

**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 April 2, 2009 to May 1, 2009. The document is available for review at the address listed below. Comments may be addressed to the contact person Lissette Knight. Written comments are preferred. Please use the project file number in all communication.

1. **Project title and/or file numbers:** Zone Change No. 08-166  
General Plan Amendment No. 08-38
2. **Lead agency name and address:** San Benito County Planning Department  
3224 Southside Road  
Hollister, CA 95023
3. **Contact person and phone number:** Lissette Knight  
Associate Planner  
(831) 637-5313
4. **Project location:** 2200 Santa Ana Valley Road, Hollister, Ca
5. **Project sponsor's name and address:** Darin Del Curto  
P.O. Box 1311  
Hollister, CA 95023
6. **General Plan designation:** Agricultural Rangeland (AR)
7. **Zoning:** Agricultural Rangeland (AR)
8. **Description of Project:** The Applicant is requesting a Zone Change and General Plan Amendment for one parcel. Parcel number 025-090-061 is owned by Darin Del Curto, is approximately 58.99 acres and is zoned Agricultural Rangeland with an Agricultural Rangeland General Plan designation. The property owners are requesting to change their current Zoning and General Plan designation to Agricultural Productive (AP).
9. **Surrounding land uses and setting:** The surrounding land uses consist of mixed agricultural and residential uses. To the North of this parcel are farmlands and grazing lands zoned Agricultural Rangeland (some are under Williamson Act contracts). To the South of this parcel are also farm and grazing lands within Agricultural Productive Zoning. To the East of this parcel is farmland zoned Agricultural Rangeland and Agricultural Productive where the parcels begin to abut the Santa Ana hillsides. To the West of this lot are some Agricultural Rangeland zoned parcels and several Agricultural Productive zoned parcels. Some of these parcels are used for farmland and some are a combination of farmland and small subdivisions. Fairview road is the closest main arterial road from the East of this property.

Seismic:  
Fire hazard:  
Floodplain:

**Within** an Alquist Priolo Earthquake Fault Zone [11e].  
**Moderate** [11f].  
**Zone X** [11g].

Archaeological sensitivity:  
Habitat Fee:  
Other sensitive species:  
Soils:

Mild [11h].  
**Within Fee Area [11i].**  
San Joaquin Kit Fox, Black Shouldered Kite & Golden Eagle  
**Diablo Clay (DaD):** 9-15% slopes: Grade 3  
**Cropley Clay (CwC):** 2-9% slopes: Grade 3  
**Diablo Clay (DaE2):** 15-30% slopes: Grade 4

**10. Planning and zoning:** The General Plan designates this parcel as Agricultural Rangeland. The Agricultural Rangeland General Plan Designation is assigned to the remote hillside areas, watershed and rangeland, such as Williamson Act land, many of which have been classified as some form of open space within the Open Space and Conservation Element. These areas are typified by a lack of transportation access, high to very high fire hazards and by the lack of utility services to allow for more dense types of development. Many of these areas are found within the critical fire hazard area or in the "out back" areas of many isolated canyons throughout the County. The intensity of development will be directly proportional to the level and availability of services. A maximum density of one single-family dwelling per forty acres is permitted with the possibility of allowing a senior second unit with approval of an administrative use permit. In addition, the applicant is requesting that the current Zoning and General Plan designation Agricultural Rangeland (AR) be converted to Agricultural Productive (AP).

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

**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 Resources              | <input type="checkbox"/> Air Quality              |
| <input checked="" type="checkbox"/> Biological Resources | <input checked="" 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

4/2/2009  
Date April 2, 2009

Lissette Knight: Associate Planner  
Printed Name

San Benito County Planning Dept.  
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, 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" 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 Section XVII, "Earlier Analyses," 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 earlier analyses discussed in Section XVII at the end of the checklist.

Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
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### 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 type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Substantially degrade the existing visual character or quality of the site and its surroundings?  | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" 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 checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            |

Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
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**Response:**

- a) *The site is not identified in the General Plan as having scenic vistas and is not adjacent to a designated scenic highway. The project site is located in an area that contains a mixture of low density residential and agricultural uses. However, the parcel is within direct proximity to parcels that are zoned AP, which allows a higher density than the AR zone (from 40 acres to 5 acres). This change in zoning will have no impact on scenic vistas.*
- b) *General Plan, Scenic Roads and Highways Element, policies provide for the protection of transportation corridors having scenic qualities. The project site is not visible from any state scenic highways. Therefore there shall be no impact to existing scenic corridors.*
- c) *This parcel is surrounded by AR and AP zoning and General Plan designations. These surrounding lands support agriculture and low density residential. The proposal to change the Zoning and General Plan of this parcel from AR to AP would have no impact on the surrounding landscape. Should a development be proposed on this site then further environmental review would need to take place to ensure that the impacts are negligible.*
- d) *The proposed project requests a Zone Change and General Plan Amendment to change the property from AR to and AP zone/general plan designation. At this time no development is being proposed. Any future development shall require further environmental review. Therefore there is no impact to the surrounding nighttime views.*

