

Notice of Intent to Adopt a Mitigated Negative Declaration and Notice of Availability for Public Review

TO: ☒ Interested Individuals
☒ San Benito County Clerk

FROM: San Benito County Resource Management Agency
2301 Technology Parkway
Hollister, CA 95023-2513

Contact Person: Michael Kelly, Associate Planner, 831 902-2287

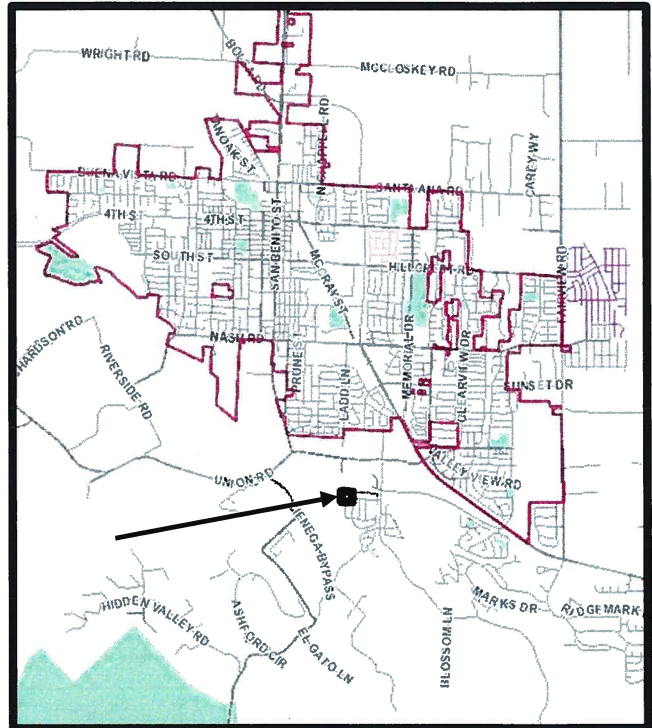
Project File No.: Tentative Subdivision Map (TSM) 16-97

Project Applicant: James Bray

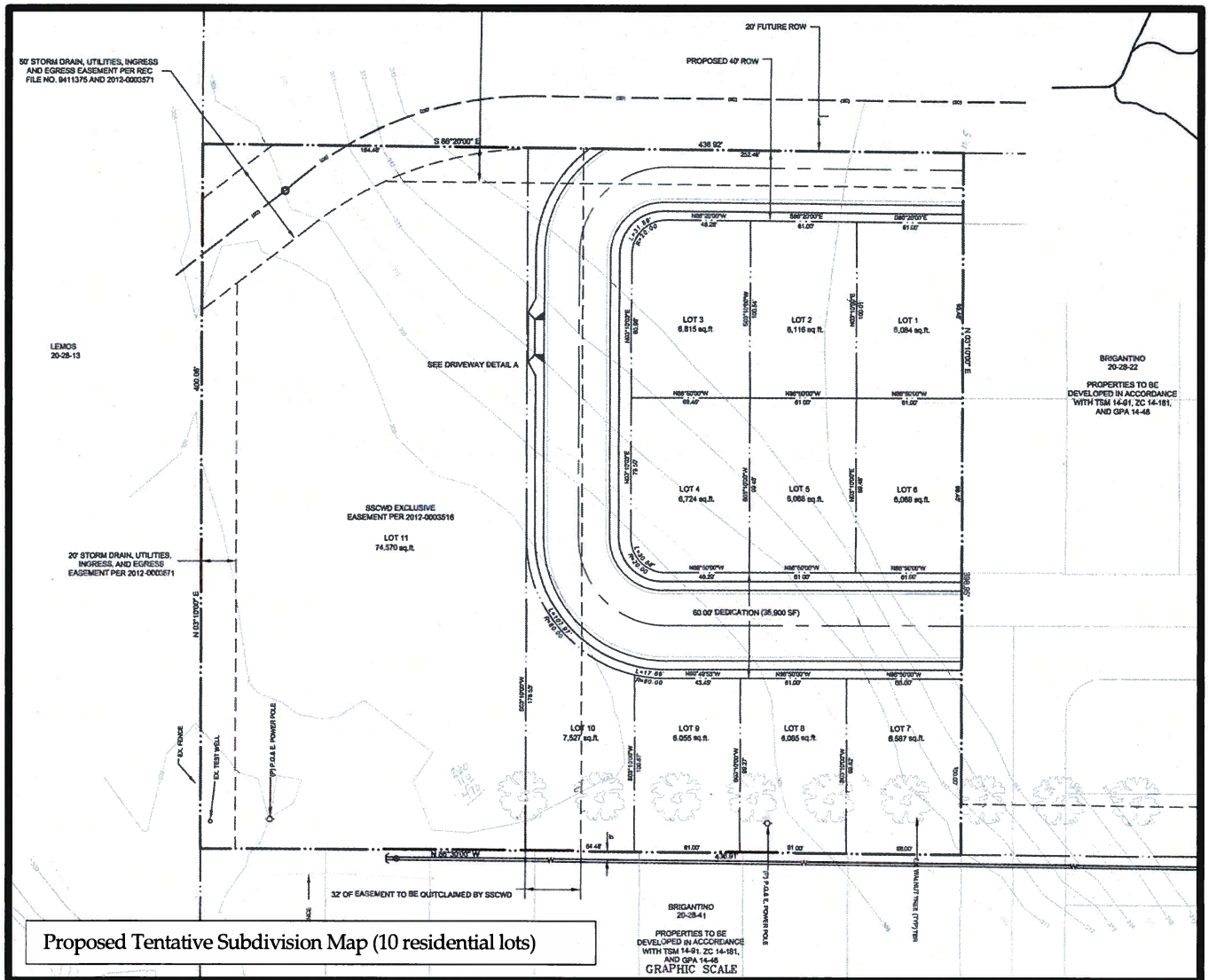
Project Location: ¼-mile west of Southside Rd.–Enterprise Rd. intersection, near Hollister (Assessor's Pcl. 020-280-054)

The proposed project would rezone a four-acre parcel to single-family residential use and subdivide it into 11 lots. Of these, 10 would contain between 6,000 and 7,600 square feet and be used for residential use, while the one other lot would be reserved for public utility use by the Sunnyslope County Water District (SSCWD). The lots would be located adjacent to and accessible via the Sunnyside Estates subdivision (TSM 14-91). Earthmoving of 3,900 cubic yards cut and 4,100 cubic yards fill would be necessary to configure streets and building sites. The project is proposed to be served by a SSCWD water line, a City of Hollister sewer line, and approximately 700 feet of street extension to Mojave Way and Fulton Way, all currently established or under construction to the project site edge as components of Sunnyside Estates.

Currently on the project site's approximately four acres, located a quarter-mile west of Southside Road, remnants of a walnut orchard are found on relatively flat land sloping about one percent on average. Surrounding the site are gradually sloping agricultural lands and rural residences on lots of 5 to 35 acres. The neighboring property and another directly across Southside Road to the east have recently been approved for 284 residential lots between them, with construction underway on both sites. In particular, this project would be accessed from the east through the 200-lot Sunnyside Estates subdivision (TSM 14-91). This subdivision, TSM 16-97, would function as an extension of Sunnyside Estates' approved lots and streets, including right-of-way dedication for a public street that completes westerly loop connection from two parallel Sunnyside Estates streets, Mojave Way and Fulton Way. In addition, the Bennett Ranch subdivision (TSM 15-93) is also under construction to create 84 lots eastward across Southside Road from Sunnyside Estates, and the existing 56-residence Riverview Estates stands a quarter mile southeast of TSM 16-97. As a result of these nearby subdivisions, residential development would line Southside Road for beyond a quarter-mile and would surround the Southside Road–Hospital Road intersection. The Hollister city limit and sphere of influence lines are a half mile to the north, with incorporated areas accessible from the project site via Southside and Enterprise Roads.



The site is under the Residential Mixed (RM) designation in the San Benito County 2035 General Plan. Properties under this designation may be considered eligible for "an unincorporated village or neighborhood atmosphere composed primarily of residential land uses" with up to 20 dwelling units per acre. The designation allows areas of unincorporated urban uses where public infrastructure such as circulation and utilities exist that are necessary to support increased density, largely in or near areas that are already developed. The intensity of development is to be directly proportional to the availability of these services, with a maximum of 20 dwelling units per acre allowed in areas so designated. The designation requires 30 percent of new residential dwelling units with available public sewer and water to include mixed residential types with an average development density of 8 units per acre. This property is currently subject to the Agricultural Productive (AP) zoning designation, which allows only a lower density of residences. For consistency with the General Plan RM designation, this project includes rezoning the site from Agricultural Productive (AP) to Single-family Residential (R1). This district allows building sites of 5,000 square feet at minimum where public sewer and public water services are available.



