



SAN BENITO COUNTY PLANNING COMMISSION

Jeff Culler
District No. 1
Vice-Chair

Dan DeVries
District No. 2

Pat Loe
District No. 3

Ray Pierce
District No. 4
Chair

Robert Rodriguez
District No. 5

County Administration Building - Board of Supervisors Chambers, 481 Fourth Street, Hollister, California

REGULAR MEETING AGENDA October 19, 2016 6:00 PM

6:00 PM ~ CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

BOARD ANNOUNCEMENTS

DEPARTMENT ANNOUNCEMENTS

PUBLIC COMMENT

The San Benito County Planning Commission welcomes you to this meeting and encourages your participation.

- If you wish to speak on a matter which does **NOT** appear on the agenda, you may do so during the Public Comment period at the beginning of the meeting. Please complete a Speaker Card and provide to the Clerk prior to the meeting. Except as otherwise provided by law; no action shall be taken on any item NOT appearing on the Agenda or items that have been continued to a future public hearing date. When addressing the Commission, **please state your name for the record**. Please address the Commission as a whole through the Chair. This open forum period is provided to allow members of the public an opportunity to address the Planning Commission on general issues of land use planning and community development. It is not intended for comments on items on the current agenda, any pending items.
- If you wish to speak on an item contained in the Agenda, please complete a Speaker Card identifying the Item(s) and provide it to the Clerk prior to consideration of the item.
- **Each individual speaker will be limited to a three (3) minute presentation.**

CONSENT AGENDA

- These items will be considered as a whole without discussion unless a particular item is requested by a member of the Commission, Staff or the public to be removed from the Consent Agenda. Approval of a consent item means approval of the recommended action as specified in the Staff Report.

- If any member of the public wishes to comment on a Consent Agenda Item please fill out a speaker card present it to the Clerk prior to consideration of the Consent Agenda and request the item be removed and considered separately.

ACKNOWLEDGEMENT OF PUBLIC HEARING

ACKNOWLEDGEMENT OF CERTIFICATE OF POSTING

ADOPTION OF ACTION MINUTES

REGULAR AGENDA

1. Lynn Hilden Minor Subdivision MS-1240-16
2. Anthony Bisceglia Minor Subdivision MS 1241-16
3. **Proposed Amendment of General Plan Health & Safety Element Policy HS-6.9: Sensitive Uses near Industrial Facilities**

DISCUSSION

4. Discussion - Southside Specific Plan

ADJOURN

NOTE: A copy of this Agenda is published on the County's Web site by the Friday preceding each Commission meeting and may be viewed at www.cosb.us. All proposed agenda items with supportive documents are available for viewing at the San Benito County Administration Building, 481 Fourth Street, Hollister, CA between the hours of 8:00 a.m. & 5:00 p.m., Monday through Friday (except holidays.) This is the same packet that the Planning Commission reviews and discusses at the Commission meeting. The project planner's name and email address has been added at the end of each project description. As required by Government Code Section 54957.5 any public record distributed to the Planning Commission less than 72 hours prior to this meeting in connection with any agenda item shall be made available for public inspection at the Planning Department, 2301 Technology Parkway, Hollister, CA 95023. Public records distributed during the meeting will be available for public inspection at the meeting if prepared by the County. If the public record is prepared by some other person and distributed at the meeting it will be made available for public inspection following the meeting at the Planning Department.

APPEAL NOTICE: Any person aggrieved by the decision of the Planning Commission may appeal the decision within ten (10) calendar days to the Board of Supervisors. The notice of appeal must be in writing and shall set forth specifically wherein the Planning Commission's decision was inappropriate or unjustified. Appeal forms are available from the Clerk of the Board at the San Benito County Administration Office, 481 Fourth Street, Hollister and the San Benito County Planning Department, 2301 Technology Parkway, Hollister.

NOTE: In compliance with the Americans with Disabilities Act (ADA) the Board of Supervisors meeting facility is accessible to persons with disabilities. If you need special assistance to participate in this meeting, please contact the Clerk of the Board's office at (831) 636-4000 at least 48 hours before the meeting to enable the County to make reasonable arrangements to ensure accessibility.



SAN BENITO COUNTY AGENDA ITEM TRANSMITTAL FORM

BOARD OF SUPERVISORS

MARGIE BARRIOS
District One
ANTHONY BOTELHO
District Two
ROBERT RIVAS
District Three
JERRY MUENZER
District Four
JAIME DE LA CRUZ
District Five

Item Number: 1.

MEETING DATE: 10/19/2016

DEPARTMENT: RESOURCE MANAGEMENT AGENCY

DEPT HEAD/DIRECTOR: Brent Barnes

AGENDA ITEM PREPARER: Robert Rivera

SBC DEPT FILE NUMBER: MS1240-16 Hilden

SUBJECT:

Lynn Hilden Minor Subdivision MS-1240-16

AGENDA SECTION:

PUBLIC HEARING

BACKGROUND/SUMMARY:

The applicant is proposing to subdivide property located along Mark's Drive and David Drive, within the Ridgemark community. This proposed minor subdivision is limited for four lots.

Parcel 1 after the subdivision would be 60.182 acres with an existing single family residence and barn. Water for parcel 1 would be provided by a private well while sewer would be served by Sunnyslope County Water District.

Parcel 2 is proposed off of Mark's Drive and would be 1.467 acres in size. Parcel 2 would be a buildable lot where presumably a single family home could be built. Water would be provided by a private well on Parcel 1 and sewer would be provided by Sunnyslope County Water District.

Parcel 3 is proposed off of David Drive and is 1.028 acres in size and would be a buildable lot where presumably a single family home could be built. Water and sewer would be provided by Sunnyslope County Water District. The applicant is proposing to plant large trees to minimize visual impact and for shielding.

Parcel 4 is located adjacent to Sunnyslope's Water tank site north of Frank's Drive and would be a non-buildable lot. The parcel currently has existing cellular towers and related equipment.

BUDGETED:

SBC BUDGET LINE ITEM NUMBER:

CURRENT FY COST:

STAFF RECOMMENDATION:

STAFF RECOMMENDATION: Staff recommends that the Planning Commission approve MS 1236-16 along with the CEQA Findings, Subdivision Findings and Conditions of Approval.

ADDITIONAL PERSONNEL:

ATTACHMENTS:

Description	Upload Date	Type
Staff Report	10/13/2016	Staff Report
Initial Study Negative Declaration	10/13/2016	Exhibit
Tentative Map MS 1240-16	9/26/2016	Site Plan
Sufficient Water Supply	10/13/2016	Exhibit

STAFF REPORT

PROJECT INFORMATION:

Application: Minor Subdivision 1240-16
Date of Hearing: October 19, 2016
Applicant/Owner: Lynn Hilden
Location: F Street, Hollister CA
APN: 020-530-023, 020-510-052, 020-510-051, 020-510-057, 020-320-034, 020-320-022
Zoning: Residential Mixed (RM)
Project Planner: Robert Rivera

PROJECT DESCRIPTION: The applicant is proposing to subdivide property located along Mark's Drive and David Drive, within the Ridgemark community. This proposed minor subdivision is limited for four lots.

Parcel 1 after the subdivision would be 60.182 acres with an existing single family residence and barn. Water for parcel 1 would be provided by a private well while sewer would be served by Sunnyslope County Water District.

Parcel 2 is proposed off of Mark's Drive and would be 1.467 acres in size. Parcel 2 would be a buildable lot where presumably a single family home could be built. Water would be provided by a private well on Parcel 1 and sewer would be provided by Sunnyslope County Water District.

Parcel 3 is proposed off of David Drive and is 1.028 acres in size and would be a buildable lot where presumably a single family home could be built. Water and sewer would be provided by Sunnyslope County Water District. The applicant is proposing to plant large trees to minimize visual impact and for shielding.

Parcel 4 is located adjacent to Sunnyslope's Water tank site north of Frank's Drive and would be a non-buildable lot. The parcel currently has existing cellular towers and related equipment.

SITE DESCRIPTION: The subject parcel in total is approximately 63.174 acres in size and the topography of the parcel is a mixture of flat and steep slopes. The subject property has an existing single family dwelling and proposes to keep the existing home. The properties located North, East, West, and South of the subject parcel are also single family residential.

Scenic Highway: No

Seismic: Yes

Fire Hazard: Non-wildland / urban unzoned

Floodplain: Zone X (outside the 500 year flood)

Archaeological Sensitivity: Low Sensitivity

Kit Fox Habitat: Within Impact Fee Area

Other Endangered or Sensitive Species: None known

Soils: SIF2



PLANNING AND ZONING: The General Plan designates the property as Residential Mixed (RM) by the County Zoning designates the property as Single Family Residential (R1). The R1 zone is intended to provide areas of suitable housing with limitations to densities and uses. The single-family dwelling is the primary use while agricultural uses are intended to be of secondary importance. No new buildings are being proposed at this time; however the creation of a buildable lot would presume a future single family dwelling and improvements.

STAFF ANALYSIS: The project proposes to subdivide an existing 1. acres parcel with an existing single family residence and barn, into four parcels. Two of the four parcels would be buildable lots. All of the parcels would be conforming as to size and minimum building site area.

Two buildable lots would be created by this project. The proposed project will be served by Sunnyslope Water District for water only. A lack sewer services with water services would reduce the minimum building size from two and one-half acre to a minimum of one acre. The proposed project is consistent with both the County Zoning Ordinance and General Plan in that it promotes and provides a mixture of housing with the single-family dwelling being the primary use.

ENVIRONMENTAL EVALUATION: An Initial Study and Negative Declaration were prepared for the project. The public review period on the environmental document began

on September 6, 2016 and ended on September 26, 2016. No comments were received as a result of circulation of the initial study.

STAFF RECOMMENDATION: Staff recommends that the Planning Commission approve MS 1240-16 along with the CEQA Findings, Subdivision Findings and Conditions of Approval.

CEQA Findings:

Finding 1: That the Initial Study for MS 1240-16 has been prepared in compliance with the provisions of the California Environmental Quality Act, the State CEQA Guidelines, and the San Benito County Implementing Procedures for the California Environmental Quality Act.

Evidence: All provisions including both State and County environmental guidelines and policies for the preparation of an Initial Study have been followed. The environmental documents in the preparation of the Initial Study are filed in the project record located at the San Benito County Planning Department in file number MS 1240-16.

Finding 2: That the Planning Commission has considered the proposed Negative Declaration together with all comments received from the public review process.

Evidence: The Initial Study has been presented to the Planning Commission for the October 19th meeting and comments were made at the meeting. No comments were sent to the Planning Department as a result of the initial study circulation.

Finding 3: The Negative Declaration reflects the independent judgment of the Planning Staff.

Evidence: The Planning Department prepared the Initial Study. This report and the staff recommendation reflect the Planning Department's independent evaluation of the project.

Finding 4: That the Planning Commission has found that there is no substantial evidence that the proposed project will have a significant effect on the environment.

Evidence: The Planning Commission has found that the project has proposed and conditioned, will not result in a significant impact on the environment.

Subdivision Findings:

Finding 1: That the proposed map is consistent with the General Plan or any applicable specific plan.

Evidence: The site is designated as Residential Mixed in the General Plan's Land Use Element, and allows various types of housing as well as single family dwellings. The minimum parcel size allowed with access to sewer and water is one half acre, which would be consistent with the applicant's proposal. The proposal is consistent with adjoining development within the Single-Family Residential Zoning District. There is no grade one soil on this property or on surrounding properties.

Finding 2: That the design or improvements of the proposed subdivision is consistent with the General Plan or any applicable specific plan.

Evidence: The proposed project would reduce the size of a current lot and create two buildable lots that would be in compliance with the General Plan policies. The proposal is consistent with the surrounding area.

Finding 3: That the site is physically suitable for the type of development.

Evidence: The property is located within an area with no environmental constraints. Grade one soils do not exist on this property. The project site has also been identified as “Urban and Built-up Land” and “Other land” by the Farmland Mapping and Monitoring Program, 2012. Therefore, there shall be no conversion of Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to a non-agricultural use. The site is physically suitable for development.

Finding 4: That the site is physically suitable for the density of development.

Evidence: The property is located within an area with no environmental constraints. Grade one soils do not exist on this property. The project site has also been identified as “Urban and Built-up Land” by the Farmland Mapping and Monitoring Program, 2012. Therefore, there shall be no conversion of Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to a non-agricultural use. The site is physically suitable for development.

The San Benito County Zoning Ordinance requires Single Family Residential to provide a minimum of one acre per building site, where public water is available and septic tanks may be used for sewage disposal. The proposed subdivision follows the requirements set forth in the County Zoning Ordinance. The site is physically suitable for development.

Finding 5: That the design of the subdivision or the proposed improvements is not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

Evidence: The projects initial study does not identify nor is the site documented as a being a fish or wildlife habitat area. Therefore, the proposed improvements will not have a significant impact on either fish or wildlife or their habitats.

Finding 6: That the design of the subdivision or the type of improvements is not likely to cause serious public health problems.

Evidence: The project improvements have been reviewed by Responsible Agencies to ensure that the proposed subdivision would not have an impact on public health. Any future developments will be subject to review during the issuance of a building permit.

Finding 7: That the design of the subdivision or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision.

Evidence: This project will not conflict with any existing easements but will require an irrevocable offer of dedication to San Benito County and the public for public use.

Finding 8: Subject to Section 66474.4 of the Government Code, that the land is not subject to a contract entered into pursuant to the California Land Conservation Act of

1965 and that the resulting parcels following a subdivision of that land are not too small to sustain their agricultural use.

Evidence: This property is not under a Williamson Act Contract.

Finding 9: Subject to Section 66474.6 of the Government Code, that the discharge of waste from the proposed subdivision into an existing community sewer system would not result in violation of existing requirements prescribed by the Central Coast Regional Water Quality Control Board pursuant to Division 7 of the Water Code.

Evidence: The proposed subdivision has been reviewed by the Department of Environmental Health and the San Benito County Water District and has been found not to violate any existing requirements prescribed by the Central Coast Regional Water Quality Control Board.

CONDITIONS OF APPROVAL:

- 1. Indemnification:** APPLICANT shall defend, indemnify, and hold San Benito County, its agents, officers, and/or employees (hereinafter “COUNTY”) free and harmless from any and all suits, fees, claims, demands, causes of action, proceedings (hereinafter collectively referred to as “Legal Action”), costs, losses, damages, liabilities and expenses (including, but not limited to, an award of attorneys’ fees, expert witness fees, and court costs) incurred by COUNTY arising (directly or indirectly) or resulting from the review, processing, consideration, or approval of APPLICANT’S Project or action taken by COUNTY thereon, including Legal Actions based on the negligence of COUNTY. APPLICANT will reimburse COUNTY for any damages, costs, or fees awarded pursuant to any settlement, default judgment, or other judgment taken against the County, whether the result of Applicant’s decision not to defend legal action or otherwise. COUNTY retains its discretion to direct counsel regarding whether to defend, settle, appeal, or take other action regarding any Legal Action. [Planning]
- 2. Conformity to Plan:** The development and use of the site shall conform substantially to the proposed site plan and Conditions of Approval as approved by the Planning Commission. Any increase, change, or modification in the nature or intensity of the land use on the site shall be subject to further Planning Commission review and approval. [Planning]
- 3. Compliance Documentation:** The permittee shall submit a summary response in writing to these conditions of approval documenting compliance with each condition, including dates of compliance and referencing documents or other evidence of compliance. [Planning]
- 4. Fire:** Any and all development on this property shall be required to meet the standards set forth in the latest editions of the 2013 California Fire Code, Public Resources Codes 4290 and 4291, Ordinances 822 and 823 of the San Benito County Code and other related codes as they apply to a project of this type and size. [Fire]

5. **Right of Way:** Prior to recordation of the parcel map, applicant shall provide confirmation that each proposed lot has an ingress/egress. Moreover, applicant shall provide proof/confirmation that existing driveways(s) or common driveway(s) are in compliance with the county standards.
6. **Improvements:** Prior to recordation of the Parcel Map the applicant shall bond for or make the following roadway improvements:
 - Half of *110 foot right-of-way along the whole property frontage on Southside Road along with necessary slope easement
 - Half of the *94 foot paved surface on a 86 foot roadbed along the whole property frontage on Southside Road

**pavement width requirement may change upon the classification of Southside rd. in the circulation element.*

[Public Works]