**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 Department 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? | <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) Involve other changes in the existing environment which due to their location or nature, could result in conversion of farmland, to non-agricultural use?   | <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
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**Response:**

- a) *The project site has been identified as “Farmland of Local Importance (along the frontage) & Grazing Land (remainder)” by the 2008 Farmland Mapping and Monitoring Program. Farmland of Local Importance is defined as: “Land cultivated as dry cropland. Usual crops are wheat, Barley, oats, safflower, and grain hay. Also, orchards affected by boron within the area specified in County resolution number 84.3.” Grazing land, which covers approximately 80% of this parcel, is defined as: “Land on which the existing vegetation is suitable for grazing of livestock. The minimum mapping unit for this category is 40 acres.” Therefore the results of a Zone Change and General Plan Amendment from AR to AP for these this parcel shall not convert Prime Farmland, Unique Farmland or Farmland of Statewide Importance to a non-agricultural use shall have no impact. The parcel proposed also has a combination of farming types. Grazing Land generally supports AR zoning. However, due to the combined farmland types, AP zoning would be a feasible transition on this site. This would not violate Policy 1 of the General Plan’s Land Use Element in that it would maintain the low density of an agricultural zoning designation.*
- b) *The parcel is not within a Williamson Act Contract. The project proposes a Zone Change and General Plan Amendment from the AR to AP. Each zoning type is agricultural; so the conflicts that would result from this proposed transition (considering permitted and conditional uses allowed within the zoning designation) would be minimal.*
- c) *The applicant proposed to change from the lower density Agricultural zone (AR – 40 acre minimum) to the medium/low density Agricultural zone (AP – 5 acre minimum). This proposal would not transform farmland into a non-agricultural use. Therefore, there shall be no impact.*

Potentially Significant Impact	Less Than Significant With Mitigation	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?   | <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 type="checkbox"/> | <input type="checkbox"/> | <input checked="" 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 type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Expose sensitive receptors to substantial pollutant concentrations?  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" 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-e) The application is requesting a Zone Change and General Plan Amendment from Agricultural Rangeland to Agricultural Productive. Agricultural Productive zoning has a slightly higher density than the Agricultural Rangeland zone (40 acre to 5 acre minimum lot size). However, this would still be considered medium low density. Any future proposals for this property at a development level shall have to carefully evaluate the potential impacts the proposed project would have on Air Quality in respect to grading and construction. The project would require review from the Monterey Bay Unified Air Pollution Control District (MBUAPCD) to ensure that the project would address the environmental impacts for development, if any. Policy 10 of the Open Space and Conservation Element of the General Plan states that the County recognizes air as a natural resource and will strive to maintain air quality through proper land use planning. It shall be the County's policy to utilize land use and transportation controls for the protection and enhancement of air quality. Finally, it will be in the County's policy to review public and private development proposals in light of possible recreational and open space potential. This proposed Zone Change and General Plan Amendment would ensure that compliance to Policy 10 mentioned above would be maintained as long as development did not occur within the Very High Fire Area on this parcel. Approximately 100% of this parcel resides within a Moderate Fire Area which is a fire designation generally related to the AP Zone and General Plan designation.

### 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 checked="" type="checkbox"/> | <input 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"/> |

	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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) General Plan, Open Space and Conservation Easement, policies include: 1) Avoid Loss of habitat from other mitigation measures, 2) Grading, erosion and native tree removal, 3) Water Quality Improvement, 4) Mitigate for wetland habitat and 4) Avoid loss of habitat for mitigation measures. The project is located within the Tres Pinos Quadrangle, which has been identified by the Environmental Resources and Constraints Inventory of the General Plan as having sensitivity for the California Tiger Salamander and the California Red Legged Frog under Category 2. The project is located within the Agricultural Rangeland zone. However, within the Federal Register for Tiger Salamander and California Red-Legged Frog, Part Two, Department of the Interior for Fish and Wildlife Services, 50 CFR Part 17 dated August 23, 2005 and November 3, 2005 do not identify the Tiger Salamander, or the California Red-Legged Frog as being on this parcel.*