NOTICE IS HEREBY GIVEN that the Initial Study for TSM 16-97 is available for public review and that the County as **LEAD AGENCY** intends to adopt a Negative Declaration for this project, which finds that the project will not have a significant effect on the environment. The public review period in which comments will be accepted for the proposed Negative Declaration begins **July 26, 2019**, and ends at 5 p.m. on **August 16, 2019**. The project's Initial Study, its proposed Negative Declaration, and the documents referenced in the Initial Study and Negative Declaration are available for review at the County Resource Management Agency at the above address. Comments may be addressed to the contact person noted above, and written comments are preferred. Please reference the project file number in all communications. **NOTICE IS HEREBY FURTHER GIVEN** that a public hearing for this project before the County Planning Commission is tentatively scheduled for 6 p.m., **August 21, 2019** (or as soon thereafter as the matter may be heard), in the Board of Supervisors Chambers of San Benito County, located at 481 Fourth Street, Hollister, California, at which time and place interested persons may appear and be heard thereon.

Michael Kelly

Signature

Associate Planner
Title

July 26, 2019

Date



San Benito County Resource Management Agency

Public Works / Planning & Building / Parks / Integrated Waste

SAN BENITO COUNTY NOTICE OF PROPOSED NEGATIVE DECLARATION

TO: Responsible agencies, Trustee agencies, other County Departments, and interested parties
FROM: San Benito County Resource Management Agency

This notice is to inform you that the San Benito County Resource Management Agency 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 **July 26 to August 16, 2019**. The document is available for review at the address listed below. Comments may be addressed to the contact person, Michael Kelly, Associate Planner. Written comments are preferred. Please use the project file number in all communication.

- 1. Project title and/or file number:** Tentative Subdivision Map (TSM) 16-97
- 2. Lead agency name and address:** San Benito County Resource Management Agency
2301 Technology Parkway
Hollister, CA 95023-2513
- 3. Contact person and phone number:** Michael Kelly, Associate Planner, 831 902-2287
- 4. Project location:** At the western end of Fulton Way, one quarter-mile west of the Southside Road–Enterprise Road intersection, near Hollister (Assessor's Parcel 020-280-054)
- 5. Project sponsor's name and address:** James Bray
9025 Ludi's Lane
Hollister, California 95023-9405
- 6. General Plan designation:** Residential Mixed (RM)
- 7. Zoning:** Agricultural Productive (AP)
- 8. Description of project:** The proposed project would rezone a four-acre parcel to single-family residential use and subdivide it into 11 lots. Of these, 10 would contain between 6,000 and 7,600 square feet and be used for residential use, while the one other lot would be reserved for public utility use by the Sunnyslope County Water District (SSCWD). The lots would be located adjacent to and accessible via the Sunnyside Estates subdivision (TSM 14-91). Earthmoving of 3,900 cubic yards cut and 4,100 cubic yards fill would be necessary to configure streets and building sites. The project is proposed to be served by a SSCWD water line, a City of Hollister sewer line, and approximately 700 feet of street extension to Mojave Way and Fulton Way, all currently established or under construction to the project site edge as components of Sunnyside Estates.
- 9. Surrounding land uses and setting:** Currently on the project site's approximately four acres, located a quarter-mile west of Southside Road, remnants of a walnut orchard are found on relatively flat land sloping about one percent on average. Surrounding the site are gradually sloping agricultural lands and rural residences on lots of 5 to 35 acres.

The neighboring property and another directly across Southside Road to the east have recently been approved for 284 residential lots between them, with construction underway on both sites. In particular, this project would be accessed from the east through the 200-lot Sunnyside Estates subdivision (TSM 14-91). This subdivision, TSM 16-97, would function as an extension of Sunnyside Estates' approved lots and streets, including right-of-way dedication for a public street that completes westerly loop connection from two parallel Sunnyside Estates streets, Mojave Way and Fulton Way. In addition, the Bennett Ranch subdivision (TSM 15-93) is also under construction to create 84 lots eastward across Southside Road from Sunnyside Estates, and the existing 56-residence Riverview Estates stands a quarter mile southeast of TSM 16-97. As a result of these nearby subdivisions, residential development would line Southside Road for beyond a quarter-mile and would surround the Southside Road–Hospital Road intersection.

The Hollister city limit and sphere of influence lines are a half mile to the north, with incorporated areas accessible from the project site via Southside and Enterprise Roads.

<u>Seismic zone:</u>	Not within an Alquist–Priolo fault zone [13e].
<u>Fire hazard:</u>	Non-wildland/non-urban [13f].
<u>Floodplain:</u>	Zone X (outside the 100-year floodplain) [13g].
<u>Archaeological sensitivity:</u>	Some sensitivity at lot's southwest corner [13h].
<u>Habitat conservation area:</u>	Within the San Benito County Habitat Conservation Plan fee area.
<u>Landslide:</u>	Least susceptible [13c].
<u>Soils:</u>	Sorrento silt loam, 0 to 2 percent slopes (Grade 1), and Metz sandy loam, 0 to 2 percent slopes (Grade 1).

10. **Planning and zoning:** The site is under the Residential Mixed (RM) designation in the San Benito County 2035 General Plan. Properties under this designation may be considered eligible for “an unincorporated village or neighborhood atmosphere composed primarily of residential land uses” with up to 20 dwelling units per acre.

The designation allows areas of unincorporated urban uses where public infrastructure such as circulation and utilities exist that are necessary to support increased density, largely in or near areas that are already developed. The intensity of development is to be directly proportional to the availability of these services, with a maximum of 20 dwelling units per acre allowed in areas so designated. The designation requires 30 percent of new residential dwelling units with available public sewer and water to include mixed residential types with an average development density of 8 units per acre.

This property is currently subject to the Agricultural Productive (AP) zoning designation, which allows only a lower density of residences. For consistency with the General Plan RM designation, this project includes rezoning the site from Agricultural Productive (AP) to Single-family Residential (R1). This district allows building sites of 5,000 square feet at minimum where public sewer and public water services are available.

11. **Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement):**
With the County as lead agency, responsible public agencies for tentative map review and subsequent discretionary actions include SSCWD, City of Hollister wastewater authority, and the San Benito County Local Agency Formation Commission (LAFCo).

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,” as indicated by the checklist on the following pages.

- | | | |
|--|---|---|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Agriculture / Forestry Resources | <input type="checkbox"/> Air Quality |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Energy |
| <input type="checkbox"/> Geology / Soils | <input type="checkbox"/> Greenhouse Gas Emissions | <input type="checkbox"/> Hazards and 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 | <input type="checkbox"/> Tribal Cultural Resources |
| <input type="checkbox"/> Utilities / Service Systems | <input type="checkbox"/> Wildfire | <input type="checkbox"/> Mandatory Findings of Significance |

DETERMINATION

- ☒ On the basis of this initial evaluation: 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.

Michael Kelly

Signature

July 26, 2019

Date

Michael Kelly

Printed Name

San Benito County Resource Mgmt.

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 would 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 onsite, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
3. Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. “Potentially Significant Impact” is appropriate if there is substantial evidence that an effect may be significant. If there are one or more “Potentially Significant Impact” entries when the determination is made, an EIR is required.
4. “Negative Declaration: Less Than Significant With Mitigation Incorporated” applies where the incorporation of mitigation measures has reduced an effect from “Potentially Significant Impact” to a “Less Than Significant Impact.” The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level.
5. Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:
 - a. Earlier Analyses Used. Identify and state where they are available for review.
 - b. Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - c. Mitigation Measures. For effects that are “Less than Significant with Mitigation Measures Incorporated,” describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
6. Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
7. Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
8. This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project’s environmental effects in whatever format is selected.
9. The explanation of each issue should identify:
 - a. the significance criteria or threshold, if any, used to evaluate each question; and
 - b. the mitigation measure identified, if any, to reduce the impact to less than significance.