7. **Geotechnical Report:** As part of the submission of Improvement Plan for this project, the recommendations per Geotechnical Investigation Report (No. 1-214-1088) dated January 20, 2015 prepared by Salem Engineering Group, Inc. shall be the basis of the design of any proposed or required improvements for the project. Prior to recordation of the Final Map, a complete compilation of test reports along with a letter from Soils/Geotechnical Engineer attesting compliance with requirements and recommendations shall be submitted to Public Works Department upon completion of site improvements. A note shall be placed on the parcel map to this effect. [§ 23.31.023] [Public Works]
8. **Drainage:** As part of the submission of engineered improvement plans for this project, the applicant shall comply with the County Drainage Standards and therefore shall show detail of proposed or existing detention pond and storm drainage system capable of collecting and conveying runoff generated by the proposed project for a 100-year flood. The storm drain system shall provide for the protection of abutting and off-site properties that could be adversely affected by any increase in runoff attributed to the proposed subdivision. All drainage improvements must be installed or bonded for prior to recordation of the Final Map. [Public Works]
9. **Utilities:** All proposed utilities within the subdivision and along peripheral streets shall be placed underground except those facilities exempted by Public Utilities Commission regulations [§23.17.003(F)]. All necessary utilities must be installed or bonded for prior to recordation of the Parcel Map. [Public Works]
10. **Utility Plans:** As part of submission of Improvement Plan for this project, applicant shall include utility plans and have them approved by each corresponding utility companies when applicable, which includes but not necessarily limited to sanitary sewer, water, gas, electric, telephone, and cablevision, and shall furnish copies said approved plans to Public Works Department for concurrence. Said plans shall be part of the final or approved Improvement Plan. [Public Works]

11. **Encroachment:** Pursuant to § 19.27.004 of the County Code, the applicant shall obtain a Public Works Encroachment Permit for any work being performed within the County Right-of-Way or any road offered for dedication to the County prior to commencement of any improvements associated with this project. [Public Works]
12. **Parkland:** Pursuant to San Benito County Code of Ordinances Section 23.15.008 Dedication of Parkland, the subdivider shall dedicate land; pay a fee in lieu thereof or a combination of both, at the option of the County, for park and recreational purposes. [Public Works]
13. **Storm Water Prevention Plan:** Prior to start of grading and/or construction activities, a Storm Water Pollution Prevention Plan (SWPPP) prepared by a certified QSD/QSP (Qualified SWPPP Developer/Qualified SWPPP Practitioner) shall be submitted to County Public Works Department. A QSD/QSP should be retained for the duration of the construction and should be responsible to coordinate and comply with requirements by the Regional Water Quality Control Board, to file Notice of Intent (per Construction General Permit Order No. 2009-0009-DWQ as amended by 2010-0014 DWQ), and to monitor the project as to compliance with requirements until its completion. [Public Works]
14. **Home Owners Association:** Since the project subdivision will be using Ridgemark roads as ingress/egress, applicant shall be required to annex into Ridgemark Homeowners Association (HOA) or County Service Area (CSA) for the purpose of maintain ingress/egress roads. Furthermore, applicant shall be required to form a homeowners association per county code §23.25.007 or annex to Ridgemark HOA or CSA for purposes of maintenance of common facilities within the subdivision. [§23.25.007 (SBC Code)] [Public Works]
15. **Warranty:** Applicant shall provide warranty security in an amount not less than 10% of the estimated cost of construction of the improvements to guarantee the improvements against any defective work or labor done or defective materials used in the construction or installation of the improvements throughout the warranty period which shall be the period of one year following completion and acceptance of the improvements. [§ 23.17.009(C)(4)] [Public Works]
16. **Improvement Plans:** Prior to the recordation of the Parcel Map or before release of alternate Bond, one set of “As Built” Improvement Plans on a suitable reproducible media shall be prepared by the applicant’s engineer and delivered to the Public Works Department. [§ 23.31.002.(K)(1)] [Public Works]

SAN BENITO COUNTY
NOTICE OF PROPOSED NEGATIVE DECLARATION

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

This notice is to inform you that the San Benito County Planning Department has prepared an Initial Study and intends to recommend filing a Negative Declaration for the project identified below. The public review period for the Initial Study is from **September 6, 2016 to Sept 26, 2016**. The document is available for review at the address listed below. Comments may be addressed to the contact person: Robert Rivera, written comments are preferred. Please use the project file number in all communication.

1. **Project title and/or file number:** Minor Subdivision – 1240-16
2. **Lead agency name and address:** San Benito County Planning Dept., 2301 Technology Parkway, Hollister, CA 95023
3. **Contact Person and phone number:** Robert Rivera, Associate Planner (831) 637-5313
4. **Project Location:** F Street, Hollister, CA , Assessor’s Parcel 020-530-023, 020-510-052, 020-510-051, 020-510-057, 020-320-034, 020-320-022
5. **Project Sponsor's Name and Address:** Lynn Hilden, 603 Tyler Trail, Hollister, CA 95023
6. **General Plan Designation:** Residential Mixed (RM)
7. **Zoning:** Single Family Residential District (R1), Residential Multiple
8. **Description of Project:** The applicant is proposing to subdivide property located along Mark’s Drive and David Drive, within the Ridgemark community. This proposed minor subdivision is limited for four lots.

Parcel 1 after the subdivision would be 60.182 acres with an existing single family residence and barn. Water for parcel 1 would be provided by a private well while sewer would be served by Sunnyslope County Water District.

Parcel 2 is proposed off of Mark’s Drive and would be 1.467 acres in size. Parcel 2 would be a buildable lot where presumably a single family home could be built. Water would be provided by a private well on Parcel 1 and sewer would be provided by Sunnyslope County Water District.

Parcel 3 is proposed off of David Drive and is 1.028 acres in size and would be a buildable lot where presumably a single family home could be built. Water and sewer would be provided by Sunnyslope County Water District. The applicant is proposing to plant large trees to minimize visual impact and for shielding.

Parcel 4 is located adjacent to Sunnyslope’s Water tank site north of Frank’s Drive and would be a non-buildable lot. The parcel currently has existing cellular towers and related equipment.

9. Surrounding Land Uses and Setting: The subject parcel in total is approximately 63.174 acres in size and the topography of the parcel is a mixture of flat and steep slopes. The subject property has an existing single family dwelling and proposes to keep the existing home. The properties located North, East, West, and South of the subject parcel are also single family residential.

Scenic Highway: No

Seismic: Yes

Fire Hazard: Non-wildland / urban unzoned

Floodplain: Zone X (outside the 500 year flood)

Archaeological Sensitivity: Low Sensitivity

Kit Fox Habitat: Within Impact Fee Area

Other Endangered or Sensitive Species: None known

Soils: S1f2

10. Planning and Zoning: The General Plan designates the property as Residential Mixed (RM) by the County Zoning designates the property as Single Family Residential (R1). The R1 zone is intended to provide areas of suitable housing with limitations to densities and uses. The single-family dwelling is the primary use while agricultural uses are intended to be of secondary importance. No new buildings are being proposed at this time; however the creation of a buildable lot would presume a future single family dwelling and improvements.

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

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

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

Determination.

On the basis of this initial evaluation:

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

Signature

Robert Rivera, Associate Planner
Printed Name

Date

San Benito County Planning Department
Agency

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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I. AESTHETICS -- Would the project:

a) Have a substantial adverse effect on a scenic vista?	0	0	0	X
b) Substantially damage scenic resources, including, but Not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	0	0	0	X
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	0	0	0	X
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	0	0	X	0

*a-b) The proposed project is not in the area of any scenic highway or resource. **No impact is expected***

*c) The proposed subdivision would not degrade the existing visual character or quality of the site. Two buildable lots would be created by the subdivision where presumably a single-family dwelling would be built on each lot. Two single-family dwellings would be consistent with the zoning and visual character of the surrounding parcels. **No impact is expected***

*d) This project would create new buildable lots that would presumably become single family dwellings in the future resulting in new light sources. However, the new light sources would not be substantial and would be subject to San Benito County Ordinance Title 19; Chapter 19.31 Development Lighting. **No impact is expected***

II. AGRICULTURE RESOURCES: In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. Of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the Project:

a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	0	0	0	X
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	0	0	0	X
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)),	0	0	0	X

timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104 (g))?

d) Result in the loss of forest land or conversion of forest land to non-forest use?	0	0	0	X
e) Involve other changes in the existing environment which due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	0	0	0	X

*a) The site is designated as "Grazing Land" according to the San Benito County Important Farmland Map 2012; therefore the project is not expected to convert any unique or prime farmland. **No impact is expected***

*b) The property is not currently under a Williamson Act Contract. The property is zoned for residential use, so it is not expected to conflict with agricultural zoning. **No impact is expected***

*c) The proposed project is consistent with the existing zoning, single-family residential, and is not expected to impact or conflict with rezoning of forest land. **No impact is expected***

*d) The subject parcels do not contain any forest land and are not expected to result in the loss of forest land or convert any forest land to non-forest use. **No impact is expected***

*e) The subject parcel is not farmland and is not expected to significantly interfere with the existing environment to indirectly convert farmland to non-agricultural use. **No impact is expected***

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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III. AIR QUALITY -- Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:

a) Conflict with or obstruct implementation of the applicable air quality plan?	0	0	0	X
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	0	0	0	X
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	0	0	0	X
d) Expose sensitive receptors to substantial pollutant concentrations?	0	0	0	X

e) Create objectionable odors affecting a substantial number of people?	θ	θ	θ	X
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*a-e) No construction or grading is proposed in combination with this project. The use is not expected to violate any air quality standards nor expose sensitive receptors to substantial pollutants. However, the creation of buildable lots will indirectly induce construction in an undetermined future date. **No impact is expected***

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

a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, by the California Department of Fish and Game or US Fish and Wildlife Service?	θ	θ	θ	X
---	---	---	---	---

b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?	θ	θ	θ	X
--	---	---	---	---

c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	θ	θ	θ	X
--	---	---	---	---

d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	θ	θ	θ	X
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e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	θ	θ	θ	X
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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?	θ	θ	θ	X
--	---	---	---	---

a-f)[No Impact] Based upon all documents available for staff review, the site is not known to contain any federal or state listed endangered or special status species. The project does not appear to cause an effect that will adversely impact federally protected wetlands or interfere with the movement of any known or

establishes migratory wildlife. The project does not appear to conflict with any local policies or ordinance or applicable conservation plans, including the Tree Protection ordinance. The project does fall within the impact fee area for habitat conservation and a fee would be required.

V. CULTURAL RESOURCES -- Would the project:

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

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

Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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VI. GEOLOGY AND SOIL -- Would the project:

a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to the Division of Mines and Geology Special Publication 42.	0	0	0	X
ii) Strong seismic ground shaking?	0	0	X	0
iii) Seismic-related ground failure, including liquefaction?	0	0	0	X

iv) Landslides?	0	0	0	X
b) Result in substantial soil erosion of the loss of topsoil?	0	0	0	X
c) Be located on a geologic unit or soil that is unstable or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	0	0	0	X
d) Be located on expansive soil, as defined in Table 18-1-B of the uniform building Code (1994), creating substantial risks to life or property?	0	0	0	X
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	0	0	0	X

*a) The project proposes to subdivide an existing parcel to create 4 parcels. As with almost all projects in San Benito County, this project is located in a seismically active area, however the existing use of the parcel is residential. The parcel is not located near an Earthquake Fault Zone and would not expose people or structures to substantial adverse effects. **Less than significant impact is expected***

*b) No building or grading is proposed on this project; however the project will create two buildable lots that presumably would be built at an undetermined future date. This project will not directly result in the loss of topsoil, but may contribute to the loss of top soil during the construction process. The amount would not be significant and would be controlled through the building process. **Less than significant impact is expected***

*c) The parcel is designated as very low landslide susceptibility and due to the flat topography of the parcel, a landslide or liquefaction, lateral spreading or collapse is not expected. **No impact is expected***

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

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

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

- | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Conflict with any applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Response:

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

In 2006, State Assembly Bill (AB) 32, the Global Warming Solutions Act of 2006, set a goal of reducing GHG emissions to 1990 levels by 2020. Subsequently, 2007’s State Senate Bill (SB) 97 added greenhouse-gas emissions to the set of environmental issues requiring analysis under CEQA.

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

Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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VIII. HAZARDS AND HAZARDOUS MATERIALS --

Would the project:

- | | | | | |
|---|---|---|---|---|
| a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials? | 0 | 0 | 0 | X |
| b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? | 0 | 0 | 0 | X |
| c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school | 0 | 0 | 0 | X |

d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code, Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	0	0	0	X
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	0	0	0	X
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	0	0	0	X
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	0	0	0	X
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	0	0	0	X

*a-d) The project does not involve the routine transport, use, storage or disposal of hazardous material therefore no significant hazard is expected. **No impact expected***

*e-f) The proposed project is not located near or within an airport land use plan or located near a private airstrip. **No impact is expected***

*g-h)The project is not expected to impair implementation of any emergency response plan or expose people or structures to risk involving wildfires. A fire access easement is shown on the tentative map and fire suppression would be required during building. **No impact is expected***

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

a) Violate any water quality standards or waste discharge requirements?	0	0	0	X
b) substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level	0	0	0	X

which would not support existing land uses or planned uses for which permits have been granted?

c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in substantial erosion or siltation on- or off-site?	0	0	0	X
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	0	0	0	X
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	0	0	X	0
f) Otherwise substantially degrade water quality?	0	0	0	X
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	0	0	0	X
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	0	0	0	X
i) Expose people or structures to a significant risk or loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	0	0	0	X
k) Inundation by seiche, tsunami, or mudflow?	0	0	0	X

*a-b) The proposed project is not expected to violate any water quality standards. The proposed project will be served by Sunnyslope Water District and therefore is not expected to affect ground water supply. **No impact is expected***

*c-d) The project will not alter any existing drainage patterns of any streams or rivers. The creation of a buildable lots and eventual addition of single family dwellings are not expected to significantly alter drainage patterns because all new single family dwellings are required to adequately demonstrate storm water drainage capability. **No impact is expected***

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

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

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

a) Physically divide an established community?	θ	θ	θ	X
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	θ	θ	θ	X
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	θ	θ	θ	X

a-c) The General Plan designation for this site is Residential Mixed (RM). The purpose of this designation is to allow areas of unincorporated urban uses where circulation and utility services exist. This will provide individuals with the opportunity to live in an unincorporated village or neighborhood atmosphere composed primarily of residential land uses with some commercial uses serving the residences. This designation applies to areas that are largely developed and have public infrastructure and services necessary to support the increased density. This project is consistent with the designation in that it promotes urban uses. The County Zoning Ordinance designates this property as Single Family Residential (R1.) The R1 zone is intended to provide areas of housing with limited densities. The creations of buildable lots are consistent with both the county General Plan and the County Zoning Ordinance.

*The project does not, and will not physically divide a community, conflict with any applicable land use plan/policy/regulation, or habitat conservation plan. **No impact is expected***

XI. MINERAL RESOURCES -- Would the project:

a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	θ	θ	θ	X
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	θ	θ	θ	X

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

XII. NOISE -- Would the project result in:

a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	0	0	X	0
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	0	0	0	X
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	0	0	X	0
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	0	0	0	X
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	0	0	0	X
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	0	0	0	X

*a-b) No building or grading is proposed in conjunction with the project; however the creation of buildable lots assume future single family dwellings. During construction and grading, persons may be exposed to minimal and temporary noise and groundborne vibrations. Construction hours will be limited by the County Ordinance to minimize any noise or groundborne vibrations. **Less than significant impact is expected***

*c-d) No building or grading is proposed with this project. Single-Family dwellings may be built at a future undetermined date, and this may increase periodic and temporary noise, however the increase in ambient noise is not expected to be significant. **Less than significant impact is expected***

*e-f) This project is not within the vicinity of a public or private airport and therefore will not expose persons to excessive noise. **No impact is expected***

XIII. POPULATION AND HOUSING -- Would the project:

a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension or roads or other infrastructure)?	0	0	X	0
b) Displace substantial numbers of existing housing necessitating the construction of replacement housing elsewhere?	0	0	0	X

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

d) Parks are expected to be minimally impacted by the addition of two single family dwellings, however the current recreation and park facilities will be adequate to serve minor addition. **Less than significant impact is expected**

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

XV. RECREATION --

a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	θ	θ	X	θ
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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?	θ	θ	θ	X
---	---	---	---	---

a) The project will have a minimal impact on recreational facilities. **Less than significant impact is expected**

b). All existing facilities are expected be adequate and will not require any expansion. **No impact is expected**

XVI. TRANSPORTATION/TRAFFIC -- Would the project:

a) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?	θ	θ	X	θ
--	---	---	---	---

b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?	θ	θ	θ	X
--	---	---	---	---

c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	θ	θ	θ	X
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d) Substantially increase hazards due to a design feature (e.g. sharp curves, or dangerous intersections) or incompatible uses (e.g., farm equipment)?	θ	θ	θ	X
--	---	---	---	---

e) Result in inadequate emergency access?	θ	θ	θ	X
---	---	---	---	---

f) Result in inadequate parking capacity?	θ	θ	θ	X
---	---	---	---	---

g) Conflict with adopted policies, plans, and programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?	θ	θ	θ	X
---	---	---	---	---

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

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

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

XVII. UTILITIES AND SERVICE SYSTEMS --

	Potentially Significant Impact	With Mitigation Incorporation	Less Than Significant Impact	No Impact
Would the project:				
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	θ	θ	θ	X
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	θ	θ	θ	X
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	θ	θ	θ	X
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	θ	θ	θ	X
e) Result in determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	θ	θ	θ	X
f) Be served by a landfill with sufficient permitted	θ	θ	θ	X

*parcels in the vicinity are smaller and would not be allowed to split. **Less than significant impact is expected***