*As a condition of approval, the applicant shall be required to pay \$1,926.75 to San Benito County for the Department of Fish and Game and to file the Notice of Determination on the applications Mitigated Negative Declaration.*



Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
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b) This parcel is not identified as a corridor for habitat. However, there are species that are identified within the General Plans Conservation Element that are within the Tres Pinos Quadrangle. The following sensitive species are: Western Mastiff Bat, Western Pond Turtle, Western Red Bat, Western Small-Footed Myotis, Western Spadefoot, Western Yellow-Billed Cuckoo, White-Tailed Kite, & Yellow-Breasted Chat. Development on this property would have to evaluate the potential environmental impacts it would potentially have on this property should the density change.

c) There are not Federally identified wetlands on this property or in close proximity (300 feet). The closest wetland is on the neighboring parcel and is 700 feet from the closest property line. Therefore, there shall be no impact to any Federally protected wetlands.

d) The application for a Zone Change and General Plan Amendment will not have an initial effect on the wildlife corridors that exist on this property. However, with the increased density that would result from the Zone Change and General Plan Amendment there is the potential to impact sensitive species should development or subdivision be applied for. If either occurs, further environmental evaluation shall take place.

e & f) Ordinance 541 provides a method for financing development and implementation of a habitat conservation plan and a Section 10(a) permit under the Endangered Species Act of 1973 (16 U.S.C., Section 1531 et seq.) for the San Benito County Habitat Conservation Plan Study Area. This property is within the Habitat Conservation Plan Study Area. Therefore, Mitigation Measure 1 shall be placed to ensure that this impact fee is paid.

Furthermore, Policy 37 of the Open Space and Conservation Element discusses development policies for hazardous areas. The policy discusses limitation of densities on a parcel when a combination of hazards exists on the site. This parcel has only one significant hazard which is that a small corner of the lot is identified as being within a seismic safety zone. However, this hazard should not limit the Zone Change and General Plan Designation of AR to convert to AP. Should future development be proposed a condition of approval for this application shall ensure that future development shall not occur in the most hazardous area of the property (Seismic Safety Zone).

**Mitigation Measure 1: the applicant/owner shall pay their portion of the Habitat fee as stated in San Benito County Ordinance 541. The total sum of the Habitat Conservation fee will be \$600.**

#### 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 type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input 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 type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Disturb any human remains, including those interred outside of formal cemeteries?                          | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            |

**Response:**

a),b),c),d) This parcel is located within an area where mild archeological sensitivity exists. Therefore, Mitigation Measure 2 shall ensure that the potential future impacts to this parcel shall be less than significant.

**Mitigation Measure 2:** Any property owner who, at anytime in the preparation for or process of excavation or otherwise disturbing the ground, discovers and human remains of any age, or any significant artifact or other evidence of an archeological site, shall:

1. Cease and desist from further excavation and disturbances within two hundred feet of the discovery or in any nearby area reasonably suspected to overlie adjacent remains.
2. Arrange for staking completely around the area of discovery by visible stakes no more than ten feet apart, forming a circle having a radius of no less than one hundred feet from the point of discovery; provided, however, that such staking need not take place on adjoining property unless the owner of the adjoining property authorizes such staking. Said staking shall not include flags or other devices which may attract vandals
3. Notify the sheriff-coroner of the discovery if human and-or questionable remains have been discovered. The Planning Department Director shall also be notified.

Subject to the legal process, grant all duly authorized representatives of the coroner and the Planning Department Director permission to enter onto the property and to take all actions consistent with Chapter 5B of the San Benito County Code and consistent with Section 7050.5 of the Health and Human Safety Code and Chapter 10 (commencing with Section 27460) of Part 3 of Division 2 of Title 3 of the Government Code.

**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 type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| ii) Strong seismic ground shaking?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| iii) Seismic-related ground failure, including liquefaction?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" 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 type="checkbox"/> | <input checked="" 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 type="checkbox"/> | <input checked="" 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) The San Benito County's Geographical Information System indicates that the closest active fault is 869 feet from the North-East corner of this parcel. Therefore, there are no hazards that pose a significant risk to the properties. Seismic shaking will occur. However, development of this property requiring a building permit shall be in compliance to the California Fire Code and Building Code which includes seismic safety regulations.
- b), c), d) This parcel is listed as having a landslide hazard at level two. Area two is defined as a marginally susceptible area – this area includes gentle to moderate slopes underlain by relatively competent material or colluvium that is considered unlikely to remobilize under natural conditions. Therefore the loss of top soil through a landslide or seismic activity would be less than significant. There are no expansive soils on this parcel.
- e) **Diablo Clay (DaD)**; 9-15% slopes; Grade 3  
**Cropley Clay (CwC)**; 2-9% slopes; Grade 3  
**Diablo Clay (DaE2)**; 15-30% slopes; Grade 4  
 No septic systems are proposed per the Zone Change and General Plan request.