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
I. AESTHETICS. Except as provided in Public Resources Code Section 21099, would the project:				
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) In nonurbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Response:

- a) **Less Than Significant Impact** — The County 2035 General Plan contains policies regarding scenic resources. This includes protection of certain scenic corridors, with limits on signs, grading, architecture, and landscaping in these corridors. This project is located away from those designated corridors. Other policies address aesthetic issues more generally, primarily with regard to hills, signs, and landscaping in designated agricultural areas.
- b) **Less Than Significant Impact** — San Benito County has no designated State scenic highways [16]; while some area highways are eligible for the designation, the project site is not located within view of any such highway. The County has locally designated certain highways as scenic [1f], but the project site is away from those, too. The site has no other specially designated scenic resources.
- c) **Less Than Significant Impact** — The project is located a half-mile south of the Hollister corporate boundary and the residential development located there. Closer to the project site are the under-construction residential developments of Sunnyside Estates, neighboring the site, and Bennett Ranch, opposite Southside Road, plus the established Riverview Estates development opposite Hospital Road. Development on this four-acre site would closely resemble that of these neighboring developments and the neighborhood character already emerging from these changes to the project vicinity.
- d) **Less Than Significant Impact** — The site is within Zone II as defined by County Development Lighting Regulations (Ordinance 748), intended to limit nighttime glare affecting the Fremont Peak observatory and Pinnacles National Monument. New lighting for residences will be required to comply with the ordinance to prevent excessive glare.

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
II. AGRICULTURE AND FORESTRY RESOURCES. In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to nonagricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code § 12220(g)), timberland (as defined by Public Resources Code § 4526), or timberland zoned Timberland Production (as defined by Government Code § 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Response:

- a) **Less Than Significant Impact** — The subject property is composed of Prime Farmland as mapped in 2016 by the Farmland Mapping and Monitoring Program [13k] and contains Grade-1 soils [5]. The site's four acres would all be converted from this quality of farmland to residential and utility use. This change would diminish the area's agricultural productivity by a small degree, the land's viability for agricultural already compromised by the construction of the directly neighboring Sunnyside Estates development.
- The General Plan contains Land Use Implementation Program LA-B in order to avoid significant environmental impact from the loss of high-quality farmland; in accordance with this program, the applicant is obligated to preserve an equal amount of similar farmland within San Benito County. Planning staff considers the following requirement sufficient to carry out Program LA-B and will include this as condition of project approval:
- Prior to issuance of the first permit for ground disturbing activity, the subdivider shall provide that for every one acre of Prime Farmland on the site that is permanently converted to non-agricultural use as a result of Project development, one acre of land of comparable agricultural productivity shall be preserved in perpetuity. Said preservation shall be satisfied by the applicant through:

- Granting a perpetual conservation easement(s), deed restriction(s), or other farmland conservation mechanism(s) to the County or qualifying entity which has been approved by the County, such as the San Benito County Agricultural Trust, for the purpose of permanently preserving agricultural land. The required easement(s) area or deed restriction(s) shall therefore total a minimum of four acres of Prime Farmland. The land covered by said off-site easement(s) or deed restriction(s) shall be located in San Benito County; or
 - Making an in-lieu payment to a qualifying entity which has been approved by the County, such as the San Benito County Agricultural Trust, to be applied toward the future purchase of a minimum of four acres of Prime Farmland in San Benito County, together with an endowment amount as may be required. The payment amount shall be determined by the qualifying entity or a licensed appraiser; or
 - Making an in-lieu payment to a qualifying entity which has been approved by the County, such as the San Benito County Agricultural Trust, to be applied toward a future perpetual conservation easement, deed restriction, or other farmland conservation mechanism to preserve a minimum of four acres of Prime Farmland in San Benito County. The amount of the payment shall be equal to 110% of the amount determined by the qualifying entity or a licensed appraiser; or
 - Any combination of the above.
 - Prior to issuance of the first permit for ground disturbing activity for the Project, the subdivider shall provide evidence of the recorded easement(s) or deed restriction(s) or evidence of payment to the County Resource Management Agency or qualifying entity, such as the San Benito County Agricultural Trust, for approval to demonstrate compliance with this condition of approval.
- b) **Less Than Significant Impact** — The property is not subject to a Williamson Act contract. Although the site is presently zoned Agricultural Productive (AP), the property lies directly between lands of Rural Residential (RR) zoning to the north and Single-Family Residential (R1) to the south, where agriculture is secondary or restricted. Agriculture potential on the property is substantially limited by both its location and its four-acre size.
- c,d) **No Impact** — The project site is not forested, its tree cover in recent years limited to orchard use.
- e) **Less Than Significant Impact** — See items a through d. The subdivision would function as an extension of the neighboring Sunnyside Estates development, currently under construction and already limiting the agricultural viability of the subject property.

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
III. AIR QUALITY. Where available, the significance criteria established by the applicable air quality management district 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 checked="" type="checkbox"/>	<input type="checkbox"/>
b) 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Response:

- a) **Less Than Significant Impact** — The subject property sits within the North Central Coast Air Basin (NCCAB), overseen by the Monterey Bay Air Resources District (MBARD),¹ which serves San Benito, Santa Cruz, and Monterey Counties. MBARD prepared its Air Quality Management Plan (AQMP) in 2016 using forecasting of regional population, housing, and employment growth. The forecast was prepared by the Association of Monterey Bay Area Governments (AMBAG) in 2014 and took into account land uses illustrated in area jurisdictions' general plans at the time; that included the depiction of the subject property under the County's then-General Plan. Since that time the County has adopted a new General Plan that changed the subject property and surroundings from planned agricultural land uses to Residential Mixed (RM), which could contribute to a rise in population beyond that allowed under the earlier plan and above the AMBAG forecast. Likewise, the newer General Plan assumes greater population growth would occur in the overall unincorporated area over the 20 years following adoption than the AMBAG forecast predicted for the same period.

However, this development is likely to be completed in a shorter time frame, during which County and AQMP assumptions from AMBAG are more in agreement. While the County predicted 29,711 unincorporated residents in 2020 [1j], the current AQMP cites a forecast of 31,135, implying that the current AQMD accommodates more population and resulting impacts for 2020 than the County did. In addition, the project's 10 residential lots would result in a much smaller addition to population than the 284 new lots neighboring the project site and a very minor share of overall unincorporated population growth. In consideration of the likely project timeline and the project's scale, this proposal would not conflict with the AQMP.

- b) **Less Than Significant Impact** — The County recognizes air as a natural resource, strives to maintain air quality through proper land use planning, and, under General Plan Health and Safety Element Goal HS-5, seeks to "improve local and regional air quality to protect residents from the adverse effects of poor air quality." The goal is supported by several policies including the reduction of 10-micron particulate matter (PM₁₀) emissions from construction.

As described in the AQMP, San Benito County has nonattainment status for ozone (O₃) and PM₁₀ under State standards. The AQMP further describes the occurrence of ozone as being primarily the result of San Francisco Bay Area emissions arriving in San Benito County by wind. This presence of ozone would occur regardless of the proposed residential construction. The plan also describes ozone as the product of interaction between reactive organic gases and nitrogen oxide, with motor vehicle use among the main sources of those pollutants. The subdivision would result in motor vehicle use that would likely release these pollutants and generate ozone. However, the location of the development is such that motor vehicle use would be approximately the same as for the other similar development in and around Hollister. The air quality effects of new land uses mapped in the General Plan, including this property's proposed use, were also considered and discussed in the plan's environmental impact report prior to the adoption of the plan. Adherence to the plan's air quality policies will reduce impact of cumulative pollutant increase to a level less than significant.

¹ Formerly known as the Monterey Bay Area Unified Air Pollution Control District (MBUAPCD).