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

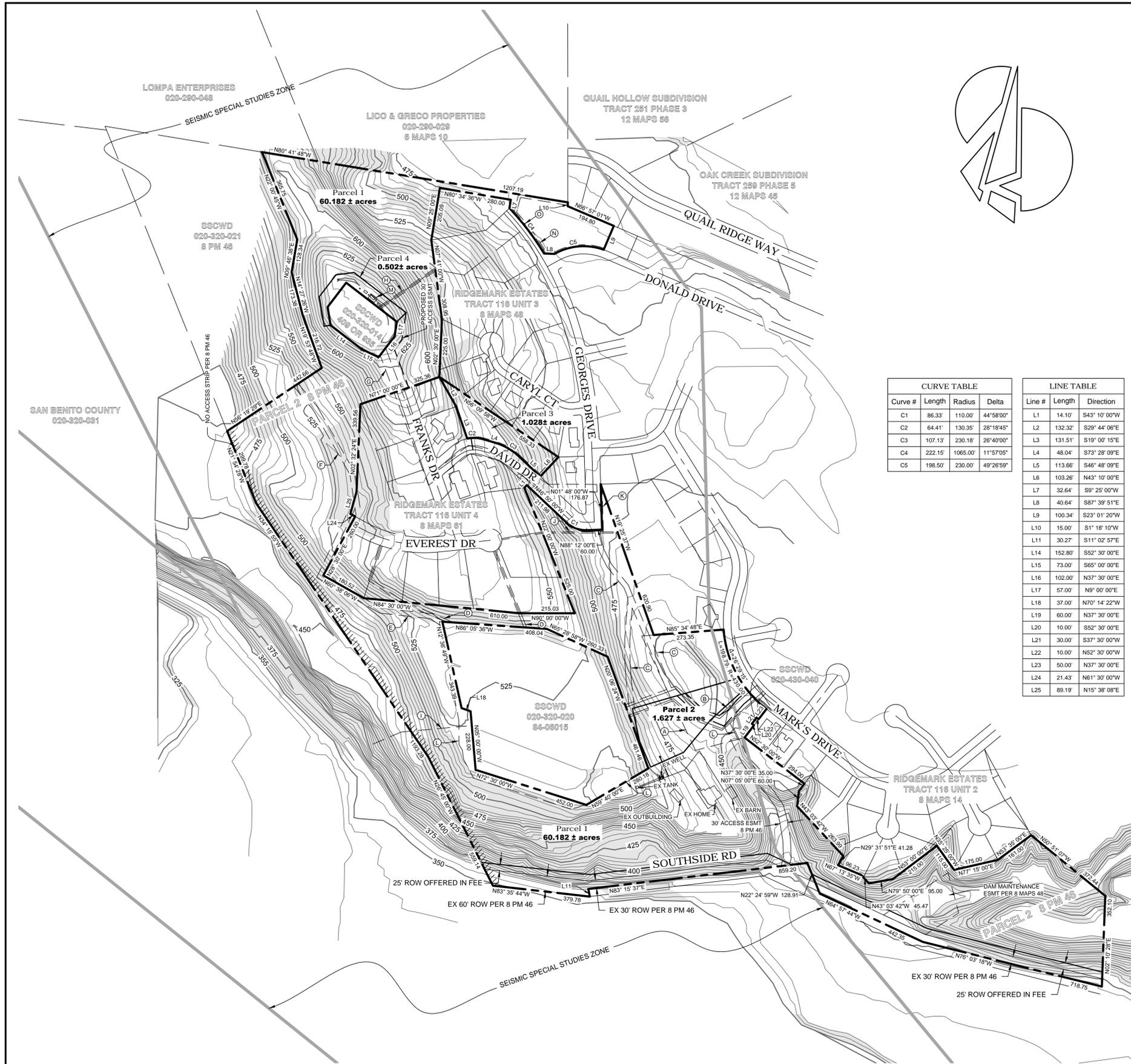
XVIII. LIST OF REFERENCES.

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

1. San Benito County General Plan
 - a. Housing Element
 - b. Land Use Element
 - c. Transportation Element
 - d. Noise Element
 - e. Open Space and Conservation Element
 - f. Scenic Roads and Highways Element
 - g. Seismic Safety/Safety Element
 - h. Environmental Resources and Constraints Inventory
2. San Benito County Zoning Ordinance.
3. Soil Survey for San Benito County, 021-000-009, 1969, US Dept. of Agriculture, SCS.
4. Natural Diversity Data Base for San Benito County.
5. Staff Knowledge of Area.
6. Project File
7. Air Quality Management Plan; Monterey Bay Unified Air Pollution Control District.
8. Water Quality Control Plan for the Central Coastal Basin; California Regional Water Quality Control Board, Central Coast Region; September, 1994.
9. Ambag Population Projections; Association of Monterey Bay Area Governments
10. Maps
 - a. General Plan Land Use Map
 - b. Zoning Map, San Benito County
 - c. Landslide Hazard Identification Maps: Relative Susceptibility Map
 - d. Landslide Hazard Identification Maps: Landslide and Related Features Map
 - e. Alquist Priolo Fault Hazard Maps, 1986
 - f. Fire Hazard Severity Zones in State Responsibility Areas
 - g. Flood Hazard Boundary Maps (FEMA), unmapped area, dated 9-27-91
 - h. San Benito County Sensitivity Maps, Prehistoric Cultural Resources
 - i. Kit Fox Habitat Conservation Plan Impact Fee Map
 - j. U.S.G.S. Quadrangle: San Juan Batista
 - k. San Benito County Important Farmland 2012 Map, California Department of Conservation, Office of Land Conservation, Farmland Mapping and Monitoring Program

Attachments:

1. Site Plan
2. Vicinity Map



Project Name: Hilden Tentative Map
 603 Tyler Trail
 Hollister, CA 95023

Applicant: Lynn Hilden
 603 Tyler Trail
 Hollister, CA 95023
 (831) 636-3710

Owner: Lynn & Susan Hilden
 603 Tyler Trail
 Hollister, CA 95023
 (831) 636-3710

Engineer: Matthew J. Kelley, RCE 62098
 Kelley Engineering & Surveying
 400 Park Center Drive, Suite #4
 Hollister, CA 95023
 (831) 636-1104

Scale: 1"=200'
 Date Map Prepared: February 2016
 Assessor's Parcel Numbers: 020-510-051, 020-510-052, 020-510-057,
 020-530-023, 020-320-018, 020-320-022,
 020-330-050

Zoning: R1
 General Plan: R/URB
 Existing Land Use: Residential
 Proposed Land Use: Residential

Number of Lots: 4
 Total Area: 63.175 acres
 Minimum Lot Size: 0.498 acres net
 Net Density: 15.8 acres / Lot

Domestic Water Source: SSCWD
 Fire Protection Water Source: SSCWD
 Sewer: SSCWD
 Electricity: PG&E
 Telephone: AT&T

LEGEND & ABBREVIATIONS

- SUBDIVISION BOUNDARY
- LOT LINE
- EASEMENT LINE
- WATER LINE
- FENCE
- INGRESS/EGRESS EASEMENT
- STORM DRAIN EASEMENT
- SUNNYSLOPE COUNTY WATER DISTRICT
- STORM SANITARY SEWER
- TREE CANOPY
- NON-BUILDABLE (SLOPE GREATER THAN 30%)
- NON-ACCESS STRIP

KEY NOTES

Key	Description
(A)	DRAINAGE EASEMENT PER 8 MAPS 48
(B)	50' WIDE ROAD AND UTILITY EASEMENT PER 2010-0005102
(C)	20' WIDE ROAD AND UTILITY EASEMENT PER 2010-0005102
(D)	10' WIDE PUBLIC UTILITY EASEMENT PER 8 MAPS 61
(E)	20' SANITARY SEWER EASEMENT PER 8 PARCEL MAPS 46
(F)	20' SANITARY SEWER & ROAD EASEMENT PER 8 PARCEL MAPS 46
(G)	30' WIDE ROADWAY AND UTILITY EASEMENT PER 409 OR 935
(H)	10' WIDE WATERLINE EASEMENT PER 409 OR 935
(I)	POLE LINE EASEMENT PER 90-08684
(J)	5' WIDE STORM DRAIN EASEMENT PER 8 MAPS 61
(K)	5' WIDE COMMUNICATIONS EASEMENT PER 2007-0002310
(L)	WATER, WASTEWATER, RECYCLED WATER, PUBLIC UTILITY & ROAD EASEMENT PER 2010-0005103
(M)	CELL TOWER EASEMENT 2009-0002659
(N)	10' WIDE SSCWD SEWER MAIN EASEMENT 96-06677
(O)	6' PUBLIC UTILITY EASEMENT PER 8 PM 46

CURVE TABLE

Curve #	Length	Radius	Delta
C1	86.33	110.00'	44°58'00"
C2	64.41'	130.35'	28°18'45"
C3	107.13'	230.18'	26°40'00"
C4	222.15'	1065.00'	11°57'05"
C5	198.50'	230.00'	49°26'59"

LINE TABLE

Line #	Length	Direction
L1	14.10'	S43° 10' 00"W
L2	132.32'	S29° 44' 06"E
L3	131.51'	S19° 00' 15"E
L4	48.04'	S73° 28' 09"E
L5	113.66'	S46° 48' 09"E
L6	103.26'	N43° 10' 00"E
L7	32.64'	S9° 25' 00"W
L8	40.64'	S87° 39' 51"E
L9	100.34'	S23° 01' 20"W
L10	15.00'	S11° 18' 10"W
L11	30.27'	S11° 02' 57"E
L14	152.80'	S52° 30' 00"E
L15	73.00'	S65° 00' 00"E
L16	102.00'	N37° 30' 00"E
L17	57.00'	N9° 00' 00"E
L18	37.00'	N70° 14' 22"W
L19	60.00'	N37° 30' 00"E
L20	10.00'	S52° 30' 00"E
L21	30.00'	S37° 30' 00"W
L22	10.00'	N52° 30' 00"W
L23	50.00'	N37° 30' 00"E
L24	21.43'	N61° 30' 00"W
L25	89.19'	N15° 38' 08"E

NON-BUILDABLE AREA NOTE:
 THE AREAS DESIGNATED WITH THE SHADED CONTOURS, CONTAINING SLOPES GREATER THAN 30%, ARE HEREBY NOTED AS BEING NON-BUILDABLE. THESE AREAS HAVE NOT BEEN SURVEYED. A FIELD SURVEY MAY REVEAL THAT SOME SLOPES ARE LESS THAN 30% AND THEREFORE WOULD BE CONSIDERED BUILDABLE.

Improvement Note: No street improvements are proposed for this project because Marks Drive is fully improved and dedicated to their maximum required widths.

Flood Zone: This project lies entirely within Zone X, areas determined to be outside the 500-year flood plain according to FIRM 06069C 080C, 9/27/1991

Seismic Zone: Portions of this property are located within a special studies zone according to the State of California Special Studies Zone Map, Hollister & Tres Pinos Quadrangles, 7/1/1986

Utility Note: The types, locations, sizes and/or depths of existing underground utilities as shown on this plan are approximate and were obtained from sources of varying reliability. Only actual excavation will reveal the types, extent, sizes, locations and depths of such underground utilities. A reasonable effort has been made to locate and delineate all known underground utilities. However, the engineer can assume no responsibility for the completeness or accuracy of its delineation of such underground utilities which may be encountered, shown or not shown on this plan.

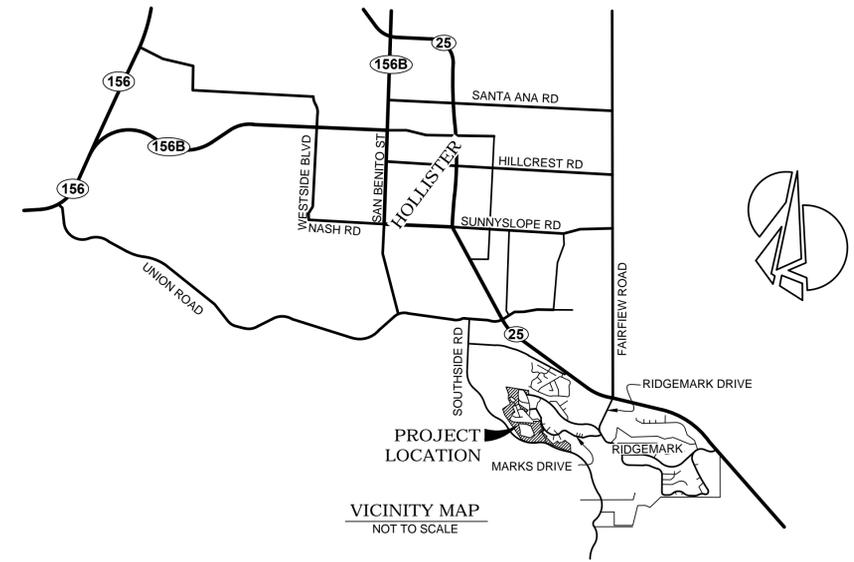
ENCUMBRANCE NOTE:
 THE FOLLOWING DOCUMENTS CREATE OR RESERVE ENCUMBRANCES UPON THE PROPERTY THAT ARE NOT LOCATABLE OF RECORD:

- BOOK 133, PAGE 341 OFFICIAL RECORDS
- 2003-0015347
- 2003-0015645
- 2003-0023543
- 2009-0002659
- ELECTRIC POLE LINE RECOGNITION AND ATTORNMENT AGREEMENT
- MEMORANDUM OF LEASE AGREEMENT
- MEMORANDUM OF LEASE
- MEMORANDUM OF AGREEMENT

SOURCE OF CONTOURS:
 TOPOGRAPHIC SURVEYS PERFORMED BY KELLEY ENGINEERING & SURVEYING COMBINED WITH AERIAL SURVEY PREPARED BY SAN BENITO ENGINEERING FOR SUNNYSLOPE COUNTY WATER DISTRICT AND SAN BENITO COUNTY GIS. DATUM: NAVD 1988

GEOTECHNICAL/GEOLOGICAL INVESTIGATIONS:
 THE FOLLOWING REPORTS HAVE BEEN PREPARED AND ARE ON FILE WITH THE OFFICE OF PLANNING, COUNTY OF SAN BENITO

- ENGINEERING GEOLOGIC EVALUATION BY PACIFIC RIM GEOLOGIC DATED FEBRUARY 2000
- GEOTECHNICAL ENGINEERING INVESTIGATION BY SALEM ENGINEERING GROUP DATED JANUARY 20, 2015



In accordance with section 6735 (a) of the Professional Engineer's Act these plans are			
PRELIMINARY			
and therefore do not bear the signature and seal of a registered civil engineer.			
BY	DATE	REVISIONS	APPR

KELLEY ENGINEERING & SURVEYING
 400 PARK CENTER DRIVE, SUITE #4
 HOLLISTER, CA 95023
 OFFICE (831) 636-1104 FAX (831) 636-1837

DATE:	AUGUST 2016
SCALE:	1" = 200'
DESIGNED:	MJK, TJK
DRAWN:	TJK
JOB NO.:	13022

VESTING TENTATIVE MAP
LYNN HILDEN MINOR SUBDIVISION
HOLLISTER, CA

SHEET
1
 OF 4

FILE NAME: USER\WORK\Projects\2013\13022 - Lynn Hilden.dwg | 13022 Hilden 01 Title Sheet.dwg | Thursday, 01 September 2016 at 2:41pm by: MATJ LJT

- KEY NOTES:**
- ① EXISTING 36" STORM INLET
 - ② EXISTING 18" RCP STORM PIPE
 - ③ EXISTING 24" STORM INLET
 - ④ EXISTING 12" HDPE STORM PIPE
 - ⑤ EXISTING OUTLET OF 18" RCP STORM PIPE
 - ⑥ EXISTING OUTLET OF 12" HDPE STORM PIPE
 - ⑦ EXISTING 16" RECYCLED WATER PIPELINE
 - ⑧ EXISTING TWO 10" SANITARY FORCE MAINS
 - ⑨ EXISTING 6" SANITARY SEWER LATERAL
 - ⑩ EXISTING SANITARY SEWER EMERGENCY OVERFLOW
 - ⑪ EXISTING 10" POTABLE WATER
 - ⑫ EXISTING JOINT TRENCH

