D” service standard of San Benito County because it is not expected to induce substantial population growth.

c) No air traffic patterns are expected to change due to the proposed project.

d-g) The project as proposed will not result in impacts to existing roadways, emergency access and parking capacity because there is no development proposed. While the project may lead to the future development of a single family dwelling, that use is considered allowed under the existing zoning ordinance. Therefore, any potential issues regarding actual construction will be addressed during the building permit process. Also public works s is requiring the applicant to show all driveway geometry details (i.e cross-section & structural design) to confirm that the driveway is adequate to be used as an emergency access road.

XVII. UTILITIES AND SERVICE SYSTEMS --

	Potentially Significant Impact	With Mitigation Incorporation	Less Than Significant Impact	No Impact
Would the project:				
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	0	0	0	X
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?	0	0	0	X
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?	0	0	0	X
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	0	0	0	X
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?	0	0	0	X
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	0	0	0	X
g) Comply with federal, state, and local statutes and regulations related to solid waste?	0	0	0	X

a-c) No new water, storm water drainage, or wastewater treatment facility is expected or required. The wastewater treatment facility that will serve the project in the future is expected to be adequate.

d) The project will be supplied by Sunnyslope Water District. The project alone is not expected to have a significant impact on water supply to warrant new or expanded entitlements.

e) The proposed project in the future will be served by the Hollister City Sewer. The undetermined future project is not expected to have a substantial effect on Hollister City Sewer and would not add or create a substantial demand for services.

f-g) The current landfill is expected to hold enough capacity to accommodate the marginal increase of use. If any hazardous materials are to be stored in any existing or proposed facilities/buildings/ or structures a hazardous materials business plan must be completed and submitted to the Division of Environmental Health.

XVIII. MANDATORY FINDINGS OF SIGNIFICANCE --

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?	0	0	0	X
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)?	0	0	X	0
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	0	0	0	X

a) The project does not have the potential to degrade the quality of the environment. All available and known information regarding the project have been considered, and no habitats or species are expected to be impacted by the project.

b) The project has no or very small individually limited impacts and does not have the potential to have cumulative impacts because of the specific circumstances regarding this parcel. Other parcels in the vicinity are smaller and would not be allowed to split.

c) No substantial adverse effects on human beings are expected either directly or indirectly.

XVIII. LIST OF REFERENCES.

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

1. San Benito County General Plan
 - a. Housing Element
 - b. Land Use Element
 - c. Transportation Element
 - d. Noise Element
 - e. Open Space and Conservation Element
 - f. Scenic Roads and Highways Element
 - g. Seismic Safety/Safety Element
 - h. Environmental Resources and Constraints Inventory
2. San Benito County Zoning 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 Unified Air Pollution Control 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. Flood Hazard Boundary Maps (FEMA), unmapped area, dated 9-27-91
 - h. San Benito County Sensitivity Maps, Prehistoric Cultural Resources
 - i. Kit Fox Habitat Conservation Plan Impact Fee Map
 - j. U.S.G.S. Quadrangle: San Juan Batista
 - k. San Benito County Important Farmland 2000 Map, California Department of Conservation, Office of Land Conservation, Farmland Mapping and Monitoring Program

Attachments:

1. Site Plan
2. Vicinity Map