The project's air quality impacts were analyzed using CalEEMod Version 2013.2.2. The following table shows the daily emission of MBARD criteria pollutants of concern modeled by CalEEMod:

Unmitigated Construction Impacts (pounds per day)²						
	ROG	NO _x	CO	SO ₂	PM ₁₀	PM _{2.5}
	4.553125	17.539375	16.185	0.02525	1.504375	1.1825
Significance threshold ³	137	137	550	none	82	55
Threshold exceedance ⁴	no	no	no	no	no	no

Mitigated Construction Impacts (pounds per day)						
	ROG	NO _x	CO	SO ₂	PM ₁₀	PM _{2.5}
	4.553125	17.539375	16.185	0.02525	1.259375	1.050625
Significance threshold	137	137	550	none	82	55
Threshold exceedance	no	no	no	no	no	no

Unmitigated Operational Impacts (pounds per day)⁵						
	ROG	NO _x	CO	SO ₂	PM ₁₀	PM _{2.5}
Area	16.1381	0.2172	19.6787	7.4100 × 10 ⁻³	2.6533	2.6532
Energy	0.0104	0.0891	0.0379	5.7000 × 10 ⁻⁴	7.2000 × 10 ⁻³	7.2000 × 10 ⁻³
Mobile	0.6413	2.0038	10.4798	0.0162	0.8593	0.2203
Total	16.7898	2.3101	30.1964	0.02418	3.5198	2.8807
Significance threshold	137	137	550	none	82	55
Threshold exceedance	no	no	no	no	no	no

Mitigated Operational Impacts (pounds per day)						
	ROG	NO _x	CO	SO ₂	PM ₁₀	PM _{2.5}
Area	16.1381	0.2172	19.6787	7.4100 × 10 ⁻³	2.6533	2.6532
Energy	0.0104	0.0891	0.0379	5.7000 × 10 ⁻⁴	7.2000 × 10 ⁻³	7.2000 × 10 ⁻³
Mobile	0.6413	2.0038	10.4798	0.0162	0.8593	0.2203
Total	16.7898	2.3101	30.1964	0.02418	3.5198	2.8807
Significance threshold	137	137	550	none	82	55
Threshold exceedance	no	no	no	no	no	no

MBARD has established thresholds of significance, which define certain rates of pollutant emission that would constitute a significant impact; as shown in the table, the modeled emissions would not exceed those thresholds. Still, PM₁₀ emissions could occur at substantial levels during grading activities, and dust control will prevent unhealthful concentrations of airborne pollutants during the earthmoving. General Plan Policy HS-5.1 requires the applicant to reduce air emissions from construction and operational sources, with Policy HS-5.4 more specifically requiring PM₁₀ emissions reduction in construction projects. For a similar purpose, Policy HS-5.13 requires that wood-burning devices be prohibited from new development. By observing the following conditions of project approval that will be added to the tentative subdivision map review, the applicant's compliance with these policies will avoid impact of this type beyond an insignificant level:

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

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

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

⁵ The amount for each operational pollutant is chosen from the season in which emission is greater, as modeled by CalEEMod. All figures represent summer and winter emissions equally except that mobile ROG, NO_x, and CO represent winter while mobile SO₂ represents summer.

- The applicant shall observe the following Best Management Practices requirements during grading activities:
 - All graded areas shall be watered at least twice daily. If dust is not adequately controlled, then a more frequent watering schedule shall be incorporated. Frequency shall be based on the type of operation, soil, and wind exposure.
 - All grading activities during periods of high wind, over 15 mph, are prohibited.
 - Chemical soil stabilizers shall be applied to inactive construction areas (disturbed lands within construction projects that are unused for at least four consecutive days).
 - Nontoxic binders (e.g., latex acrylic copolymer) shall be applied to exposed areas after cut-and-fill operations.
 - Haul trucks shall maintain at least two feet of freeboard.
 - All trucks hauling dirt, sand, or loose materials shall be covered.
 - Inactive storage piles shall be covered.
 - Wheel washers shall be installed at the entrance to construction sites for all exiting trucks.
 - Streets shall be swept if visible soil material is carried out from the construction site.
 - A publicly visible sign shall be posted that includes the telephone number and person to contact regarding dust complaints. The phone number of the Monterey Bay Air Resources District shall be included on the sign to ensure compliance with Rule 402 (Nuisance).
- A note shall be placed on the subdivision map that "No permanently installed wood-burning devices shall be allowed in new construction within this subdivision."

- c) **Less Than Significant Impact**— The site is located about one third of mile from Ladd Lane Elementary School and a half-mile from San Andreas Continuation High School, with Hollister Presbyterian Preschool and Hollister Montessori School slightly farther. Young people in these schools could be especially affected by pollutants emitted by construction. However, modeled emission levels below significance thresholds combined with dust control measures will result in an insignificant health impact. Implementation of the General Plan policies HS-5.4 and HS-5.13 to reduce PM₁₀ emissions for construction projects and prohibit wood-burning devices as conditions of project approval will assure a less than significant impact.
- d) **No Impact** — No land use is proposed that is likely to generate substantially bothersome odors [9].

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Response:

a,d) **Less Than Significant Impact** — The biological resources review for the neighboring Sunnyside Estates development, or Tentative Subdivision Map 14-91, included most of this project's subject property in its boundary, and the great majority of change to the project setting results from Sunnyside Estates. The site and vicinity have also been historically affected by agricultural practices.

The project site is located in the Hollister quadrangle as mapped by the United States Geological Survey. The quadrangle, covering approximately 50 square miles, is known to contain habitat for the San Joaquin kit fox (*Vulpes macrotis mutica*), California tiger salamander (*Ambystoma californiense*), bank swallow (*Riparia riparia*), tricolored blackbird (*Agelaius tricolor*), and California red-legged frog (*Rana draytonii*).

However, the site is not mapped within a habitat footprint of species requiring special attention [13m]. The proposed development would take place a quarter-mile west of Southside Road, the primary road connection for the area, and adjacent to the 200-lot Sunnyside Estates development, currently under construction, designed in a similar manner, and partially surrounding the project site [8]. The presence of Sunnyside Estates could discourage the exchange of wildlife between the project site and the wetland habitat found in the San Benito River. The site contains no water features and very little tree cover that would encourage habitat for sensitive wildlife [7,8]. This project's development would bring further change to the area but would create a less-than-significant impact to wildlife and habitat as the project site is already diminished as a feasible site for natural wildlife habitat.

b,c) **Less Than Significant Impact** — The site itself does not contain wetlands [17] or riparian habitat [6]. Within 500 feet to the southwest is the San Benito River [13j], which contains riverine and palustrine freshwater forested/shrub wetland areas [17]. The property minimally slopes downward to the west at two percent [13j] and lacks channels that would directly deposit runoff or contaminants into wetlands. The project as proposed would not disturb these wetland areas, with construction held to existing standards containing effects within the project site and drainage from new construction directed to the Sunnyside Estates retention pond to release stormwater in a steady manner. See Section VII (Geology and Soil) and Section X (Hydrology and Water Quality) for discussion on erosion and water quality. Development proposed by this project would disturb the site but create an impact to wetlands that is less than significant.

e,f) **Less Than Significant Impact** — No habitat conservation plans, natural community conservation plans, or other approved local, regional, or state habitat conservation plans include the project site. The site is located within the Habitat Conservation Plan (HCP) Preliminary Study Area, as defined by County Ordinance 541, and shall be subject to an HCP interim mitigation fee upon construction per this ordinance. While County Code includes the Woodland Conservation Ordinance, the area to be developed does not contain tree cover subject to the ordinance. See Section IV (Biological Resources) for further discussion of habitat.

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
V. CULTURAL RESOURCES. Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource pursuant to § 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Disturb any human remains, including those interred outside of dedicated cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Response:

a-c) **Less Than Significant Impact** — The site does not contain historic resources [22] or known or probable archaeological resources [13h]. However, discovery of any archaeological resources or sites will require procedures in compliance with County Ordinance 610, which addresses archeological finds.

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
VI. ENERGY. Would the project:				
a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Response:

a,b) **Less Than Significant Impact** — The project could result in the arrival of new residents who would use energy in addition to that used by the current population, although the change is likely to be consistent with regional population growth and minimal when considered at that scale. New residential construction would be subject to the California Building Code Title 24 standards for energy efficiency.

The County of San Benito does not have a local renewable energy or energy efficiency plan in place, and therefore the project proposal is not in conflict with such an unwritten plan. The County General Plan does, however, include policies and procedures applicable to all development in the County addressing sustainable development patterns, green sustainable building practices, solar access, and energy conservation in construction. The present proposal is not inconsistent with these policies.