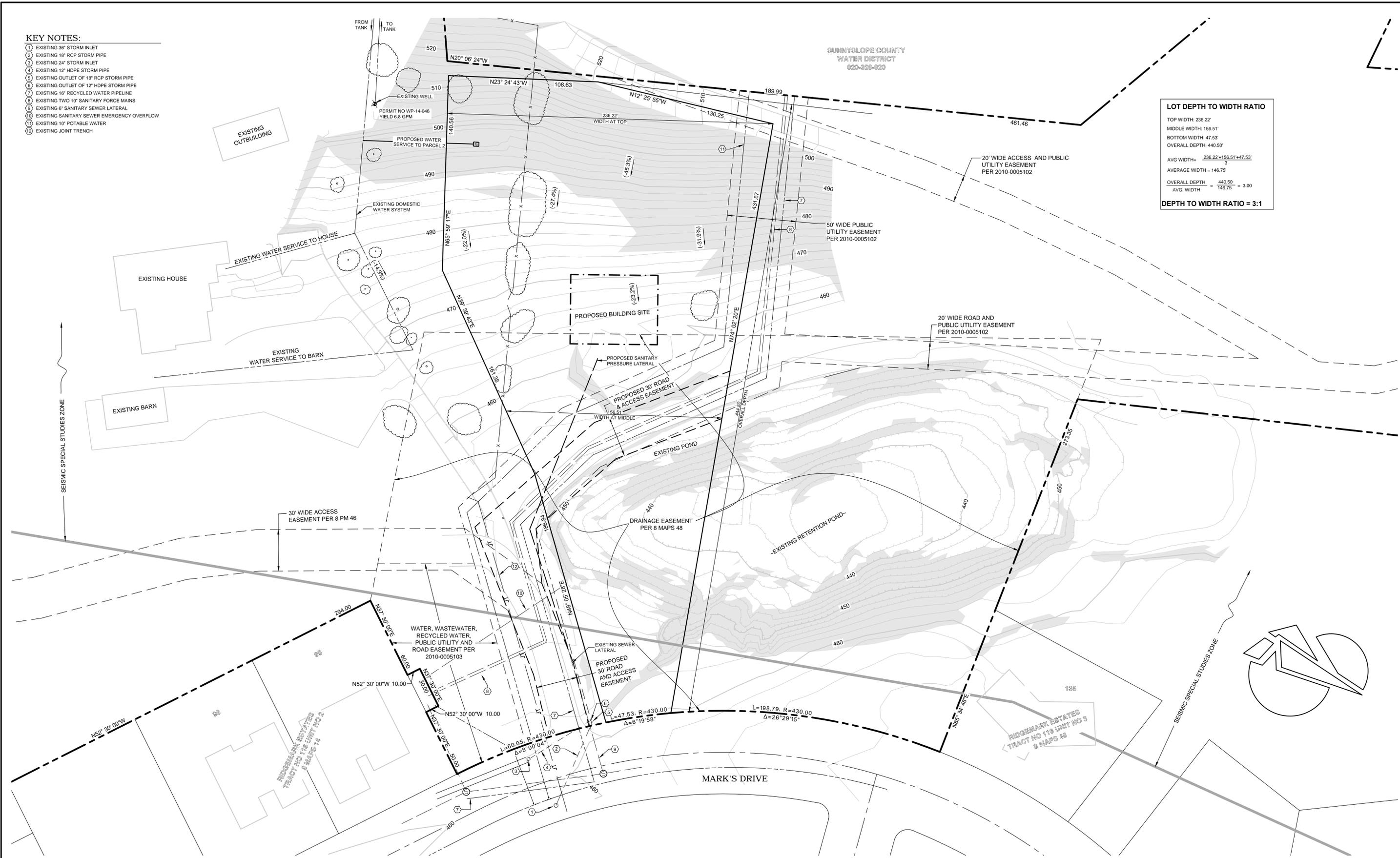
SUNNYSLOPE COUNTY
WATER DISTRICT
020-320-020

LOT DEPTH TO WIDTH RATIO

TOP WIDTH: 236.22'
MIDDLE WIDTH: 156.51'
BOTTOM WIDTH: 47.53'
OVERALL DEPTH: 440.50'

AVG WIDTH = $\frac{236.22 + 156.51 + 47.53}{3}$
AVERAGE WIDTH = 146.75'

OVERALL DEPTH = 440.50'
AVG. WIDTH = 146.75'
DEPTH TO WIDTH RATIO = 3:1



▲	▲	▲	▲	▲	▲
In accordance with section 6735 (a) of the Professional Engineer's Act these plans are					
PRELIMINARY					
and therefore do not bear the signature and seal of a registered civil engineer.					
BY	DATE	REVISIONS	APPR		

**KELLEY
ENGINEERING & SURVEYING**
400 PARK CENTER DRIVE, SUITE #4
HOLLISTER, CA 95023
OFFICE (831) 636-1104 FAX (831) 636-1837

DATE:	AUGUST 2016
SCALE:	1" = 30'
DESIGNED:	MJK
DRAWN:	MJK
JOB NO.:	13022

**LYNN HILDEN MINOR SUBDIVISION
PARCEL 2 - MARK'S DRIVE
HOLLISTER, CALIFORNIA**

**SHEET
2
OF 4**

FILE NAME: I:\SERV\001\Projects\2013\13022 - Lynn Hilden\dwg\13022 Hilden 02 Parcel 2.dwg - Printed on: Thursday, 01 September 2016 at 2:42pm by: MATT 17

Sunnyslope County Water District

3570 Airline Highway
Hollister, California 95023-9702

Phone (831) 637-4670
Fax (831) 637-1399

March 3, 2016

Lynn Hilden
603 Tyler Trail
Hollister, CA, 95023

Re: Letter of Intent to Provide Water and Wastewater Service to Hilden Tentative Map

Mr. Hilden:

The Sunnyslope County Water District intends to provide water and wastewater service for the development of the proposed Parcel 2 and Parcel 3 of the Hilden Tentative Map.

The District has sufficient capacity at the Ridgemark I Wastewater Treatment Plant to accommodate wastewater flows from these two parcels. Upon development of these parcels, the Developer will be required to connect to the existing sewer system and pay the appropriate fees.

Sunnyslope County Water District currently has the water supplies and infrastructure necessary to serve additional development within the Hollister Urban Area and the District boundaries including the parcels listed above. Upon development of these parcels, the Developer may connect to the existing water system and pay the appropriate fees.

Sunnyslope County Water District may rescind or withdraw this intent to serve if emergency measures require the cessation of new water or wastewater connections within the District, or if other unforeseen circumstances limit either the capacity or ability for the District to provide these services.

Please do not hesitate to give me a call at 831-637-4670 if you have any clarifying questions. Thank you.

Sincerely,



Rob Hillebrecht, E.I.T.
Assistant Engineer

Matthew Kelley

From: Darryl Wong <dwong@cosb.us>
Sent: Friday, August 19, 2016 4:39 PM
To: Matthew Kelley
Cc: 'Lynn Hilden'; smhilden@charter.net
Subject: RE: Hilden Tentative Map - MS 1240-16 603 Tyler Trail

Sorry, I'm all thumbs on the calculator. You are correct that it is 6.8 GPM and it is adequate for two connections.

Darryl

From: Matthew Kelley [mailto:matt@kelley-engineering.com]
Sent: Thursday, August 18, 2016 2:17 PM
To: Darryl Wong
Cc: 'Lynn Hilden'; smhilden@charter.net
Subject: RE: Hilden Tentative Map - MS 1240-16 603 Tyler Trail

Good afternoon Daryl:

I'm not sure where the 22 GPM came from. We previously reported 15 GPM from the well completion report. The newest pump test was done with the output restricted and produced 6.8 GPM for 24 hours. This is enough for two homes.

Regards,

Matthew J. Kelley, P.E., L.S., Q.S.D.
Kelley Engineering & Surveying
400 Park Center Drive, Suite 4, Hollister, CA 95023
Office (831) 636-1104 Fax (831) 636-1837
<http://www.kelley-engineering.com>

From: Darryl Wong [mailto:dwong@cosb.us]
Sent: Thursday, August 18, 2016 10:50 AM
To: Matthew Kelley <matt@kelley-engineering.com>
Cc: 'Lynn Hilden' <lghilden@charter.net>; smhilden@charter.net
Subject: RE: Hilden Tentative Map - MS 1240-16 603 Tyler Trail

Hi Matt,

The SMS permit would only be required if the well is shared with Parcel #2 (it was mentioned as a possibility). I would like to confirm that the well produces 22 GPM. It does not appear to be stated on the pump test.

Thanks,
Darryl

From: Matthew Kelley [mailto:matt@kelley-engineering.com]
Sent: Thursday, August 18, 2016 9:36 AM
To: Darryl Wong

Cc: 'Lynn Hiiden'; smhilden@charter.net

Subject: Hilden Tentative Map - MS 1240-16 603 Tyler Trail

Good morning Darryl:

In your memo to Planning regarding the Hilden minor subdivision, under the water comments, you request a Small Water System permit and 24 hour pump test. Please find the pump test attached.

Do you need the Small Water System permit application and fee at this time or should we submit this after approval?

Regards,

Matthew J. Kelley, P.E., L.S., Q.S.D.

Kelley Engineering & Surveying

400 Park Center Drive, Suite 4, Hollister, CA 95023

Office (831) 636-1104 Fax (831) 636-1837

<http://www.kelley-engineering.com>



SAN BENITO COUNTY AGENDA ITEM TRANSMITTAL FORM

BOARD OF SUPERVISORS

MARGIE BARRIOS
District One
ANTHONY BOTELHO
District Two
ROBERT RIVAS
District Three
JERRY MUENZER
District Four
JAIME DE LA CRUZ
District Five

Item Number: 2.

MEETING DATE: 10/19/2016

DEPARTMENT: RESOURCE MANAGEMENT AGENCY

DEPT HEAD/DIRECTOR: Brent Barnes

AGENDA ITEM PREPARER: Robert Rivera

SBC DEPT FILE NUMBER: MS 1241-16 Bisceglia

SUBJECT:

Anthony Bisceglia Minor Subdivision MS 1241-16

AGENDA SECTION:

PUBLIC HEARING

BACKGROUND/SUMMARY:

Description of Project: The applicant is proposing to subdivide property located along Ralph's Drive, within the Ridgemark community. This proposed minor subdivision is limited to four lots. There are no existing structures on the subject parcel. All water and sewer services will be provided by Sunnyslope Water District.

Parcel 1 after the subdivision would be 10,920 sqft.

Parcel 2 after the subdivision would be 11,715 sqft.

Parcel 3 after the subdivision would be 12,355 sqft.

Parcel 4 after the subdivision would be 11,735 sqft.

A remainder parcel of 56,450 sqft would remain on the subject parcel as a retention pond for the Ridgemark community. No development is proposed in conjunction with the project, however

future single family housing is an anticipated result of the proposed subdivision.

BUDGETED:

SBC BUDGET LINE ITEM NUMBER:

CURRENT FY COST:

STAFF RECOMMENDATION:

Staff recommends that the Planning Commission approve MS 1241-16 along with the CEQA Findings, Subdivision Findings and Conditions of Approval.

ADDITIONAL PERSONNEL:

ATTACHMENTS:

Description	Upload Date	Type
Staff Report	10/13/2016	Staff Report
Initial Study Negative Declaration	10/3/2016	Exhibit
Tenative Map	10/3/2016	Map
Updated Geotechnical Recommendations	10/11/2016	Exhibit
Geotechnical Report	10/11/2016	Exhibit
Review of Storm Water Basin Capacity	10/11/2016	Exhibit

STAFF REPORT

PROJECT INFORMATION:

Application: Minor Subdivision 1241-16
Date of Hearing: October 19, 2016
Applicant/Owner: Anthony Bisceglia
Location: Ralph's Drive, Hollister CA
APN: 020-540-037
Zoning/ General Plan: Single Family Residential/ Residential Mixed (RM)
Project Planner: Robert Rivera

PROJECT DESCRIPTION: The applicant is proposing to subdivide property located along Ralph's Drive, within the Ridgemark community. This proposed minor subdivision is limited to four lots. There are no existing structures on the subject parcel. All water and sewer services will be provided by Sunnyslope Water District.

Parcel 1 after the subdivision would be 10,920 sqft.

Parcel 2 after the subdivision would be 11,715 sqft.

Parcel 3 after the subdivision would be 12,355 sqft.

Parcel 4 after the subdivision would be 11,735 sqft.

A remainder parcel of 56,450 sqft would remain on the subject parcel as a retention pond for the Ridgemark community. No development is proposed in conjunction with the project, however future single family housing is an anticipated result of the proposed subdivision.

SITE DESCRIPTION: The subject parcel in total is approximately 2.37 acres in size and the topography of the parcel is flat. The subject property has an existing detention pond what would remain within the remainder parcel. The properties located North, South, and West of the parcel are zoned single family residential, while the parcel on the west is zoned residential multiple. The subject parcel is surrounded by uses that are similar in nature, density and intensity of the proposed use.

Scenic Highway: No

Seismic: No

Fire Hazard: Urban unzoned

Floodplain: Zone X (outside the 500 year flood)

Archaeological Sensitivity: Low Sensitivity

Kit Fox Habitat: Within Impact Fee Area

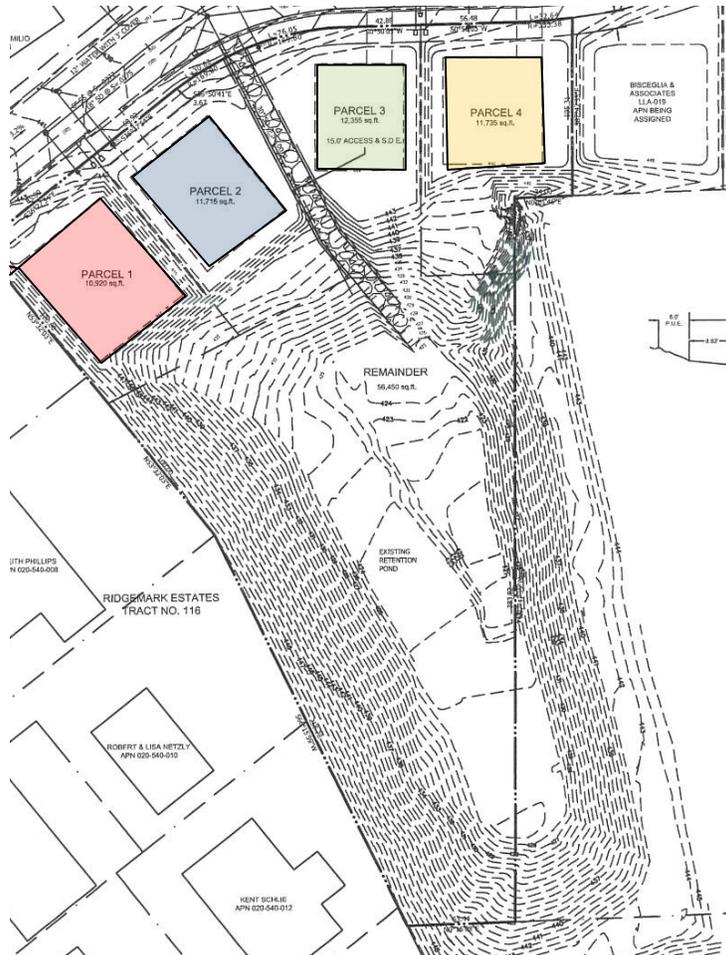
Other Endangered or Sensitive Species: None known

Soils: AnC2, AnB

PLANNING AND

ZONING: The General Plan designates the property as Residential Mixed (RM) and the County Zoning designates the property as Single Family Residential (R1). The R1 zone is intended to provide areas of suitable housing with limitations to densities and uses. The single-family dwelling is the primary use while agricultural uses are intended to be of secondary importance. No new buildings are being proposed at this time; however the creation of 4 buildable lots would presume 4 future single family dwellings and improvements.

STAFF ANALYSIS: The proposed project will subdivide an existing 2.37 acre parcel into four parcels and a remainder.



Four buildable lots would be created by this project and a remainder. The proposed project will be served by Sunnyslope Water District for both sewer and water reducing the minimum building size to 5,000 sqft. The proposed project is consistent with both the County Zoning Ordinance and General Plan in that it promotes and provides a mixture of housing with the single-family dwelling being the primary use.

ENVIRONMENTAL EVALUATION: An Initial Study and Negative Declaration were prepared for the project. The public review period on the environmental document began on September 16, 2016 and ended on October 7, 2016. No comments were received as a result of circulation of the initial study.

STAFF RECOMMENDATION: Staff recommends that the Planning Commission approve MS 1241-16 along with the CEQA Findings, Subdivision Findings and Conditions of Approval.

CEQA Findings:

Finding 1: That the Initial Study for MS 1241-16 has been prepared in compliance with the provisions of the California Environmental Quality Act, the State CEQA Guidelines,

and the San Benito County Implementing Procedures for the California Environmental Quality Act.

Evidence: All provisions including both State and County environmental guidelines and policies for the preparation of an Initial Study have been followed. The environmental documents in the preparation of the Initial Study are filed in the project record located at the San Benito County Planning Department in file number MS 1241-16.

Finding 2: That the Planning Commission has considered the proposed Negative Declaration together with all comments received from the public review process.

Evidence: The Initial Study has been presented to the Planning Commission for the October 19th meeting and comments were made at the meeting. No comments were sent to the Planning Department as a result of the initial study circulation.

Finding 3: The Negative Declaration reflects the independent judgment of the Planning Staff.

Evidence: The Planning Department prepared the Initial Study. This report and the staff recommendation reflect the Planning Department's independent evaluation of the project.

Finding 4: That the Planning Commission has found that there is no substantial evidence that the proposed project will have a significant effect on the environment.

Evidence: The Planning Commission has found that the project has proposed and conditioned, will not result in a significant impact on the environment.

Subdivision Findings:

Finding 1: That the proposed map is consistent with the General Plan or any applicable specific plan.

Evidence: The site is designated as Residential Mixed in the General Plan's Land Use Element, and allows various types of housing as well as single family dwellings. The minimum parcel size allowed with access to sewer and water is 5,000 square feet, which would be consistent with the applicant's proposal. The proposal is consistent with adjoining development within the Single-Family Residential Zoning District. There is no grade one soil on this property or on surrounding properties.