**VII. 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 type="checkbox"/> | <input checked="" 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 type="checkbox"/> | <input checked="" 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 type="checkbox"/> | <input checked="" 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 type="checkbox"/> | <input checked="" type="checkbox"/> |

**Response:**

- a) *This Zone Change and General Plan Amendment will not require the routine transport, use, or disposal of hazardous materials.*
- b) *This Zone Change and General Plan Amendment does not include activities that may result in the release of hazardous materials into the environment.*
- c) *The proposed Zone Change and General Plan Amendment will not emit hazardous materials into the air that would cause a significant effect. Potential future grading has the potential to release dust into the air. Should grading exceed 50 cubic yards, a grading permit will be required. When appropriate conditions and/or Mitigation Measures shall be made to ensure that the dust created from grading shall cause a less than significant impact.*
- d) *The parcel and the surrounding lands have been historically used as grazing land.*
- e), f) *The Zone Change and General Plan Amendment site is not located within the vicinity of an airport or private airstrip.*
- g) *Chapter 6 of the San Benito County Code states that the San Benito disaster council is responsible for the development of the County of San Benito emergency plan, which plan shall provide for the effective mobilization of all of the resources of the County, both public and private, to meet any conditions constituting a local emergency, and shall provide for the organization, powers and duties, services, and staff of the emergency organization. Nothing has been identified in the Zone Change or the General Plan Amendment that could interfere with the Civil Emergency Plan of San Benito County.*
- h) *The site is within a Moderate Fire Area according to the California Department of Forestry [10f]. At this time, the Zone Change and General Plan Amendment proposes no development. Future development would require the full compliance to the California Fire Code and Policy 37 of the General Plan's Open Space and Conservation Element.*

**VIII. 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 type="checkbox"/> | <input checked="" 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 type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| e) Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff?   | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| f) Otherwise substantially degrade water quality?  | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
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 type="checkbox"/>	<input checked="" type="checkbox"/>
j) Inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Response:**

*a, b, c, d, e, f, g, h, i & j) The subject parcel is not within the 100 year flood plain. The Zone Change and General Plan Amendment requests a transition from AR to AP. The result of the Zone Change and General Plan Amendment will not create additional hydrology or water quality impacts. Any future grading on this parcel (exceeding 50 cubic yards) has the potential to transform the existing drainage patterns. If the amount of grading on the parcel exceeds 50 cubic yards, then a grading permit will be required. This grading application would closely review all impacts that may result from the proposed grading and may impose further conditions or Mitigation Measures to ensure that the grading impacts on hydrology and water quality result in a less than significant impact.*

**IX. LAND USE AND PLANNING – Would the project:**

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 type="checkbox"/>	<input checked="" type="checkbox"/>
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Response:**

a, b) *The General Plan Environmental Hazards Policy 36 seeks to "... limit development on slopes 30% or greater or in severe to very severe erosion hazard areas..." and Policy 37 "prohibit(s) new development on existing lots of record which are entirely located within hazardous areas (slopes greater than 30%) unless no alternative exists." Additionally, County Grading Ordinance Section 7A-11(d)(3) requires denial of a proposal if it "requires grading on slopes greater than 30% in slope." Parcel number 025-090-061 does not have any areas where a slope of 30% or greater exists therefore this will not apply to this application.*

Prime Agricultural land: *The San Benito County General Plan has policies to protect agriculture as an industry and to stabilize land values. Land Use Element, Policy 2 states that the type of uses allowed within the agriculturally designated areas shall be related to the suitability of the soil resources, climate and water supply. The types of uses allowed on most agriculturally designated areas within the County include agriculture, agricultural processing, grazing, land within its natural state, wildlife refuges, and low density residential. However, prime agricultural land is based on the Farmland Mapping and Monitoring Program as well as soil type. As a result this parcel is not listed as Prime Agricultural Land.*

*This parcel is located in an area where Santa Ana Valley Road divides the Agricultural Zoning and General Plan type (AR & AP). However, the impacts of this Zone Change and General Plan Amendment shall not divide the existing community. The Zone Change and General Plan Amendment shall cause that this parcel will continue to match the surrounding zones in that it will remain an Agricultural zone.*

c) *Nothing within the project proposal has been identified to conflict with any policy adopted for the purpose of avoiding or mitigating an environmental or any applicable habitat conservation plan or community conservation plan.*