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
VII. GEOLOGY AND SOILS. Would the project:				
a) Directly or indirectly cause 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 Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in substantial soil erosion or 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 direct or indirect 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 type="checkbox"/>	<input checked="" type="checkbox"/>
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Response:

a)

i-iii) **Less Than Significant Impact** — The project site is not located within an Alquist-Priolo Earthquake Fault Zone, although two fault zones pass to the site's east and west, approximately 300 feet and 1,000 feet away, respectively [13e]. In general across the local area, strong shaking is likely [8], but, being away from mapped faults and steeper slopes, seismic events are unlikely to cause ground failure. A possible exception is liquefaction,

although the site is mapped as having a low to medium risk of liquefaction. A geotechnical report is a requirement of all residences of the type proposed in this project and will determine requirements for proper structural design in the natural soil conditions of the project site. The required adherence to the report's recommendations will allow natural geologic risks to create an impact that is less than significant.

- iv) **No Impact** — The level subject property is not in a location susceptible to landsliding [8,13c].
- b) **Less Than Significant Impact** — Sorrento silt loam and Metz sandy loam of the types found on 0 to 2 percent slopes together cover the entire project site, and both types have an erosion risk of "slight to none" [5]. Erosion will not likely be a problem for the proposed use on the site. If the soil were susceptible to erosion, the proposed drainage system described in Section X (Hydrology and Water Quality) item c would prevent the stormwater diverted by the new impermeable surfaces of the houses and pavement from eroding the earth around the site.
- c,d) **Less Than Significant Impact** — As noted in item a, liquefaction is a low to medium risk for the site. This site's Metz sandy loam has "low" shrink-swell potential, while its Sorrento silt loam has "moderate" shrink-swell potential [5]. Other geologic hazards, if any, would be identified in a geotechnical report, a requirement prior to building permits for the types of residences proposed by this project, and the report would recommend measures to minimize geologic risk.
- e) **No Impact** — Although the site's soils present "slight" to "moderate" limits on the use of septic systems, the project proposes the use of a City of Hollister sewer connection and would not be affected by the soils' permeability conditions. See Section X (Hydrology and Water Quality) for further discussion.
- f) **Less Than Significant Impact** — The project site is not known to have unique paleontological or geologic features, and the project's physical effects would be limited to the site itself, avoiding effects to off-site paleontological and geologic features.

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
VIII. 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 an 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 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—have been unnaturally increased by activities such as fossil-fuel consumption. The warming trend became especially pronounced in the 1990s, leading to the warmest years in human history. Believed future impacts of climate change may include significant weather-pattern changes, decreased water availability, increased occurrence of wildfires, and resulting health effects.

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

According to analysis of the project using CalEEMod Version 2013.2.2, the project would emit carbon-dioxide-equivalent substances, or GHG, in amounts shown in the table. No standard established for San Benito County and its air basin, managed by the Monterey Bay Air Resources District (MBARD), is available to indicate whether emissions could be considered significant. However, the San Luis Obispo County Air Pollution Control District (SLOCAPCD) uses detailed standards that can be used to analyze this project's emissions. Under SLOCAPCD standards, a project's GHG emissions can be considered a less-than-significant impact if the project is modeled to emit fewer than 1,150 metric tons per year of carbon dioxide equivalent annually. This takes into account both operational impacts (including area-, energy-, mobile-, waste-, and water-related sources) and construction impacts; because construction is a one-time activity, SLOCAPCD practices instruct that emissions be amortized, or spread, across a 50-year period and then added to operational impacts. The sum of these annual GHG emissions, as shown in the table, amounts to less than the aforementioned SLOCAPCD threshold. Therefore, the greenhouse-gas emissions of the proposed project can be considered less than significant under SLOCAPCD standards. The threshold set by SLOCAPCD can be reached by far larger projects, such as suburban developments of hundreds of residences [20] but would not be reached by projects of a much smaller scale like that of this proposal.

Greenhouse Gas Emissions (metric tons per year)		
	Unmitigated	Mitigated
<i>Construction⁶</i>	6.96	6.96
<i>Area</i>	15.29	15.29
<i>Energy</i>	39.60	39.60
<i>Mobile</i>	204.30	204.30
<i>Waste</i>	8.01	8.01
<i>Water</i>	2.26	2.26
Total	276.41	276.41
<i>Per person⁷</i>	9.21	9.21

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
IX. 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 environment through reasonably foreseeable upset and 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"/>

⁶ Both figures are the quotient from amortizing 348.10 metric tons emitted by project construction across a 50-year life cycle.

⁷ These two figures represent the project's total resulting metric tons of greenhouse gas emissions per capita of the project site's potential 30 future residents (see Section XIV, Population and Housing, for discussion on this future population figure).

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code § 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 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 result in a safety hazard or excessive noise for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Response:

- a-c) **No Impact** — The project proposes no use or transportation of hazardous materials [9]. Any future use of hazardous materials in this residential development is unlikely but will require permitting by the County Division of Environmental Health.
- d) **Less Than Significant Impact** — The site is not on a list of hazardous-materials sites [13l]. Neighboring the subject property are two sites of voluntary cleanups, one being at the directly adjacent Sunnyside Estates development and the other a quarter-mile southeast at the former Southside Road convalescent hospital, demolished in 2018 for potential housing development.
- e) **No Impact** — The property is located approximately 4½ miles (as the crow flies) from Hollister Municipal Airport property. According to the Hollister Airport Land Use Compatibility Plan [19], the property is outside the Airport Influence Area and away from its safety zones and modeled flight paths. The nearest private airstrip is also located approximately 4½ miles away and poses no risk to future residents [8].
- f) **Less Than Significant Impact** — The proposal would expand the neighborhood's existing residential use, which in itself would not present an added barrier to emergency response. Access to and from the site would be designed to current standards established with emergency response as a consideration. In addition, Chapter 11.01 of the San Benito County Code states that the County of San Benito Disaster Council is responsible for the development of the County of San Benito emergency plan, which provides for mobilization of the County's resources during times of major emergency within the County. The proposed project would not interfere with implementation of an adopted emergency response plan or emergency evacuation plan.
- g) **Less Than Significant Impact** — The site is located one half-mile to City of Hollister limits and is designated "non-wildland/non-urban" for fire protection purposes [13f]. Wildland fire risk is not a significant issue on the property, and the project site is close to incorporated Hollister, benefiting from fast response times by fire-response personnel. Fire Station 2, serving Hollister and unincorporated county areas, is located just less than one mile by road [8]. Construction of all new structures will be required to perform measures in conformance with California Fire Code.

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
X. HYDROLOGY AND WATER QUALITY. Would the project:				
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	<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 through the addition of impervious surfaces, in a manner which would:				
i) result in a substantial erosion or siltation on- or off-site;	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite;	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii) 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; or	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv) impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Response:

- a) **Less Than Significant Impact** — The residential project proposes use of public water service through the Sunnyslope County Water District and use of the City of Hollister wastewater disposal system. Development of this type and scale is subject to existing public health requirements overseen by the Central Coast Regional Water Quality Control Board in order to ensure that the proposed project does not contaminate groundwater and expose on- and off-site population and land uses to health hazards and pollution. See item c for discussion of surface water drainage.
- b) **Less Than Significant Impact** — As described in item a, the project proposes to connect to the Sunnyslope County Water District water system and would incrementally increase demand on that public service. As described in item c, the proposed development would establish impervious surfaces but would direct stormwater runoff to storm drains and a basin constructed as part of the adjacent Sunnyside Estates subdivision.

- c) **Less Than Significant Impact** — The project application proposes impervious surfaces including structures and pavement for street extension and driveways, which would divert drainage within the impervious area's footprint. Construction activities would also have potential to affect drainage and also introduce impurities into runoff. County Code §23.31.001 et seq. defines "design standards for the construction of subdivisions, and commercial and other types of development." The proposed residential project and its construction are subject to these standards, which address project engineering concerns including drainage. A project of this type will be subject to conditions of approval addressing these issues and implementing relevant regulations, with an applicant in general being required to submit improvement plans that include depiction of how additional runoff resulting from impervious surfaces will be controlled. For this purpose drainage is proposed to run into storm drains connecting with the Sunnyside Estates system, now under construction, and arrive in that subdivision's retention pond. The Sunnyside Estates tentative subdivision map describes the pond as having additional capacity that can serve TSM 16-97 in addition to Sunnyside Estates. This arrangement will compensate for the impervious surface by regulating stormwater's flow to prevent erosion and diminish the runoff's impurities that could arrive in the area's drainage and groundwater.
- d) **No Impact** — The property is not within a 100-year flood hazard area, and the project proposes no housing or other structures within a flood zone [13g]. The site is neither located downstream of a levee or dam holding a substantial volume of water that could present substantial risk to the subject property [13j] nor located near a body of water that could experience a tsunami or seiche.
- e) **Less Than Significant Impact** — See items a through c.