Finding 2: That the design or improvements of the proposed subdivision is consistent with the General Plan or any applicable specific plan.

Evidence: The proposed project would reduce the size of a current lot and create four buildable lots that would be in compliance with the General Plan policies. The proposal is consistent with the surrounding area.

Finding 3: That the site is physically suitable for the type of development.

Evidence: The property is located within an area with no environmental constraints. Grade one soils do not exist on this property. The project site has also been identified as "Urban and Built-up Land" and "Other land" by the Farmland Mapping and Monitoring Program, 2012. Therefore, there shall be no conversion of Prime Farmland,

Unique Farmland, or Farmland of Statewide Importance to a non-agricultural use. The site is physically suitable for development.

Finding 4: That the site is physically suitable for the density of development.

Evidence: The property is located within an area with no environmental constraints. Grade one soils do not exist on this property. The project site has also been identified as "Urban and Built-up Land" by the Farmland Mapping and Monitoring Program, 2012. Therefore, there shall be no conversion of Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to a non-agricultural use. The site is physically suitable for development.

The San Benito County Zoning Ordinance requires Single Family Residential to provide a minimum of one acre per building site, where public water is available and septic tanks may be used for sewage disposal. The proposed subdivision follows the requirements set forth in the County Zoning Ordinance. The site is physically suitable for development.

Finding 5: That the design of the subdivision or the proposed improvements is not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

Evidence: The projects initial study does not identify nor is the site documented as a being a fish or wildlife habitat area. Therefore, the proposed improvements will not have a significant impact on either fish or wildlife or their habitats.

Finding 6: That the design of the subdivision or the type of improvements is not likely to cause serious public health problems.

Evidence: The project improvements have been reviewed by Responsible Agencies to ensure that the proposed subdivision would not have an impact on public health. Any future developments will be subject to review during the issuance of a building permit.

Finding 7: That the design of the subdivision or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision.

Evidence: This project will not conflict with any existing easements but will require an irrevocable offer of dedication to San Benito County and the public for public use.

Finding 8: Subject to Section 66474.4 of the Government Code, that the land is not subject to a contract entered into pursuant to the California Land Conservation Act of 1965 and that the resulting parcels following a subdivision of that land are not too small to sustain their agricultural use.

Evidence: This property is not under a Williamson Act Contract.

Finding 9: Subject to Section 66474.6 of the Government Code, that the discharge of waste from the proposed subdivision into an existing community sewer system would not result in violation of existing requirements prescribed by the Central Coast Regional Water Quality Control Board pursuant to Division 7 of the Water Code.

Evidence: The proposed subdivision has been reviewed by the Department of Environmental Health and the San Benito County Water District and has been found not to violate any existing requirements prescribed by the Central Coast Regional Water Quality Control Board.

CONDITIONS OF APPROVAL:

- 1. Indemnification:** APPLICANT shall defend, indemnify, and hold San Benito County, its agents, officers, and/or employees (hereinafter “COUNTY”) free and harmless from any and all suits, fees, claims, demands, causes of action, proceedings (hereinafter collectively referred to as “Legal Action”), costs, losses, damages, liabilities and expenses (including, but not limited to, an award of attorneys’ fees, expert witness fees, and court costs) incurred by COUNTY arising (directly or indirectly) or resulting from the review, processing, consideration, or approval of APPLICANT’S Project or action taken by COUNTY thereon, including Legal Actions based on the negligence of COUNTY. APPLICANT will reimburse COUNTY for any damages, costs, or fees awarded pursuant to any settlement, default judgment, or other judgment taken against the County, whether the result of Applicant’s decision not to defend legal action or otherwise. COUNTY retains its discretion to direct counsel regarding whether to defend, settle, appeal, or take other action regarding any Legal Action. [Planning]
- 2. Conformity to Plan:** The development and use of the site shall conform substantially to the proposed site plan and Conditions of Approval as approved by the Planning Commission. Any increase, change, or modification in the nature or intensity of the land use on the site shall be subject to further Planning Commission review and approval. [Planning]
- 3. Compliance Documentation:** The permittee shall submit a summary response in writing to these conditions of approval documenting compliance with each condition, including dates of compliance and referencing documents or other evidence of compliance. [Planning]
- 4. Fire:** Any and all development on this property shall be required to meet the standards set forth in the latest editions of the 2013 California Fire Code, Public Resources Codes 4290 and 4291, Ordinances 822 and 823 of the San Benito County Code and other related codes as they apply to a project of this type and size. [Fire]
- 5. Right of Way:** Prior to recordation of the parcel map, applicant shall provide confirmation that each proposed lot has an ingress/egress. Moreover, applicant shall provide proof/confirmation that existing driveways(s) or common driveway(s) are in compliance with the county standards.
- 6. Drainage:** As part of the submission of engineered improvement plans for this project, the applicant shall comply with the County Drainage Standards and therefore shall show detail of proposed or existing detention pond and storm drainage system

capable of collecting and conveying runoff generated by the proposed project for a 100-year flood. The storm drain system shall provide for the protection of abutting and off-site properties that could be adversely affected by any increase in runoff attributed to the proposed subdivision. All drainage improvements must be installed or bonded for prior to recordation of the Final Map. [Public Works]

7. **Access Easement:** Maintenance access easement for the retention/detention pond shall be kept accessible to county Road Maintenance Crew and equipment for maintenance works purposes at all times. A note on the map shall be provided to this effect.
8. **Utilities:** All proposed utilities within the subdivision and along peripheral streets shall be placed underground except those facilities exempted by Public Utilities Commission regulations [*§23.17.003(F)*]. All necessary utilities must be installed or bonded for prior to recordation of the Parcel Map. [Public Works]
9. **Utility Plans:** As part of submission of Improvement Plan for this project, applicant shall include utility plans and have them approved by each corresponding utility companies when applicable, which includes but not necessarily limited to sanitary sewer, water, gas, electric, telephone, and cablevision, and shall furnish copies said approved plans to Public Works Department for concurrence. Said plans shall be part of the final or approved Improvement Plan. [Public Works]
10. **Driveway:** Applicant shall also show exact geometry of the proposed common driveway entrance to allow proper review and confirm that any entrance or exit to a county road does or shall be provided to comply with at least the current standard driveway entrance detail. Construction of said driveway entrance shall be done with appropriate Roadway Encroachment Permit (noted in #13 below) and satisfy noted detail. (This detail is available as a handout as part of encroachment permit packet.) [Public Works]
11. **Encroachment:** Pursuant to § 19.27.004 of the County Code, the applicant shall obtain a Public Works Encroachment Permit for any work being performed within the County Right-of-Way or any road offered for dedication to the County prior to commencement of any improvements associated with this project. [Public Works]
12. **Parkland:** Pursuant to San Benito County Code of Ordinances Section 23.15.008 Dedication of Parkland, the subdivider shall dedicate land; pay a fee in lieu thereof or a combination of both, at the option of the County, for park and recreational purposes. [Public Works]
13. **Enterprise Basin Benefit Area:** Prior to recordation of the parcel map, the applicant shall pay fair-share contributions to the Enterprise Basin Benefit Area.
14. **Storm Water Prevention Plan:** Prior to start of grading and/or construction activities, a Storm Water Pollution Prevention Plan (SWPPP) prepared by a certified

QSD/QSP (Qualified SWPPP Developer/Qualified SWPPP Practitioner) shall be submitted to County Public Works Department. A QSD/QSP should be retained for the duration of the construction and should be responsible to coordinate and comply with requirements by the Regional Water Quality Control Board, to file Notice of Intent (per Construction General Permit Order No. 2009-0009-DWQ as amended by 2010-0014 DWQ), and to monitor the project as to compliance with requirements until its completion. [Public Works]

15. **Home Owners Association:** Since the project subdivision will be using Ridgemark roads as ingress/egress, applicant shall be required to annex into Ridgemark Homeowners Association (HOA) or County Service Area (CSA) for the purpose of maintain ingress/egress roads. Furthermore, applicant shall be required to form a homeowners association per county code §23.25.007 or annex to Ridgemark HOA or CSA for purposes of maintenance of common facilities within the subdivision. [§23.25.007 (SBC Code)] [Public Works]

Notice of Availability for Public Review and Comment

To: San Benito County Assessor, San Benito County Clerk,
San Benito County Sheriff, San Benito County Fire, San Benito
County Environmental Health , Sunnyslope Water District.

From: San Benito County Planning Department
2301 Technology Parkway
Hollister, CA 95023

Contact Person: Robert Rivera; Associate Planner

Project File Name: Minor Subdivision 1241-16

Project Applicant: Bisceglia & Associates

Project Location: Ralph's Drive

Project Description: The applicant is proposing to subdivide property located along Ralph's Drive, within the Ridgemark community area. This proposed minor subdivision is limited to four (4) lots and was anticipated with the approval of the original Tyler Knoll subdivision. There are no existing structures on the subject parcel and none are proposed at this time. All water and sewer services will be provided by Sunnyslope Water District.

Parcel 1 proposed:	10,920 SF
Parcel 2 proposed:	11,715 SF
Parcel 3 proposed:	12,355 SF
Parcel 4 proposed:	11,735 SF

The existing detention basin located on the parcel will remain as constructed and will continue to serve the Ridgemark community. This notice is intended to advise that the San Benito County Planning Department has prepared a Negative Declaration (ND) for the project identified above. The public review period for the MND begins September 16th and ends October 7th, 2016.

The document is available for review at the County Planning Department at the above address. Comments may be addressed to the contact person noted above. Written comments are preferred and must be submitted to the County Planning Department by October 7th, 2016 at 5 p.m. Please reference the project title or file number in all communications.


Signature

Associate Planner
Title

09/16/2016
Date

SAN BENITO COUNTY
NOTICE OF PROPOSED NEGATIVE DECLARATION

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

This notice is to inform you that the San Benito County Planning Department has prepared an Initial Study and intends to recommend filing a Negative Declaration for the project identified below. The public review period for the Initial Study is from **September 16th to October 7th**. The document is available for review at the address listed below. Comments may be addressed to the contact person: Robert Rivera, written comments are preferred. Please use the project file number in all communication.

1. **Project title and/or file number:** Minor Subdivision – 1241-16
2. **Lead agency name and address:** San Benito County Planning Dept., 2301 Technology Parkway, Hollister, CA 95023
3. **Contact Person and phone number:** Robert Rivera, Associate Planner (831) 637-5313
4. **Project Location:** Ralph’s Drive, Hollister, CA , Assessor’s Parcel 020-540-037
5. **Project Sponsor's Name and Address:** Anthony Bisceglia, 25 Hawkins Street, Hollister CA 95023
6. **General Plan Designation:** Residential Mixed (RM)
7. **Zoning:** Single Family Residential District (R1), Residential Multiple
8. **Description of Project:** The applicant is proposing to subdivide property located along Ralph’s Drive, within the Ridgemark community. This proposed minor subdivision is limited to four lots. There are no existing structures on the subject parcel. All water and sewer services will be provided by Sunnyslope Water District.

Parcel 1 after the subdivision would be 10,920 sqft.

Parcel 2 after the subdivision would be 11,715 sqft.

Parcel 3 after the subdivision would be 12,355 sqft.

Parcel 4 after the subdivision would be 11,735 sqft.

A remainder parcel of 56,450 sqft would remain on the subject parcel as a retention pond for the Ridgemark community. No development is proposed in conjunction with the project, however future single family housing is an anticipated result of the proposed subdivision.

9. **Surrounding Land Uses and Setting:** The subject parcel in total is approximately 2.37 acres in size and the topography of the parcel is flat. The subject property has an existing detention pond what would remain within the remainder parcel. The properties located North, South, and West of the parcel are zoned single family residential, while the parcel on the west is zoned residential multiple. The subject parcel is surrounded by uses that are similar in nature, density and intensity of the proposed use.

Scenic Highway: No
Seismic: No
Fire Hazard: Urban unzoned
Floodplain: Zone X (outside the 500 year flood)
Archaeological Sensitivity: Low Sensitivity
Kit Fox Habitat: Within Impact Fee Area
Other Endangered or Sensitive Species: None known
Soils: AnC2, AnB

10. **Planning and Zoning**: The General Plan designates the property as Residential Mixed (RM) and the County Zoning designates the property as Single Family Residential (R1). The R1 zone is intended to provide areas of suitable housing with limitations to densities and uses. The single-family dwelling is the primary use while agricultural uses are intended to be of secondary importance. No new buildings are being proposed at this time; however the creation of 4 buildable lots would presume 4 future single family dwellings and improvements.

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

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

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

Determination.

On the basis of this initial evaluation:

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



Signature

Robert Rivera, Associate Planner
Printed Name

9/16/2014

Date

San Benito County Planning Department
Agency

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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I. AESTHETICS -- Would the project:

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|--------------------------|
| a) Have a substantial adverse effect on a scenic vista? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | X |
| b) Substantially damage scenic resources, including, but Not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | X |
| c) Substantially degrade the existing visual character or quality of the site and its surroundings? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | X |
| 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"/> | X | <input type="checkbox"/> |

a-b) [No Impact] The proposed project is not in the area of any scenic highway or resource and therefore would not have a significant effect on a scenic vista.

c) [No Impact] The proposed subdivision would not degrade the existing visual character or quality of the site. The proposed lots were anticipated with the original Tyler Knoll subdivision approval. Upon build-out, four (4) single-family dwellings would be consistent with the zoning, density and visual character of the surrounding parcels.

d) [Less than significant Impact] New light sources created by this project would not be substantial and would be subject to San Benito County Ordinance Title 19; Chapter 19.31 Development Lighting.

II. AGRICULTURE RESOURCES: In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. Of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the Project:

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|---|
| a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | X |
| b) Conflict with existing zoning for agricultural use, or a Williamson Act contract? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | X |
| c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | X |

Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104 (g))?

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|---|
| 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"/> | X |
| 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? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | X |

a) [No Impact] The site is designated as "Other Land" according to the San Benito County Important Farmland Map; therefore the project will not convert any unique or prime farmland.

b) [No Impact] The property is not currently under a Williamson Act Contract. The property is zoned for residential use, so it will not conflict with agricultural zoning.

c) [No Impact] The proposed project is consistent with the existing zoning, single-family residential, and will not impact, conflict or cause rezoning of forest land.

d) [No Impact] The project will not result in the loss of forest land or convert any forest land to non-forest use because the subject parcel does not contain any forest land.

e) [No Impact] The minor subdivision will not significantly interfere with the existing environment to indirectly convert farmland to non-agricultural use because the subject parcel as it exists is not farmland.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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III. AIR QUALITY -- Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:

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

number of people?

a-e) [No Impact] No construction or grading is proposed in combination with this project. The use is not expected to violate any air quality standards or expose sensitive receptors to substantial pollutants. The creation of buildable lots will indirectly induce construction of single family houses at an undetermined future date; however, the impact to air quality during construction would not be significant and would be temporary during the construction period. No sensitive receptors would be exposed to pollutants, and no odors would be created.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	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, by the California Department of Fish and Game or US Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
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 type="checkbox"/>	X
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X

a-f) [No Impact] Based upon all documents available for staff review, the site is not known to contain any federal or state listed endangered or special status species. The project will not adversely impact

federally protected wetlands or interfere with the movement of any known or establishes migratory wildlife. The project does not appear to conflict with any local policies or ordinance or applicable conservation plans, including the Tree Protection ordinance. The project does fall within the impact fee area for habitat conservation and a fee would be required.

V. CULTURAL RESOURCES -- Would the project:

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

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

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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VI. GEOLOGY AND SOIL -- Would the project:

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|--------------------------|
| a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving: | | | | |
| i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to the Division of Mines and Geology Special Publication 42. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | X |
| ii) Strong seismic ground shaking? | <input type="checkbox"/> | <input type="checkbox"/> | X | <input type="checkbox"/> |
| iii) Seismic-related ground failure, including liquefaction? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | X |

iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
c) Be located on a geologic unit or soil that is unstable or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
d) Be located on expansive soil, as defined in Table 18-1-B of the uniform building Code (1994), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X

a) *[No Impact] The project proposes to subdivide an existing parcel to create four buildable parcels. The parcel is not located near an Earthquake Fault Zone and would not expose people or structures to substantial adverse effects.*

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

c) *[No Impact] The parcel is designated as very low landslide susceptibility and due to the flat topography of the parcel, a landslide or liquefaction, lateral spreading or collapse is not expected.*

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

e) *[No Impact] No construction or grading is proposed for this project and water sewer services will be provided by Sunnyslope Water District. No septic or alternative waste water disposal system is proposed.*

	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
VII. GREENHOUSE GAS EMISSIONS – Would the project:				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>
b) Conflict with any applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>

Response:

a,b) *[Less Than Significant Impact] — Emissions of certain gases into the atmosphere are believed to have resulted in a warming trend across the globe, and human activity is believed to be an influence on this trend. Releases of greenhouse gases (GHG)—carbon dioxide (CO2), methane (CH4), nitrous oxide (N2O), and water vapor, which occur*

naturally and prevent the escape of heat energy from the Earth's atmosphere—are thought to have been unnaturally increased by activities such as fossil-fuel consumption. The warming trend became especially pronounced in the 1990s, thought to be the warmest years in human history. Believed future impacts of climate change may include significant weather-pattern changes, decreased water availability, increased occurrence of wildfires, and resulting health effects.