**X. 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?                                 | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 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) *The project site is not located on or within the vicinity's known significant mineral resources areas. No material is proposed to be removed from the site.*

**XI. 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 checked="" type="checkbox"/> | <input 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 type="checkbox"/> | <input checked="" 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 type="checkbox"/> | <input checked="" type="checkbox"/> |

	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>

**Response:**

a), b), c), d), e) & f) General Plan, Noise Element, Goals and Policies include 1) the regulation of noise from an aircraft, 2) the reduction of noise from ground transportation, 3) reduce industrial noise, and 4) reduce construction noise. The Zone Change and General Plan Amendment could result in future development on this parcel. As a result, there will be increased noise impacts to adjacent properties during grading and/or construction activities. Therefore a condition of approval shall be incorporated to ensure that the property owner/applicant for future development shall comply with Section 18-195.7(e)(2) for construction related noise impacts. This will cause this to be a temporary but less than significant impact.

**XII. 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 or roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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) The proposed project will increase the density allowed on this parcel. Currently this parcel has an AR General Plan designation and is also zoned AR which has a minimum parcel size of 40 acres. The Zone Change and General Plan Amendment would increase that density to AP which has a minimum parcel size of five acres. At this time, the population growth as a result of this application request will be minimal.
- b) This project will not displace any existing housing or people.

Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
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### XIII. 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 type="checkbox"/>	<input checked="" type="checkbox"/>
Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Response:**

a) *The proposed project will have no effect on Public Services. The site is located in a "Moderate Fire Area" in regards to fire protection. The proposed Zone Change and General Plan Amendment will have no impact on schools and police protection, but has the potential to increase the need for fire protection should more structures be built.*

### XIV. 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? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| 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?                        | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |

**Response:**

a), b) *General Plan, Open Space and Conservation Element, Goal 10 discusses the need to provide recreational parks and facilities for the leisure of all age groups. This area is not proposed as an area that could have potential for a recreational park or facility and no construction has been proposed. However, as the proposed Zone Change and General Plan Amendment would increase the density of the property, should development occur, the parcel has the potential to increase the use of existing parks. This increase will be less than significant.*

### XV. 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)? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|



	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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) Result in inadequate parking capacity?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Conflict with adopted policies, plans, and programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Response:**

a) , b), c), d), e), f), g) *County General Plan, Transportation Element, establishes goals and objectives for the provision of adequate transportation facilities within the County, including road construction standards. The project site is accessible from Santa Ana Valley Road and Fairview Road. County Public Works Department has reviewed the proposed Zone Change and General Plan Amendment and had no comments on the potential impacts to traffic.*

**XVI. UTILITIES AND SERVICE SYSTEMS – Would the project:**

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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>
g) Comply with federal, state, and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Response:**

a), b), c), d) & e) The potential development that could occur on this parcel should the density increase from AR to AP Zoning/General Plan designation and will need to be further evaluated at that time. A development application would evaluate the ability to serve the project with water through a well and provide adequate locations for septic system installation. At this time no development is being proposed, therefore no services will be utilized or installed.

**XVII. 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? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 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 type="checkbox"/> | <input checked="" 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 type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

**Response:**

a) – c) The proposed Zone Change and General Plan Amendment does not have any impacts that would result in the degradation to the quality of the environment, past or future project and human being 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 Ordinances
  - a. Zoning Ordinance
  - b. Grading Ordinance
3. *Soil Survey for San Benito County*, 12-0510, 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. FEMA Flood Insurance Rate Map panel 06069C0080C, dated September 27, 1991
  - h. San Benito County Sensitivity Maps, Prehistoric Cultural Resources
  - i. Kit Fox Habitat Conservation Plan Impact Fee Map
  - j. U.S.G.S. Quadrangle: #7, Tres Pinos
  - k. San Benito County Important Farmland 2008 Map, California Department of Conservation, Office of Land Conservation, Farmland Mapping and Monitoring Program
12. *CEQA Air Quality Guidelines*, Monterey Bay Unified Air Pollution Control District
13. California Scenic Highway Mapping System, California Department of Transportation  
[http://www.dot.ca.gov/hq/LandArch/scenic\\_highways/](http://www.dot.ca.gov/hq/LandArch/scenic_highways/)
14. Project File, Zone Change 08-166 & General Plan Amendment 08-38
15. GIS Web site

## **XIX. ATTACHMENTS**

- A. Vicinity Map
- B. Site Plan