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
XI. 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) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Response:

- a) **No Impact** — The project as proposed would extend the existing surrounding land uses onto the subject property. The project itself would further establish community and not construct a divide.
- b) **Less Than Significant Impact** — The site has been considered for residential use by the County under its General Plan, adopted in 2015 and planning ahead through 2035. The plan was adopted with policies added or changed to mitigate environmental impacts resulting from the plan itself. County Planning staff has considered the policies and believes the subdivision and rezoning proposal is consistent with the policies in terms of project location, design, relationship to natural features and resources, transportation, housing availability, access to public services, contribution to fair share for public services, and other factors. Parts of this consistency are discussed in other sections of this analysis. In addition, this project would function as a ten-lot extension to the neighboring 200-lot Sunnyside Estates, a project reviewed under an environmental impact report (EIR) certified in January 2016. With the resemblance of TSM 16-97's residential land use to that of Sunnyside Estates and this project's physical connection to its neighbor, the EIR's description of Sunnyside Estates' consistency with the General Plan is similar to TSM 16-97's relationship to the General Plan. The combination of the applicant's submitted design and the conditions of project approval would address or adequately satisfy relevant policies of the General Plan.
- Furthermore, the project proposal has been reviewed according to existing County Code and other related regulations on the topic of environment and has been found on that basis to be suitable for proceeding into later stages of project review,

including CEQA analysis, with conditions of project approval to be made a part of a future project decision where needed to implement those regulations.

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
XII. MINERAL RESOURCES. Would the project:				
a) Result in the loss of availability of a known mineral resource that would be a value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>

Response:

- a,b) **Less Than Significant Impact** — The project site is located near a bank of a portion of the San Benito River that has been locally mapped as a Mineral Resource (MR) combining district under County zoning. The State Department of Conservation designates the site itself and its surroundings as MRZ-3, or an area with mineral deposits of uncertain significance [1i]. The property has historically been used for agriculture, as have other lands in the area in level areas close to the river, while at the same time the direct vicinity of the project site is approved and under construction for residential development. These lands outside the river bed have generally neither been used nor been proposed for mineral extraction, which would require a conditional use permit in the AP zone.

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
XIII. NOISE. Would the project result in:				
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) For a project located within the vicinity of a private airstrip or 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"/>

Response:

- a,b) **Less Than Significant Impact** — The General Plan Noise Element addresses noise from aircraft, ground transportation, industry, and construction. Grading and construction activities will temporarily expose neighboring properties to increased noise, while noise levels will increase incrementally as a result of a small increase in population within the immediate vicinity. While the changed land use would likely raise noise levels, the level would be consistent with that of a residential neighborhood such as the adjacent, significantly larger Sunnyside Estates subdivision and that of the land use envisioned for the area in the County General Plan. Noise levels are governed and limited by County Ordinance 667 §1(XV) (County Code §25.37.035) and Ordinance 872 (County Code Chapter 19.39); this includes noise resulting from construction, which will be limited by the ordinances to the hours of 7 a.m. to 7 p.m. except Sundays and federal holidays.
- c) **No Impact** — This site is not located near air traffic facilities. The nearest such facilities are the Hollister Municipal Airport and the Christensen private airstrip, each just over 4 miles away.

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

Response:

- a) **Less Than Significant Impact** — As estimated for 2018, population of San Benito County is 61,537, with an unincorporated population of 19,823 [21]. The proposed residential development could accommodate 30 people (assuming a household size of 3 persons for the primary residences as considered in the environmental impact report for the neighboring Sunnyside Estates development) [20].
The preparation of the County General Plan contemplated the location and density of future population and housing across the unincorporated area. As the project site is located in the Residential Mixed (RM) General Plan land use district, the proposed residential lots do not vary from this plan and would not represent population growth beyond that already considered. The project would occur on property adjacent on two sides to property already under development at a similar density. In addition, Sunnyslope County Water District water lines and City of Hollister sewer lines are already under construction to run to the adjacent property. Public residential streets are also under construction there, with the current proposal TSM 16-97's 700 feet of street length adding to the far greater amount of residential street length in the neighboring development. Conditions for population growth already exist in the area with insubstantial inducement from this project.
- b) **No Impact** — The project, enabling the construction of new housing on currently vacant and historically agricultural land, would not require displacement of any existing housing and residents.

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
XV. PUBLIC SERVICES. Would the project:				
a) Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for any of the public services:				
Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Response:

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

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

Response:

- a,b) **Less Than Significant Impact** — The project does not include construction of recreational facilities, and use of parks in the area could slightly increase. Population increases in general will require eventual construction and expansion of recreational facilities; Section XV (Public Services) notes the parkland dedication requirements of County Code §23.15.008 applicable to this project and further discusses increased demands on public facilities. Meanwhile, the directly neighboring Sunnyside Estates development involved dedication of park space that would give recreational opportunities to this project's residents and the rest of the public.

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
XVII. TRANSPORTATION. Would the project:				
a) Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict or be inconsistent with CEQA Guidelines § 15064.3, subdivision (b)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially increase hazards due to a geometric 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"/>
d) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Response:

- a) **Less Than Significant Impact** — The County General Plan's Circulation Element Policy C-1.12 states that the "County shall endeavor to maintain a General Plan target goal of LOS D at all locations." The Circulation Element's policies and actions, as well as the County Subdivision Ordinance, require the developer to provide road dedication and construction in conjunction with the project.⁸ The County in its initial review of the project has determined the proposed road improvements would comply with County Subdivision Ordinance road standards and accordingly create conditions in the area to maintain an acceptable level of performance. In addition, payment of the transportation impact mitigation fee (TIMF), funding transportation improvements in the area as selected by prior transportation plan documents, is a prerequisite of residential building permits' issuance under County Code §5.01.250.
- The County's review of the much larger subdivisions near this project, Sunnyside Estates and Bennett Ranch, were also reviewed according to the County Subdivision Ordinance and held to its standards. Further review of each development under CEQA took place, with mitigation resulting from identification of the greater transportation impacts created by their larger scale. Of the two, Sunnyside Estates was the larger at 200 lots and required changes to the area's road facilities as a result of its CEQA analysis. Bennett Ranch, with 84 lots, was also expected to create transportation impacts, but its CEQA analysis found that only TIMF payment upon building permit issuance was necessary in responding to those impacts. The present project would contain 10 residential lots and have a far less significant effect by comparison, and each building permit will be subject to the TIMF to help address its share of effects on the area's transportation system.
- b) **Less Than Significant Impact** — Using modeling by CalEEMod Version 2013.2.2, the project is estimated to result in 359,195 vehicle miles traveled annually, or 98 daily miles per residence (assuming 10 dwellings). The figure assumes a

⁸ Road standards are defined in County Code §23.29.001, dedication requirements are defined by County Code §23.15.002, and improvement requirements defined in County Code Chapter 23.17.

rural setting to account for the site's distance outside metropolitan areas. This choice could result in a higher estimate than in an urban setting but might be lower if the model could take into account the proximity of incorporated Hollister, its central areas and businesses as geographically close to the project as to much existing development within city limits. San Benito County currently does not have a threshold of significance adopted or recognized for vehicle miles traveled, and vehicle travel resulting from this project would therefore not conflict with an applicable threshold.

- c,d) **No Impact** — The project's additional street right-of-way and physical street features are both proposed and required to comply with County Subdivision Ordinance road standards, including geometry and sight distance, developed in part to accommodate safety and emergency access.

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
XVIII. TRIBAL CULTURAL RESOURCES.				
a) Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code § 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code § 5020.1(k), or	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code § 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code § 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Response:

- a) **Less Than Significant Impact** — The site is not on a register of historical resources or places and contains no known significant cultural resources [13h,22]. Presently no California Native American tribe has requested regular consultation in review of discretionary projects under Assembly Bill 52 (2014), although larger projects within the jurisdiction involve communication with tribes, and communication in general is available on other projects. See also the discussion in Section V (Cultural Resources).