In 2006, State Assembly Bill (AB) 32, the Global Warming Solutions Act of 2006, set a goal of reducing GHG emissions to 1990 levels by 2020. Subsequently, 2007's State Senate Bill (SB) 97 added greenhouse-gas emissions to the set of environmental issues requiring analysis under CEQA.

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

Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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VIII. HAZARDS AND HAZARDOUS MATERIALS --

Would the project:

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|--------------------------|
| a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | X |
| b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | X |
| c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | X |
| d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code, Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | X |
| e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | X |
| f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people | <input type="checkbox"/> | <input type="checkbox"/> | X | <input type="checkbox"/> |

residing or working in the project area?

g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? X

h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands? X

a-d) [No Impact] The project does not involve the routine transport, use, storage or disposal of hazardous material therefore no significant hazard is expected.

e-f) [No Impact] The proposed project is not located near or within an airport land use plan or located near a private airstrip.

g-h) [No Impact] The project does not appear to impair implementation of any emergency response plan or expose people or structures to risk involving wildfires. The fire hazard for the subject parcel is low, designated urban unzoned.

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

a) Violate any water quality standards or waste discharge requirements? X

b) substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted? X

c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in substantial erosion or siltation on- or off-site? X

d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site? X

e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Expose people or structures to a significant risk or loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
k) Inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a-b) [No Impact] The proposed project will be served by Sunnyslope Water District for the delivery of water and removal of wastewater. Therefore, the project will not affect ground water supply.

c-d) [No Impact] The project will not alter the drainage patterns of any streams or rivers. The creation of a buildable lots and eventual addition of single family dwellings will not significantly alter drainage patterns because all new single family dwellings are required to adequately demonstrate storm water drainage capability. The lots will utilize the existing detention pond that was created on the remainder parcel upon the approval of the original Tyler Knolls subdivision.

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

g-k) [No Impact] The project is not located within a 100-year flood zone and no risk or exposure is expected due to flooding, inundation by seiche, tsunami, or mudflow.

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

a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
--	--------------------------	--------------------------	--------------------------	-------------------------------------

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|---|
| b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | X |
| c) Conflict with any applicable habitat conservation plan or natural community conservation plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | X |

a-c) [No Impact] The General Plan designation for this site is Residential Mixed (RM). The purpose of this designation is to allow areas of unincorporated urban uses where circulation and utility services exist. This will provide individuals with the opportunity to live in an unincorporated village or neighborhood atmosphere composed primarily of residential land uses with some commercial uses serving the residences. This designation applies to areas that are largely developed and have public infrastructure and services necessary to support the increased density. This project is consistent with the designation in that it promotes urban uses. The County Zoning Ordinance designates this property as Single Family Residential (R1.) The R1 zone is intended to provide areas of housing with limited densities. The limited creations of buildable lots are consistent with both the county General Plan and the County Zoning Ordinance.

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

XI. MINERAL RESOURCES -- Would the project:

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|---|
| a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | X |
| b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | X |

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

XII. NOISE -- Would the project result in:

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|--------------------------|
| a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies? | <input type="checkbox"/> | <input type="checkbox"/> | X | <input type="checkbox"/> |
| b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | X |
| c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project? | <input type="checkbox"/> | <input type="checkbox"/> | X | <input type="checkbox"/> |

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

e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels? X

f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels? X

a-b) [Less than significant] No building or grading is proposed in conjunction with the project; however the creation of buildable lots assume future single family dwellings. During construction and grading, persons may be exposed to minimal and temporary noise and groundborne vibrations. Construction hours will be limited by the County Ordinance.

c-d) [Less than significant] No building or grading is proposed with this project. Single-Family dwellings may be built at a future undetermined date, and this may increase periodic and temporary noise, however the increase in ambient noise is not expected to be significant.

e-f) [No Impact] This project is not within the vicinity of a public or private airport and therefore will not expose persons to excessive noise.

XIII. POPULATION AND HOUSING -- Would the project:

a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension or roads or other infrastructure)? X

b) Displace substantial numbers of existing housing necessitating the construction of replacement housing elsewhere? X

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

a) [Less than significant] No housing is proposed in conjunction with the project; however buildable lots will be created by the project for additional single family dwellings. Additional single family dwellings in the area would not substantially induce population growth in the area because the surrounding parcels conform to the minimum buildable size and are already developed. The proposed project would fill developable land within the surrounding parcels. The project is not proposing to extend any facilities that would induce population growth.

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

XIV. PUBLIC SERVICES

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

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Fire Protection?	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>
b) Police Protection?	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>
c) Schools?	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>
d) Parks?	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>
e) Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>

a) *[Less than significant] This site is located in the urban-unzoned fire hazard severity zone. Four future single family dwellings would be considered a minimal increase by the Fire Department. The Fire Department requires compliance with all fire safety standards; including access and fire suppression devices, the addition of four single family dwellings are considered a less than significant impact.*

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

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

d) *[Less than significant] Parks are expected to be minimally impacted by the addition of four single family dwellings, however the current recreation and park facilities will be adequate to serve minor addition.*

e) *[Less than significant] The need for future expansion of other public facilities is not expected to result from the approval of this project.*

XV. RECREATION --

- | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

a) *[Less than significant] The project will have a minimal impact on recreational facilities. This impact will be addressed through the County's in-lieu fee as a condition of approval.*

b). *[Less than significant] All existing facilities are expected be adequate and will not require any expansion.*

XVI. TRANSPORTATION/TRAFFIC -- Would the project:

- | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| a) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Substantially increase hazards due to a design feature (e.g. sharp curves, or dangerous intersections) or incompatible uses (e.g., farm equipment)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e) Result in inadequate emergency access? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| f) Result in inadequate parking capacity? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| g) Conflict with adopted policies, plans, and programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

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

c) *[No Impact] No air traffic patterns are expected to change due to the proposed project.*

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

XVII. UTILITIES AND SERVICE SYSTEMS --

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

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

d) [No Impact] The project will be supplied by Sunnyslope Water District. The project is not expected to have a significant impact on water supply to warrant new or expanded entitlements.

e) [No Impact] The proposed project in the future will be served by the Sunnyslope Water District. The future project development is not expected to have a substantial effect on Sunnyslope Water District and would not add or create a substantial demand for services.

f-g) [No Impact] The current landfill is expected to hold enough capacity to accommodate the marginal increase of use. If any hazardous materials are to be stored in any existing or proposed facilities/buildings/ or structures a hazardous materials business plan must be completed and submitted to the Division of Environmental Health.

XVIII. MANDATORY FINDINGS OF SIGNIFICANCE --

a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?

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)?

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

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

b)[Less than significant]The project has no or very small individually limited impacts and does not have the potential to have large cumulative impacts because of the specific circumstances regarding this parcel The subject parcel is within the appropriate zoning designation and general plan designation, and would be adequately served by existing infrastructure.

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

XVIII. LIST OF REFERENCES.

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

1. San Benito County General Plan
 - a. Housing Element
 - b. Land Use Element
 - c. Circulation Element
 - d. Noise Element
 - e. Natural and Cultural resources Element
 - f. Safety Element
 - g. Environmental Resources and Constraints Inventory
2. San Benito County Zoning Ordinance.
3. Soil Survey for San Benito County, 021-000-009, 1969, US Dept. of Agriculture, SCS.
4. Natural Diversity Data Base for San Benito County.
5. Field Inspection.
6. Staff Knowledge of Area.
7. Project File MS 1241-16 and LLA 16-590
8. Air Quality Management Plan; Monterey Bay Unified Air Pollution Control District.
9. Water Quality Control Plan for the Central Coastal Basin; California Regional Water Quality Control Board, Central Coast Region; September, 1994.
10. AMBAG Population Projections; Association of Monterey Bay Area Governments
11. Maps
 - a. General Plan Land Use Map
 - b. Zoning Map, San Benito County
 - c. Landslide Hazard Identification Maps: Relative Susceptibility Map
 - d. Landslide Hazard Identification Maps: Landslide and Related Features Map
 - e. Alquist Priolo Fault Hazard Maps, 1986
 - f. Fire Hazard Severity Zones in State Responsibility Areas
 - g. Flood Hazard Boundary Maps (FEMA), unmapped area, dated 9-27-91
 - h. San Benito County Sensitivity Maps, Prehistoric Cultural Resources
 - i. Kit Fox Habitat Conservation Plan Impact Fee Map
 - j. San Benito County Important Farmland 2012 Map, California Department of Conservation, Office of Land Conservation, Farmland Mapping and Monitoring Program

Attachments:

1. Tentative Map



Earth Systems

Pacific

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Hollister, CA 95023
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September 12, 2016

File No.: SH-11009-TD

Mr. Richard Scagliotti
P.O. Box 1954
Hollister, CA 95024

PROJECT: TYLER KNOLL PHASE II
RALPH'S DRIVE, HOLLISTER
SAN BENITO COUNTY, CALIFORNIA

SUBJECT: Updated Geotechnical Engineering Recommendations

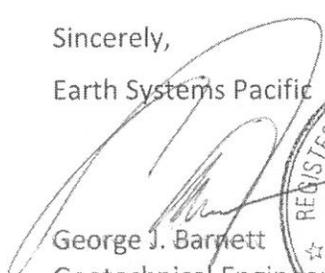
REF.: Updated Geotechnical Engineering Recommendations, Tyler Knoll Residential Development, Ralph's Way, APNs 20-54-28 & -30, and 20-33-29, Hollister, California, by Earth Systems Pacific, dated May 4, 2014

Dear Mr. Scagliotti:

In accordance with the request of Ms. Anne Hall of San Benito Engineering & Surveying, Inc., we are confirming that the recommendations contained in the referenced update report are applicable to Phase II of the Tyler Knoll residential development in the Hollister area of San Benito County (Parcels 1 through 4). Earth Systems Pacific observed the soil conditions and provided observation and compaction testing services during rough grading of the building pads. The soil conditions were generally similar to those encountered during our original subsurface investigation, and the building pads were constructed in substantial conformance with our recommendations.

We appreciate the opportunity to have been of service. Please feel free to contact me at your convenience if you have any questions or require additional information.

Sincerely,
Earth Systems Pacific


George J. Barnett
Geotechnical Engineer



Doc. No.: 1609-043.LTR/ev

**GEOTECHNICAL ENGINEERING REPORT
TYLER KNOLL RESIDENTIAL DEVELOPMENT
RALPH'S DRIVE, HOLLISTER
SAN BENITO COUNTY, CALIFORNIA**

December 3, 2008

Prepared for
R & L Development

Prepared by
Earth Systems Pacific
400 Park Center Drive, Suite 1
Hollister, CA 95023

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AUG 08 2016
SAN BENITO COUNTY
PLANNING & BUILDING



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December 3, 2008

File No. SH-11009-SA

Mr. Lynn Hilden
R & L Development
600 Mark's Drive
Hollister, CA 95023

PROJECT: TYLER KNOLL RESIDENTIAL DEVELOPMENT
RALPH'S DRIVE, HOLLISTER
SAN BENITO COUNTY, CALIFORNIA

SUBJECT: **Geotechnical Engineering Report**

REFERENCE: Proposal for a Geotechnical Engineering Investigation, Hilden Residential Development, Ralph's Drive, Hollister, San Benito County, California, by Earth Systems Pacific, dated September 25, 2008

Dear Mr. Hilden:

In accordance with your authorization of the above referenced proposal, this geotechnical engineering report has been prepared for use in development of plans and specifications for the planned Tyler Knoll residential development on Ralph's Drive in the Hollister area of San Benito County, California. Preliminary geotechnical recommendations for site preparation, grading, foundations, slabs-on-grade, exterior flatwork, pavement sections, utility trenches, site drainage, and finish improvements are presented herein. Five copies of this report are being furnished for your use, and an additional copy is being forwarded to San Benito Engineering & Surveying, Inc.

We appreciate the opportunity to have provided services for this project and look forward to working with you again in the future. Please do not hesitate to contact this office if there are any questions concerning this report.

Sincerely,

Earth Systems Pacific

George J. Barnett
Geotechnical Engineer



Distribution: R & L Development, Attn: Mr. Lynn Hilden (6)
San Benito Engineering & Surveying, Inc., Attn: Ms Anne Hall (1)

Doc. No.: 0812-504.SER



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APPENDICES

APPENDIX A

Exploratory Boring Location Map

Boring Logs

APPENDIX B

Laboratory Test Results



1.0 INTRODUCTION

The Tyler Knoll development will be a 14-lot residential subdivision located beyond the extension of Ralph's Drive in the Hollister area of San Benito County. As shown on the Tentative Map by San Benito Engineering & Surveying, Inc., the lots will be accessed by the extension of Ralph's drive and a new cul-de-sac street. Site grading will entail cuts and fills on the order of 2 feet and 4 feet, respectively. Plans for the residences were not provided for our review, but we understand that they will be one or two story conventional light frame structures with attached garages. The living areas will utilize raised wood floors, and the garages will have concrete slabs-on-grade. The development will be served by municipal utilities.

2.0 SCOPE OF SERVICES

The scope of work for the geotechnical engineering investigation included a general site reconnaissance, subsurface exploration, laboratory testing of selected samples, engineering evaluation of the data collected and preparation of this report. The analysis and subsequent recommendations were based on the Tentative Map by San Benito Engineering & Surveying, Inc., Sheet 1 of 1, dated February 2007, and on other information provided by the client.

The report and recommendations are intended to comply with the considerations of Section 1802 of the California Building Code (CBC), 2007 Edition, and common geotechnical engineering practice in this area at this time under similar conditions. The tests were performed in general conformance with the standards noted, as modified by common geotechnical practice in this area at this time under similar conditions.

Preliminary geotechnical recommendations for site preparation, grading, foundations, slabs-on-grade, exterior flatwork, pavement sections, utility trenches, site drainage, and finish improvements are presented to guide the development of project plans and specifications. It is our intent that this report be used by the client to form the geotechnical basis of the design of the project as described herein, and in the preparation of plans and specifications.

Evaluation of the site geology, and analyses of the soil for asbestos (either man-made or naturally occurring), mold or other microbial content, corrosion potential, radioisotopes, hydrocarbons, or other chemical properties are beyond the scope of this report. This report does not address issues in the domain of contractors such as, but not limited to, site safety, loss of volume due to stripping of the site, shrinkage of soils during compaction, excavatability, shoring, temporary



slope angles, and construction means and methods. Ancillary structures such as swimming pools, temporary access roads, fences, light poles, and nonstructural fills are not within our scope and are also not addressed.

To verify that pertinent issues have been addressed and to aid in conformance with the intent of this report, it is requested that final grading and foundation plans be submitted to this office for review. In the event that there are any changes in the nature, design, or locations of improvements, or if any assumptions used in the preparation of this report prove to be incorrect, the conclusions and recommendations contained herein shall not be considered valid unless the changes are reviewed and the conclusions of this report are verified or modified in writing by the geotechnical engineer. The criteria presented in this report are considered preliminary until such time as they are verified or modified in writing by the geotechnical engineer in the field during construction.

3.0 SITE SETTING

The site is located beyond the existing terminus of Ralph's Drive in the Hollister area of San Benito County, California. Beyond the southwest corner of the planned development area is a San Benito County Water District stormwater control pond that has an embankment dam. Northeast of the site is the Sunnyslope County Water District office. The other adjacent properties are developed residential. At the time of the investigation, the site was vacant of structures, and the majority of the ground surface had recently been disked. A water well and pump station were present on the northern section of the site. The pump station and well were accessed by gravel driveways. Topographically, the proposed development area sloped gently toward the northwest.

4.0 FIELD INVESTIGATION AND LABORATORY TESTING

The subsurface exploration consisted of six borings drilled at the site on November 14, 2008. The borings were drilled using a Mobile Drill rig, Model B56, equipped with an 8-inch outside diameter, continuous flight, hollow stem auger. The approximate locations of the borings are shown on the Exploratory Boring Location Map in Appendix A.

Soils encountered in the borings were categorized and logged in general accordance with the Unified Soil Classification System. Copies of the boring logs are included in Appendix A. As the borings were drilled, soil samples were obtained using a ring-lined barrel sampler (ASTM



D 3550-01 (2007) with shoe similar to D 2937-04), standard penetration tests were performed at selected intervals (ASTM D 1586-99), and bulk samples were obtained from the auger cuttings.

Selected ring samples of the soil were tested for moisture and density (ASTM D 2937-04, modified for ring liners). Two ring samples were also tested for plasticity index (ASTM D 4318-05) and grain size distribution (ASTM D 422-63 (2007) and D 1140-06). Bulk samples were tested for R-value (ASTM D 2844-07) and maximum dry density/optimum moisture content (ASTM D 1557-07). Copies of the laboratory test results are included in Appendix B.