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
XIX. UTILITIES AND SERVICE SYSTEMS. Would the project:				
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in a determination by the waste water treatment provider, which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Generate solid waste in excess of state or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Response:

- a) **Less Than Significant Impact** — Utility facilities already exist in the vicinity and have recently been expanded to serve the neighboring Sunnyside Estates development (Tentative Subdivision Map 14-91). New construction to expand these facilities would take place under this project in proportion to new demands from the 10 proposed residential lots. The utility extension for these lots would not in itself enable substantial new growth beyond the bounds of the project, and effects of the utility extension would be limited to the project site alone.
- b) **Less Than Significant Impact** — The proposed residences are intended to connect to the Sunnyslope County Water District water system and would incrementally increase use of the system's supply. The district has acknowledged willingness and ability to provide water service to the proposed project. Water supplies are derived from a combination of groundwater and imported water from the Central Valley Project and are actively managed by the San Benito County Water District; the 2015 Hollister Urban Area Urban Water Management Plan further describes planning and practices that would maintain water availability during wet and dry years.
- c) **Less Than Significant Impact** — The project is expected to connect to the City of Hollister sewer system via the newly constructed lines within the Sunnyside Estates development that lead to the sewer main and lift station along Southside Road. The City of Hollister Sanitary Sewer System Master Plan Update of March 2018 describes the Southside Road sewer facilities as having no hydraulic deficiencies, with flows at an acceptable velocity. According to the Sunnyside Estates environmental impact report, the lift station installed as part of that development would have enough capacity to serve both Sunnyside Estates and this project. The project developer will be expected as a condition of approval to demonstrate proper access to the sewer system and confirm adequate capacity in the system to serve this development.

- d,e) **Less Than Significant Impact** — The site will be served by the John Smith Landfill, the primary site for solid waste disposal for San Benito County. Solid waste disposal is governed by County Code Chapter 15.01, under which the proposed use would be required to have its solid waste collected for disposal in the John Smith Landfill, which currently has sufficient capacity to accommodate the project. The chapter also provides for recycling, and awarding by the County of a collection franchise is subject to County General Plan Policy PFS-7.5, requiring waste management practices “to meet or exceed State waste diversion requirements [diversion from landfill facilities] of 50 percent.”

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
XX. WILDFIRE. If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:				
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Response:

- a) **Less Than Significant Impact** — As noted in item g of Section IX (Hazards and Hazardous Materials), the site would receive fast response times by fire-response personnel from the property’s location one half-mile to Hollister city limits and one mile by road to Fire Station 2. The site, designated “non-wildland/non-urban,” is located three quarters of a mile northeast of the nearest State responsibility area and just over two miles northeast of the nearest area of very high fire hazard. Please also see Section IX item f, regarding emergency planning.
- As discussed in Section XVII (Transportation), access is required to comply with County Subdivision Ordinance road standards, which are designed in part based on emergency access and include standards made applicable based on a site’s degree of hazard, especially fire risk.
- b–d) **Less Than Significant Impact** — In the development’s valley floor location, residents would be exposed to fire risks and fire-related effects to a degree approximately equal to that of much other existing residential development of a similar design and density in the project vicinity. All infrastructure for fire safety would be typical of that of a residential subdivision, similar to that found in the neighboring residential developments under construction, and would limit hazard generated by fire. Under California Fire Code, the neighborhood will have hydrants, and the residences will have fire sprinklers. The site is not in the likely path of any landslide, with the nearest landslide-susceptible slope located a half-mile away and no known landslide features in the vicinity.

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
XXI. MANDATORY FINDINGS OF SIGNIFICANCE.				
a) Does the project have the potential to substantially 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, substantially 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) **Less Than Significant Impact** — Section II (Agriculture and Forestry Resources) notes no significant change to woodlands. Section III (Air Quality) describes potential effects on air and reduction of impacts to a level less than significant based on adopted General Plan policy. Section IV (Biological Resources) finds impacts less than significant to native habitat conditions on and around the property. Section V (Cultural Resources) notes neither historic nor prehistoric resources on or near the property, though County Ordinance 610 sets requirements in case of an archaeological find. Section VII (Geology and Soils) and Section X (Hydrology and Water Quality) describe prevention of erosion, and the latter section identifies practices to prevent on-site grading and new structures from degrading water quality.
- b) **Less Than Significant Impact** — Section XVII (Transportation) notes that transportation to and from the project has potential for impacts that would be addressed by County Subdivision Ordinance and transportation impact mitigation fee (TIMF) requirements, and these programs have been established to address cumulative effects of local development in general. Air quality, greenhouse gas, and water quality effects could be counted as contributing to a cumulative effect with other projects, but pollution control measures combined with project design would keep the contribution less than significant. Population could rise from the project, but cumulative population-related effects are addressed by requirements applicable to other topics, such as air quality and transportation, in addition to existing programs and practices responding to population growth, such as impact fees. In addition, the County 2035 General Plan has been adopted, and its environmental impact report has been certified, in part to consider and give cohesive policy addressing cumulative effects of the various activities taking place in San Benito County on an ongoing basis.
- c) **Less Than Significant Impact** — As discussed in Section III (Air Quality), emissions resulting from the project would not exceed MBARD thresholds of significance, but particulate-emitting activity such as construction could otherwise create health impacts that would be less than significant by observing existing requirements including General Plan

policy. Section VII (Geology and Soil) discusses potential geological issues that can be addressed by geotechnical design that existing regulations require for this project. Section IX (Hazards and Hazardous Materials) and Section XX (Wildfire) describe emergency access, especially with regard to fire risk, and determine that the project location and the area's road network are suitable for emergency response. Section XIII (Noise) discusses regulations limiting noise levels. Other effects on humans would either be insignificant or be unlikely to occur. Section XIX (Utilities and Service Systems) identifies practices to maintain long-term availability of water, and Section X (Hydrology and Water Quality) mentions existing regulation to preserve the water's quality for human health.

XXII. LIST OF REFERENCES

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

1. San Benito County General Plan
 - a. Land Use Element
 - b. Economic Development Element
 - c. Housing Element
 - d. Circulation Element
 - e. Public Facilities and Services Element
 - f. Natural and Cultural Resources Element
 - g. Health and Safety Element
 - h. Administration Element
 - i. Background Report, November 2010
 - j. Revised Draft Environmental Impact Report, March 16, 2015
2. San Benito County Ordinances
3. Zoning Ordinance
4. Grading Ordinance
5. *Soil Survey for San Benito County*, 021-000-009, 1969, US Dept. of Agriculture, SCS.
6. Natural Diversity Data Base for San Benito County.
7. Field Inspection.
8. Staff Knowledge of Area.
9. Project File
10. *Air Quality Management Plan*, Monterey Bay Air Resources District.
11. *Water Quality Control Plan for the Central Coastal Basin*, California Regional Water Quality Control Board, Central Coast Region, 2017 <https://www.waterboards.ca.gov/centralcoast/publications_forms/publications/basin_plan/>.
12. *AMBAG Population Projections*, Association of Monterey Bay Area Governments
13. 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 06069C0185D, dated April 16, 2009
 - h. San Benito County Sensitivity Maps, Prehistoric Cultural Resources
 - i. Habitat Conservation Plan Impact Fee Map (County Ordinance 541)
 - j. U.S.G.S. Quadrangle: Hollister
 - k. San Benito County Important Farmland 2016 Map, California Department of Conservation, Division of Land Resource Protection, Office of Land Conservation, Farmland Mapping and Monitoring Program <<https://www.conservation.ca.gov/dlrp/fmmp/Pages/SanBenito.aspx>>
 - l. Envirostor, California Department of Toxic Substances Control <www.envirostor.dtsc.ca.gov/public/>, April 24, 2019.
 - m. U.S. Fish and Wildlife Service Critical Habitat for Threatened & Endangered Species Map
14. *CEQA Air Quality Guidelines*, Monterey Bay Air Resources District
15. *Trip Generation* (3rd edition), Institute of Transportation Engineers
16. California Scenic Highway Mapping System, California Department of Transportation <http://www.dot.ca.gov/hq/LandArch/16_livability/scenic_highways/>
17. Wetlands Geodatabase, U.S. Fish and Wildlife Service, Division of Habitat and Resource Conservation <<https://www.fws.gov/wetlands/data/Mapper.html>>
18. Web Soil Survey, National Cooperative Soil Survey, Natural Resources Conservation Service <<http://websoilsurvey.nrcs.usda.gov/app/WebSoilSurvey.aspx>>
19. Hollister Municipal Airport Land Use Compatibility Plan, San Benito County Airport Land Use Commission, 2012.
20. Sunnyside Estates Environmental Impact Report (Zone Change 14-181, General Plan Amendment 14-48, and Tentative Subdivision Map 14-91)
21. U.S. Census Bureau, Annual Estimates of the Resident Population April 1, 2010, to July 1, 2018 <factfinder.census.gov>.
22. San Benito County 1992 General Plan Environmental Resource and Constraints Inventory (adopted 1994).

XXIII. FIGURES

1. Vicinity Map
2. Proposed Tentative Subdivision Map

✂

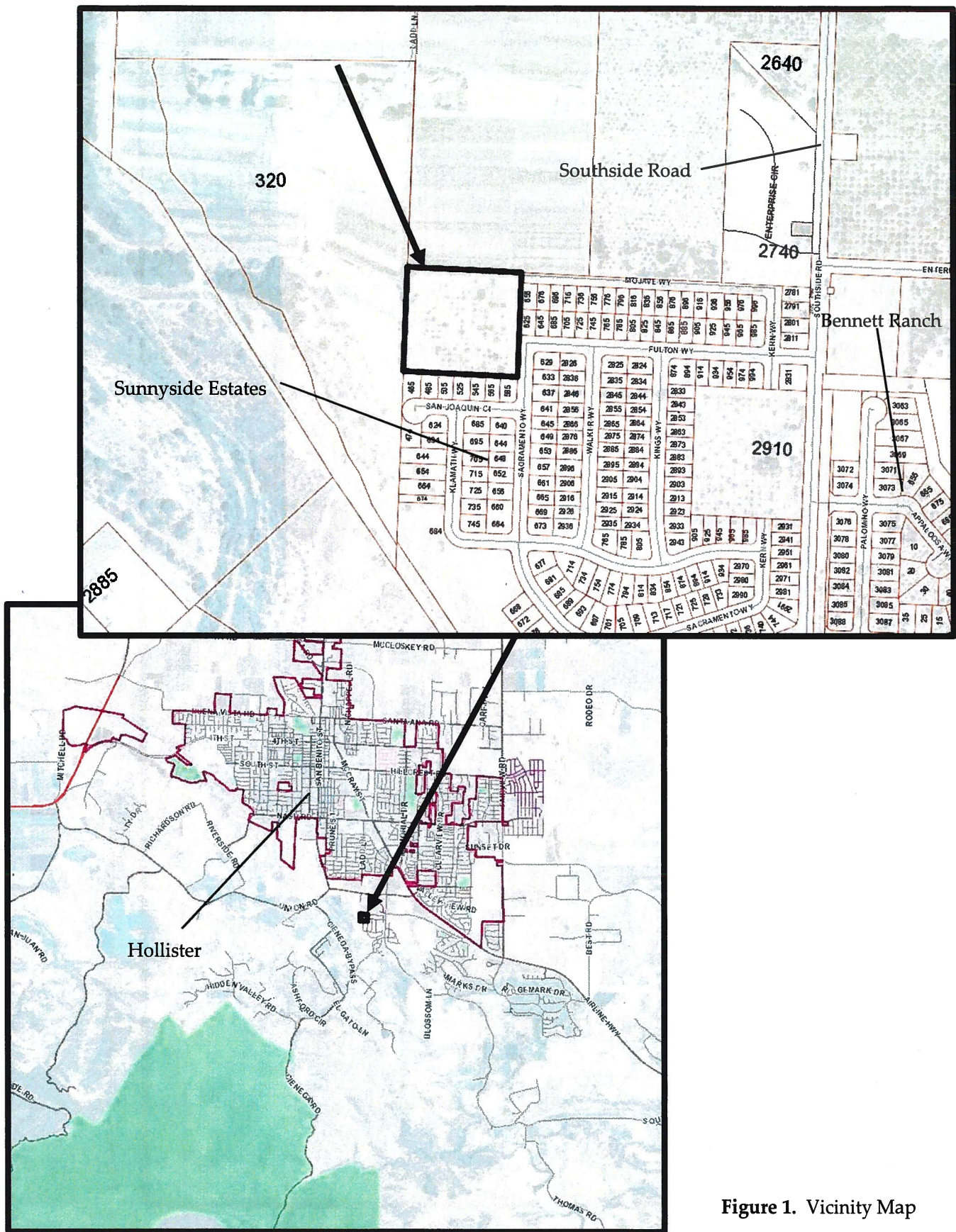


Figure 1. Vicinity Map

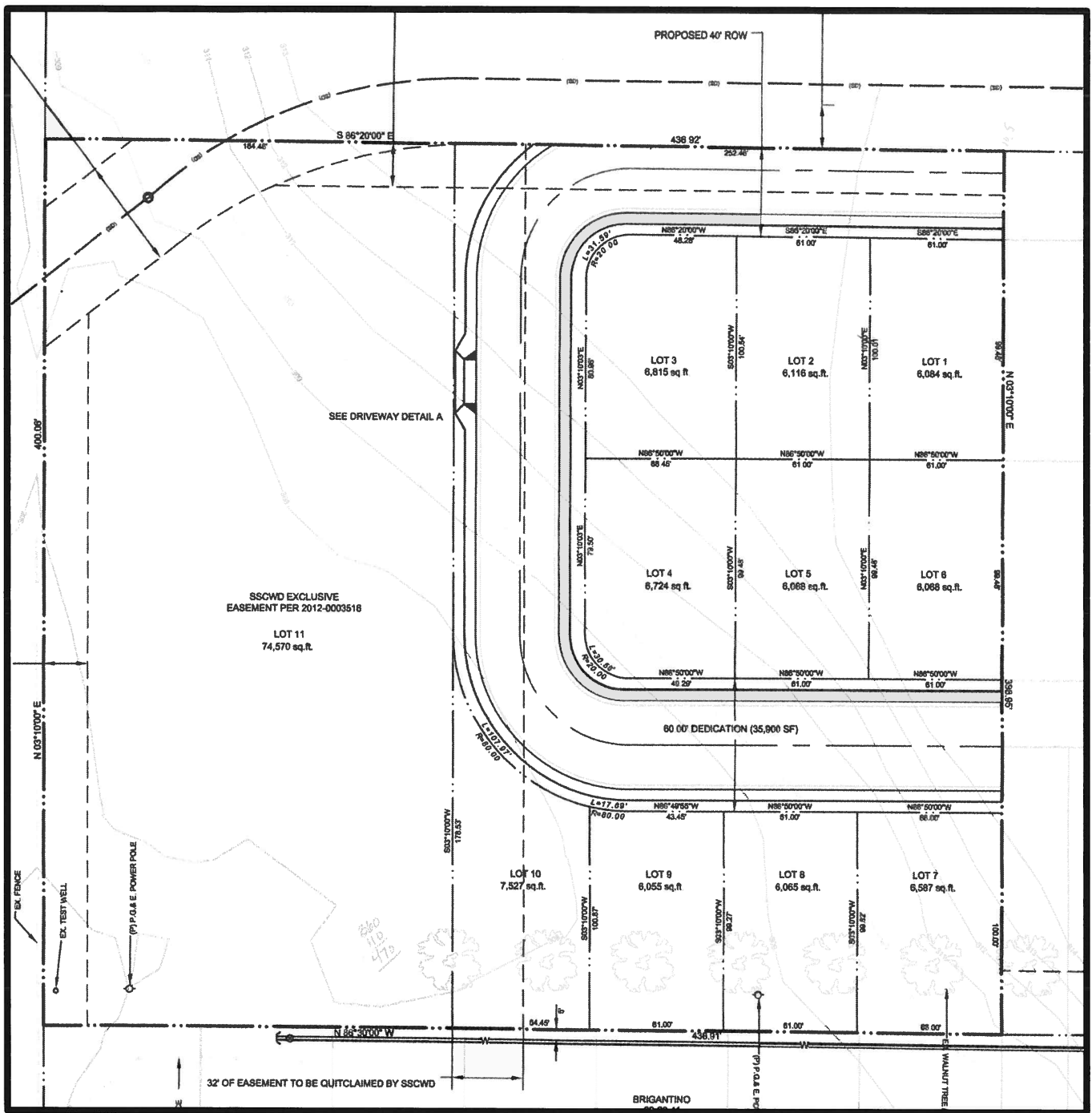


Figure 2 (continued). Proposed Tentative Subdivision Map (closer view)