5.0 GENERAL SUBSURFACE PROFILE

The upper soils at the boring locations consisted of lean and fat clays (CL and CH) that had variable sand contents. Except for the soft previously disked upper few inches at some locations, the upper soils had stiff to hard consistencies. Layers of dense clayey sands (SC) were present beneath the surface clays at the locations of Borings 1 and 6. Medium dense to very dense silty sands (SM) that had variable gravel contents were present below depths ranging from approximately 7 to 10-½ feet. In the deep boring (Boring 1) dense to very dense silty gravel with sand (GM) was present between depths of 18 and 29 feet, where very stiff lean clay (CL) was encountered. The soils were generally moist at the time of drilling. Free subsurface water was not encountered within the 30-foot depth of exploration.

6.0 CONCLUSIONS

Site Suitability: Based on the results of the field investigation and the laboratory testing program, in our opinion, the site is geotechnically suitable for the proposed Tyler Knoll residential development provided that the recommendations contained herein are implemented in the design and construction. The primary geotechnical concerns are the expansion potential of the soil and the soft consistency of the upper soil due to the previous disking.

Soil Expansion Potential: Plasticity index tests of two samples of the near-surface soil samples resulted in plasticity indices of 21 and 47. These values indicate that the samples tested have moderate to very high expansion potentials. Expansive soils tend to swell with increases in soil moisture and shrink as the soil moisture decreases. The volume changes that the soils undergo in this cyclical pattern can stress and damage slabs and foundations if precautionary measures are not incorporated into the construction procedure. Footings are typically deepened to the zone of lesser soil moisture fluctuation, and concrete slabs and exterior flatwork are typically protected



by covering the slab and flatwork areas with nonexpansive material. The soil should also be moisture conditioned to reduce the potential for future expansion.

Seismic Setting: The site is located within the seismically active Hollister Valley but is outside Alquist-Priolo Earthquake Fault Zones. According to the Maps of Known Active Fault Near Source Zones in California and Adjacent Portions of Nevada (International Conference of Building Officials, February 1998), the site is within 2 km of the Type B Calaveras Fault (south segment). The nearest Type A fault is the San Andreas Fault (Pajaro segment), located about 12 km to the west. Strong ground shaking should be expected during the design life of the planned facility. At a minimum, the planned improvements should be designed to resist seismic shaking in accordance with current California Building Code (CBC) requirements. Seismic design parameters based on the 2007 edition of the CBC are presented later in the report.

Liquefaction Potential: The term liquefaction refers to the liquefied condition and subsequent softening that can occur in soils when they are subjected to cyclic strains, such as those generated during a seismic event. Studies of areas where liquefaction has occurred have led to the conclusion that saturated soil conditions in sufficient thickness, low soil density, grain sizes within a certain range, and a sufficiently strong earthquake, in combination, create a potential for liquefaction. The site is located in an area designated as having a very low liquefaction potential in the document "Liquefaction Susceptibility of the Hollister Area San Benito County, California, Final Technical Report", USGS Award No. 1434-HQ-97-GR-03125, by Lewis Rosenberg, dated February 1998, and conditions conducive to liquefaction were not encountered in our exploratory borings. Thus, measures to mitigate liquefaction are not considered necessary for the project.

7.0 RECOMMENDATIONS

Site Preparation and Grading

1. Prior to grading, the ground surface should be cleared of vegetation, large roots, debris, and other potentially deleterious materials. Existing utility lines that will not be serving the development should be either removed or abandoned. The appropriate method of utility abandonment will depend upon the type and depth of the utility. Recommendations for abandonment can be made as necessary. Site preparation operations should be observed by the geotechnical engineer before continuing grading.



2. The soil in the building areas should be removed (overexcavated) to a minimum depth of 1 foot below existing grade. The overexcavated areas should extend a minimum of 5 feet beyond the perimeters of the foundations and exterior flatwork attached to the structures. Overexcavation should not be necessary in areas where cuts will have depths of 1 foot or greater unless potentially adverse conditions are observed in the cuts. The overexcavated and cut surfaces should be observed by the geotechnical engineer prior to continuing grading. If potentially adverse conditions are observed during grading, additional depth of overexcavation or other remedial grading measures may be recommended by the geotechnical engineer.
3. The overexcavated surfaces should be cross-scarified to an approximate depth of 8 inches, moisture conditioned to a level above optimum, and recompact to a minimum of 90 percent of maximum dry density. Cut surfaces beyond the buildings, and other surfaces to receive fill, exterior flatwork, or other improvements should be scarified and recompact in a similar manner.
4. The previously overexcavated material can be replaced as compacted fill provided that it is cleared of potentially deleterious materials. The fill should be placed in lifts not exceeding 8 inches in uncompacted thickness, moisture conditioned to a level above optimum moisture content, and compacted to a minimum of 90 percent of maximum dry density. Organics and any debris, and irreducible material larger than 4 inches in diameter should be removed from the soil to be compacted.
5. If fill is to be imported for general use at the site, the fill should be coarse grained (ASTM D 2488-06) with a plasticity index (ASTM D 4318-05) of 20 or less. Proposed imported soils should be evaluated by a representative of this firm before being transported to the site, and on an intermittent basis during placement on the site.
6. To help reduce the effects of soil expansion on floor slabs for the garage or other slabs forming a part of a structure, a minimum of 15 inches of nonexpansive material should be placed in the slab area. Nonexpansive import should also be used to reduce the effects of soil expansion on exterior flatwork (refer to Slabs-on-grade and Exterior Flatwork).
7. Nonexpansive material is defined as being coarse grained (ASTM D 2487-06) with a plasticity index (ASTM D 4318-05) of 12 or less. Proposed nonexpansive material and other imported soils should be evaluated by a representative of this firm before being



transported to the site, and on an intermittent basis during placement on the site. Processed aggregate base would be suitable for use as nonexpansive material. The slab and flatwork areas should be periodically moistened as necessary prior to placement of the nonexpansive import to maintain the soil moisture content above optimum.

8. In areas to be paved, the upper 12 inches of subgrade soil and the aggregate base courses should be compacted to a minimum 95 percent of maximum dry density. The subgrade and base should be firm and unyielding when proofrolled with heavy, rubber-tired equipment prior to continuing construction. The subgrade soil should be periodically moistened as necessary prior to placement of the aggregate base to maintain the soil moisture content above optimum.
9. Due to the fine-grained nature of the upper native soils, there is a potential for the soils to become unstable during grading. Unstable soils hinder compactive effort and are inappropriate for placement of additional fill. Alternatives to correct instability include aeration to dry the soils and the use of gravel or geotextiles, and chemical (quicklime/cement) treatment as stabilizing measures. Recommendations for stabilization should be provided by a representative of this firm as needed during construction.
10. Cut and fill slopes should not be steeper than 2:1, measured horizontally to vertically.

Foundations

1. The residences should be supported by conventional continuous footings bearing entirely in firm native or compacted soil. To penetrate through the zone most affected by soil expansion, the footings should have minimum depths of 24 inches (trenching depth) below lowest adjacent grade.
2. Minimum widths of continuous footings should be 12 inches. Isolated spread footings should be a minimum of 18 inches wide. All footings should be reinforced as directed by the architect/engineer.
3. Footings should be designed using a maximum allowable bearing capacity of 2,000 psf dead plus live load. This value may be increased by one-third when transient loads such as wind or seismicity are included. Using these criteria, long term total and differential foundation settlements are expected to be less than 1 inch and ½ inch, respectively.



- The seismic design parameters for the site per Chapter 16 of the California Building Code (2007 Edition) are as follows. The values were determined utilizing the USGS Earthquake Hazards Program Earthquake Ground Motion Parameter Java Application and the NEHRP Recommended Provisions for Seismic Regulations for New Buildings and Other Structures.

Site Class = D (stiff soil profile)

Short Term Spectral Response Parameter, $S_s = 1.61g$

1 Second Spectral Response Parameter, $S_1 = 0.7g$

Site Coefficient, $F_a = 1.0$

Site Coefficient, $F_v = 1.5$

- Resistance to lateral loads should be calculated based on a passive equivalent fluid pressure of 300 pcf and a friction factor of 0.3. Passive and frictional resistance can be combined in the calculations. These values are based on the assumption that backfill adjacent to foundations is adequately compacted.
- Footing excavations should be observed by a representative of this firm prior to placement of formwork or reinforcement. The footing excavations should be moistened to close any desiccation cracks prior to placement of concrete.

Slabs-on-Grade and Exterior Flatwork

- Interior slabs-on-grade and exterior concrete flatwork should have minimum thicknesses of 4 full inches and should be reinforced as directed by the architect/engineer. Based on soil expansion only, interior slab reinforcement should consist of #3 rebar spaced at 18 inches on center each way. Due to the soil expansion potential, steel reinforcement should also be provided for exterior flatwork.
- Interior slabs and foundations should be doweled together as required by the architect/engineer; based on soil expansion potential only, the dowels should be a minimum of #3 rebar spaced on 18-inch centers. The garage slabs can be designed to be "free floating" based on the specifications of the architect/engineer. However, the slabs should be structurally connected to the perimeter foundations at door openings.
- To help protect floor slabs from damage due to expansive soils, they should be underlain by a minimum of 15 inches of nonexpansive imported material (refer to Site Preparation



and Grading). If the slabs are to be underlain with sand and/or gravel layers, those layers can be considered part of the nonexpansive imported material.

4. In areas where moisture transmitted from the subgrade would be undesirable, a vapor retarder should be utilized beneath the floor slab. The vapor retarder should comply with ASTM Standard Specification E 1745-97 (Reapproved 2004) and the latest recommendations of ACI Committee 302. The vapor retarder should be installed in accordance with ASTM Standard Practice E 1643-98 (2005). Care should be taken to properly lap and seal the vapor retarder, particularly around utilities, and to protect it from damage during construction.
5. If sand, gravel or other permeable material is to be placed over the vapor retarder, the material over the vapor retarder should be only lightly moistened and not saturated prior to casting the slab concrete. Excess water above the vapor retarder would increase the potential for moisture damage to floor coverings and could increase the potential for mold growth or other microbial contamination.
6. Exterior flatwork should be cast on a minimum 6-inch layer of compacted, nonexpansive material such as clean sand or aggregate base. A greater thickness of nonexpansive material would enhance flatwork performance. Prior to placement of the nonexpansive material, the soil surface in the flatwork area should be at or above optimum moisture content, and no desiccation cracks should be present.
7. Assuming that movement (i.e., ¼-inch or more) of exterior flatwork beyond the structure is acceptable, the flatwork should be designed to be independent of the building foundations. The flatwork should not be doweled to foundations, and a separator should be placed between the two.
8. If differential movement of flatwork is considered undesirable, the flatwork should be designed and constructed in roughly the same manner as the structure slabs, and reinforced footings should be provided around the perimeter of the flatwork.
9. Prior to placement of the concrete, the soil surface should be at or above optimum moisture content, and no desiccation cracks should be present. To reduce shrinkage cracks in concrete, the concrete aggregates should be of appropriate size and proportion, the water/cement ratio should be low, the concrete should be properly placed and finished, contraction joints should be installed, and the concrete should be properly cured.



Concrete materials, placement and curing specifications should be at the direction of the architect/engineer.

Pavement Sections

The following pavement sections were based on an R-value of 3, resulting from a test of the upper fat clay with sand at the site. The pavement sections should be revised as necessary based on the results of future R-value tests of imported material that may be placed in the pavement areas. The asphalt concrete (A.C.) sections were designed in accordance with the Caltrans Highway Design Method for Traffic Indices (T.I.s) of 4.0 through 7.5. Determination of the appropriate T.I. for each area to be paved is the province of the design engineer and the County of San Benito Public Works Department. The calculated base and A.C. thicknesses are for compacted material. Normal Caltrans construction tolerances should apply. The aggregate base should conform to Caltrans Class 2.

R-value	Traffic Index	A.C. Thickness	Class 2 Base Thickness
2	4.0	2.25"	8"
2	4.5	2.50"	9"
2	5.0	2.75"	10"
2	5.5	3.00"	12"
2	6.0	3.25"	13"
2	6.5	3.75"	14"
2	7.0	4.00"	16"
2	7.5	4.25"	18"

1. In areas to be paved or to receive aggregate base-covered surfaces, the upper 12 inches of subgrade soil and the aggregate base courses should be compacted to a minimum 95 percent of maximum dry density. The subgrade and base should be firm and unyielding when proofrolled with heavy, rubber-tired equipment prior to paving. The subgrade soils should be periodically moistened as necessary prior to placement of the aggregate base to maintain the soil moisture content near optimum.
2. The subgrade and base should be firm and unyielding when proofrolled with heavy, rubber-tired equipment prior to continuing construction.
3. To provide stability for curbs, they should be set back to a minimum of 3 feet from the tops of slopes. Foundations may be provided to increase curb stability, particularly atop slopes.



4. Pavement longevity will be enhanced if the surface grade drains away from the edges of the pavement. Finished A.C. surfaces should slope toward drainage facilities at 2 percent where practicable, but in no case should water be allowed to pond.
5. Cutoff walls below curbs and around landscape islands may be used to extend the life of the pavement by reducing irrigation water and runoff that seeps into the aggregate base. Where utilized, cutoff walls should extend through the aggregate base to penetrate a minimum of 3 inches into the subgrade soils.
6. To reduce migration of surface drainage into the subgrade, maintenance of the paved areas is critical. Any cracks that develop in the A.C. should be promptly sealed.

Utility Trenches

1. A select, noncorrosive, granular, easily compacted material should be used as bedding and shading immediately around utility pipes. The site soils may be used for trench backfill above the select material. If obtaining compaction is difficult with the site soils, use of a more easily compacted sand may be desirable. The upper foot of backfill should consist of native material to reduce the potential for seepage of water into the backfill.
2. The upper 12 inches of trench backfill in areas to be paved or to receive aggregate base-covered surfaces should be compacted to a minimum 95 percent of maximum dry density. Trench backfill in other areas should be compacted to a minimum of 90 percent of maximum dry density. Jetting of utility trench backfill should not be allowed.
3. Where utility trenches extend under perimeter foundations, the trenches should be backfilled entirely with native soil compacted to a minimum of 90 percent of maximum dry density. The zone of native soil should extend to a minimum distance of 2 feet on both sides of the foundation. If utility pipes pass through sleeves cast into the perimeter foundations, the annulus between the pipes and sleeves should be completely sealed.

Site Drainage and Finish Improvements

1. Unpaved ground surfaces should be finish graded to direct surface runoff away from site improvements at a minimum 2 percent grade for a minimum distance of 5 feet. If this is not practicable due to the terrain or other site features, swales with improved surfaces should be provided to divert drainage away from improvements.



2. Runoff from driveways, roof gutters, downspouts, planter drains and other improvements should discharge in a non-erosive manner away from foundations, pavements, and other improvements.
3. Stabilization of surface soils, particularly those disturbed during construction, by vegetation or other means during and following construction is essential to protect the site from erosion damage. Care should be taken to establish and maintain vegetation. The landscaping must be planned and installed to maintain proper surface drainage conditions.
4. Raised planter beds adjacent to foundations should be provided with sealed sides and bottoms so that irrigation water is not allowed to penetrate the subsurface beneath foundations. Outlets should be provided in the planters to direct accumulated irrigation water away from foundations.
5. Due to the soil expansion potential, open areas adjacent to exterior flatwork should be irrigated or otherwise maintained so that constant moisture conditions are created throughout the year. Irrigation systems should be controlled to the minimum levels that will sustain the vegetation without saturating the soil.

8.0 OBSERVATION AND TESTING

1. It must be recognized that the recommendations contained in this report are based on a limited subsurface investigation and rely on continuity of the subsurface conditions encountered. It is assumed that this firm will be retained to provide consultation during the design phase, to review final plans once they are available, to interpret this report during construction, and to provide construction monitoring in the form of testing and observation.
2. The standard tests used to define maximum dry density and field density should be ASTM D 1557-07 and ASTM D 6938-07b, respectively, or other methods acceptable to the geotechnical engineer and jurisdiction.
3. At a minimum, the following items should be reviewed, tested, or observed by this firm:
 - Final grading and foundation plans
 - Stripping and clearing of vegetation, roots and deleterious materials
 - Overexcavation to the recommended depth



- Scarification and recompaction
 - Imported fill
 - Fill placement and compaction
 - Nonexpansive imported material
 - Foundation excavations
 - Compaction of utility trench backfill
 - Compaction of pavement subgrade and aggregate base
4. It will be necessary to develop a program of quality control prior to beginning grading. It is the responsibility of the owner, contractor, or project manager to determine any additional inspection items required by other design professionals or the governing jurisdiction. A preconstruction conference between a representative of the owner, this firm, the architect/engineer and contractors is recommended to discuss planned construction procedures and quality control requirements. This firm should be notified at least 48 hours prior to beginning grading operations.
5. If Earth Systems Pacific is not retained to provide construction observation and testing services, it shall not be responsible for the interpretation of the information by others or any consequences arising therefrom.

9.0 CLOSURE

This report is valid for conditions as they exist at this time for the type of project described herein. Our intent was to perform the investigation in a manner consistent with the level of care and skill ordinarily exercised by members of the profession currently practicing in the locality of this project under similar conditions. No representation, warranty, or guarantee is either expressed or implied. This report is intended for the exclusive use by the client as discussed in the Scope of Services section. Application beyond the stated intent is strictly at the user's risk.

If changes with respect to the project type or location become necessary, if items not addressed in this report are incorporated into plans, or if any of the assumptions stated in this report are not correct, this firm shall be notified for modifications to this report. Any items not specifically addressed in this report shall comply with the California Building Code and the requirements of the governing jurisdiction.



The preliminary recommendations of this report are based upon the geotechnical conditions encountered during the investigation, and may be augmented by additional requirements of the architect/engineer, or by additional recommendations provided by this firm based on conditions exposed at the time of construction.

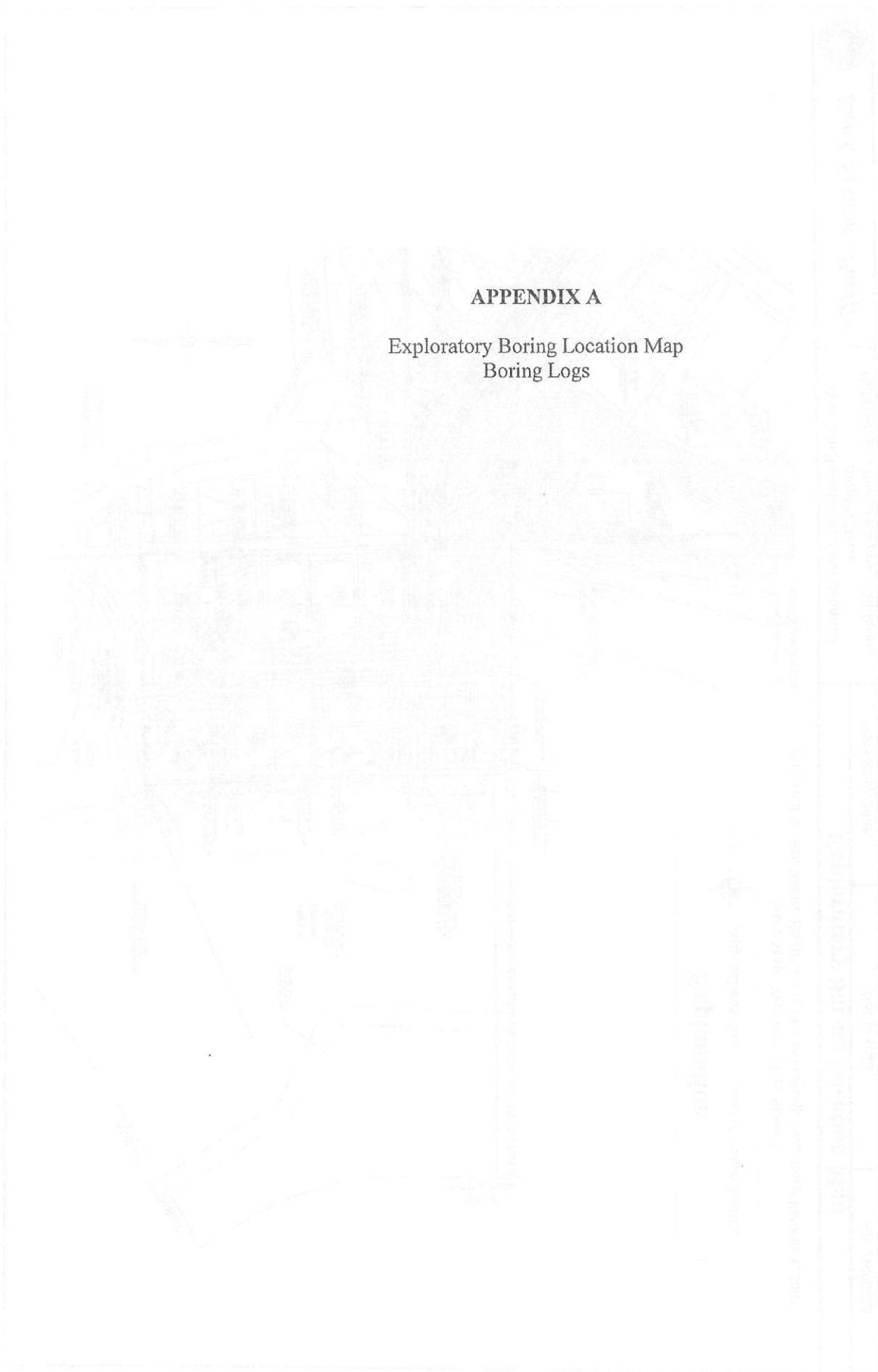
This document, the data, conclusions, and recommendations contained herein are the property of Earth Systems Pacific. This report shall be used in its entirety, with no individual sections reproduced or used out of context. Copies may be made only by Earth Systems Pacific, the client, and his authorized agents for use exclusively on the subject project. Any other use is subject to federal copyright laws and the written approval of Earth Systems Pacific.

Thank you for this opportunity to have been of service. Please feel free to contact this office at your convenience if you have any questions regarding this report.

End of Text

APPENDIX A

Exploratory Boring Location Map Boring Logs



Boring No.	Location	Depth (ft)	Remarks
B-1
B-2
B-3
B-4
B-5
B-6
B-7
B-8
B-9
B-10
B-11
B-12
B-13
B-14
B-15
B-16
B-17
B-18
B-19
B-20
B-21
B-22
B-23
B-24
B-25
B-26
B-27
B-28
B-29
B-30
B-31
B-32
B-33
B-34
B-35
B-36
B-37
B-38
B-39
B-40
B-41
B-42
B-43
B-44
B-45
B-46
B-47
B-48
B-49
B-50
B-51
B-52
B-53
B-54
B-55
B-56
B-57
B-58
B-59
B-60
B-61
B-62
B-63
B-64
B-65
B-66
B-67
B-68
B-69
B-70
B-71
B-72
B-73
B-74
B-75
B-76
B-77
B-78
B-79
B-80
B-81
B-82
B-83
B-84
B-85
B-86
B-87
B-88
B-89
B-90
B-91
B-92
B-93
B-94
B-95
B-96
B-97
B-98
B-99
B-100



Earth Systems Pacific

Tyler Knoll Residential Development
Ralph's Drive
Hollister San Benito County, California

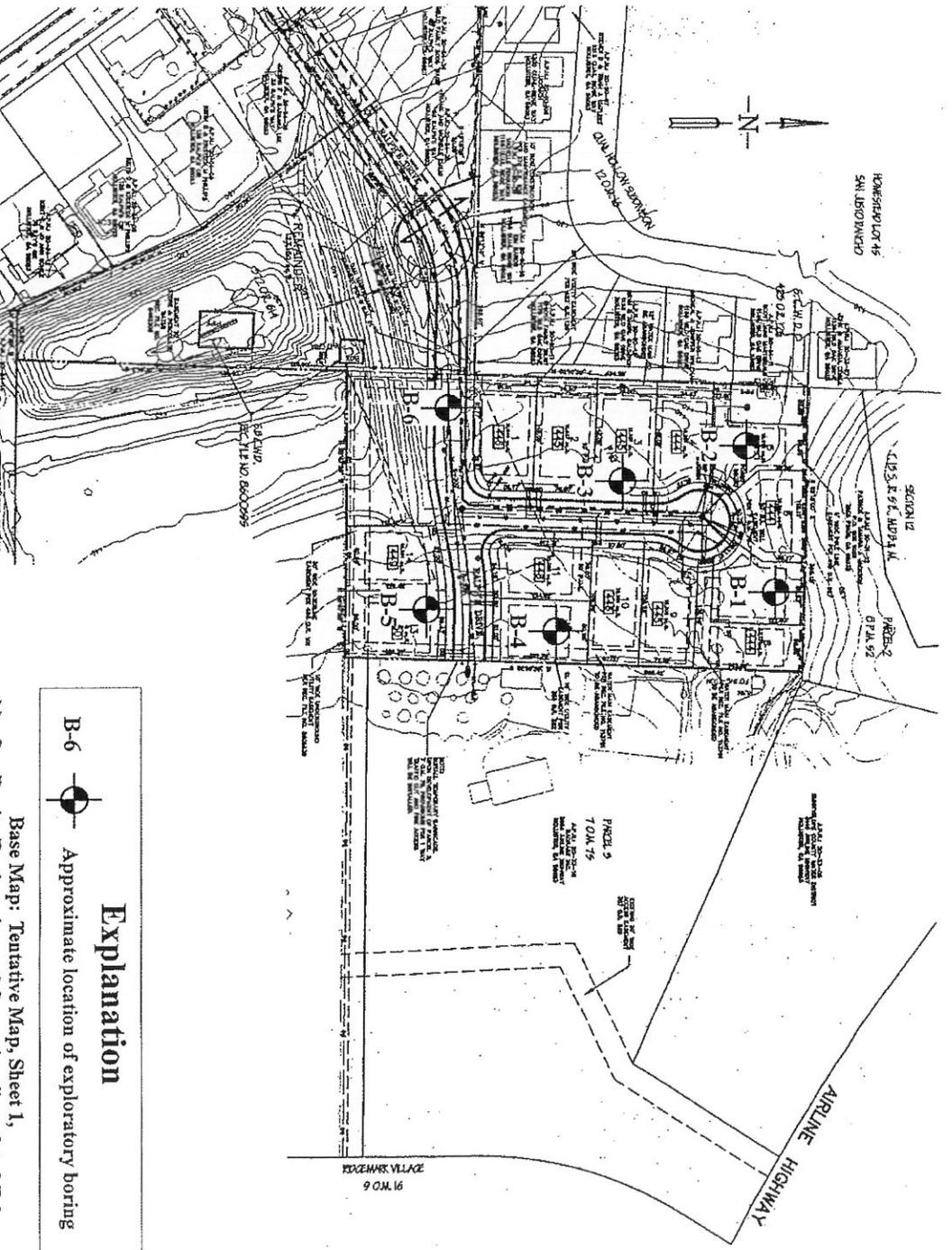
November 2008

Exploratory Boring Location Map

Not to scale

SH-11009-SA

prepared by San Benito Engineering and Surveying, Inc., dated February, 2007



Explanation

B-6  Approximate location of exploratory boring

Base Map: Tentative Map, Sheet 1,



Earth Systems Pacific

Boring No. 1

PAGE 1 OF 2

LOGGED BY: B. Faust
 DRILL RIG: Mobile B-56
 AUGER TYPE: 8" Hollow Stem

JOB NO.: SH-11009-SA
 Date: 11/14/08

DEPTH (feet)	USCS CLASS	SYMBOL	TYLER KNOLL RESIDENTIAL DEVELOPMENT Ralph's Drive APN's 20-54-28, 20-54-30 & 20-33-29 Hollister, San Benito County, California	SAMPLE DATA				
				INTERVAL (feet)	SAMPLE TYPE	DRY DENSITY (pcf)	MOISTURE (%)	BLOWS PER 12 IN.
SOIL DESCRIPTION								
0 - 1 - 2 - 3	CL		Yellow brown LEAN CLAY with sand, moist, very stiff, fine to medium sand	0.0-5.0	○			
4 - 5 - 6 - 7 - 8	SC		Yellow brown CLAYEY SAND, moist, dense, mostly medium sand, trace fine gravel	2.0-2.5	■	112.7	17.6	33
9 - 10 - 11 - 12 - 13 - 14 - 15 - 16 - 17 - 18	SM		Gray to yellow brown SILTY SAND with gravel, moist, medium dense, mostly medium sand, fine gravel present in zones	4.5-5.0	■			57
19 - 20 - 21 - 22 - 23 - 24 - 25 - 26	GM		Gray to yellow brown SILTY GRAVEL with sand, moist, dense to very dense, fine to coarse gravel	8.5-10.0	●			15
			-dense	13.5-15.0	●			36
				18.5-20.0	●			49
			-mostly fine gravel	23.5-25.0	●			50/4"
			Boring continues...					

LEGEND: ■ Ring Sample ○ Bulk Sample □ Shelby Tube Sample ● SPT

NOTE: This log of subsurface conditions is a simplification of actual conditions encountered. It applies at the location and time of drilling. Subsurface conditions may differ at other locations and times.



Earth Systems Pacific

Boring No. 1

LOGGED BY: B. Faust
 DRILL RIG: Mobile B-56
 AUGER TYPE: 8" Hollow Stem

PAGE 2 OF 2
 JOB NO.: SH-11009-SA
 DATE: 11/14/08

DEPTH (feet)	USCS CLASS	SYMBOL	TYLER KNOLL RESIDENTIAL DEVELOPMENT Ralph's Drive APN's 20-54-28, 20-54-30 & 20-33-29 Hollister, San Benito County, California	SAMPLE DATA				
				INTERVAL (feet)	SAMPLE TYPE	DRY DENSITY (pcf)	MOISTURE (%)	BLOWS PER 12 IN.
27								
28	GM		(see previous description)	28.5-30.0	●			24
29	CL		Yellow LEAN CLAY, moist, very stiff, some fine sand					
30			End of Boring @ 30.0'					
31			No subsurface water encountered					
32								
33								
34								
35								
36								
37								
38								
39								
40								
41								
42								
43								
44								
45								
46								
47								
48								
49								
50								
51								
52								
53								

LEGEND: Ring Sample Bulk Sample Shelby Tube Sample SPT

NOTE: This log of subsurface conditions is a simplification of actual conditions encountered. It applies at the location and time of drilling. Subsurface conditions may differ at other locations and times.



Earth Systems Pacific

Boring No. 2

PAGE 1 OF 1

LOGGED BY: B. Faust

DRILL RIG: B-56

JOB NO.: SH-11009-SA

AUGER TYPE: 8" Hollow Stem

DATE: 11/14/08

DEPTH (feet)	USCS CLASS	SYMBOL	TYLER KNOLL RESIDENTIAL DEVELOPMENT					
			Ralph's Drive APN's 20-54-28, 20-54-30 & 20-33-29 Hollister, San Benito County, California					
SOIL DESCRIPTION			INTERVAL (feet)	SAMPLE TYPE	DRY DENSITY (pcf)	MOISTURE (%)	BLOWS PER 12 IN.	
0 - 1 - 2 - 3	CH		Dark yellow brown FAT CLAY with sand, moist, stiff, fine to medium sand	1.0-2.5	●			14
3 - 4 - 5 - 6 - 7	CL		Olive gray LEAN CLAY, moist, hard, caliche vugs and coatings	4.5-5.0	■	107.9	14.6	60
7 - 8 - 9 - 10 - 11 - 12 - 13 - 14 - 15	SM		Gray to yellow brown SILTY SAND with gravel, moist, medium dense, medium to coarse sand, fine gravel in zones	8.5-10.0	●			15
			-dense					
				13.5-15.0	●			39
			-some coarse gravel in cutting					
15 - 16 - 17 - 18 - 19 - 20 - 21 - 22 - 23 - 24 - 25 - 26			End of Boring @ 15.0' No subsurface water encountered					

LEGEND: ■ Ring Sample ○ Bulk Sample □ Shelby Tube Sample ● SPT

NOTE: This log of subsurface conditions is a simplification of actual conditions encountered. It applies at the location and time of drilling. Subsurface conditions may differ at other locations and times.



Earth Systems Pacific

Boring No. 3

LOGGED BY: B. Faust
 DRILL RIG: B-56
 AUGER TYPE: 8" Hollow Stem

PAGE 1 OF 1
 JOB NO.: SH-11009-SA
 DATE: 11/14/08

DEPTH (feet)	USCS CLASS	SYMBOL	TYLER KNOLL RESIDENTIAL DEVELOPMENT Ralph's Drive APN's 20-54-28, 20-54-30 & 20-33-29 Hollister, San Benito County, California	SAMPLE DATA				
				INTERVAL (feet)	SAMPLE TYPE	DRY DENSITY (pcf)	MOISTURE (%)	BLOWS PER 12 IN.
SOIL DESCRIPTION								
0 - 1 - 2 - 3 - 4	CH		Disced Dark yellow brown FAT CLAY with sand, moist, very stiff to hard, fine to medium sand	2.0-2.5		109.8	13.7	38
5 - 6 - 7	CL		Olive gray LEAN CLAY with sand, moist, hard, fine sand, caliche coatings	4.5-5.0		110.4	12.7	47
8 - 9 - 10 - 11 - 12 - 13 - 14 - 15	SM		Yellow brown SILTY SAND, moist, medium dense, medium to coarse sand -dense to very dense -some fine gravel	8.5-10.0 13.5-15.0	 			17 55
16 - 17 - 18 - 19 - 20 - 21 - 22 - 23 - 24 - 25 - 26			End of Boring @ 15.0' No subsurface water encountered					

LEGEND: Ring Sample Bulk Sample Shelby Tube Sample SPT
 NOTE: This log of subsurface conditions is a simplification of actual conditions encountered. It applies at the location and time of drilling.
 Subsurface conditions may differ at other locations and times.



Earth Systems Pacific

Boring No. 4

PAGE 1 OF 1

LOGGED BY: B. Faust

DRILL RIG: B-56

JOB NO.: SH-11009-SA

AUGER TYPE: 8" Hollow Stem

DATE: 11/14/08

DEPTH (feet)	USCS CLASS	SYMBOL	TYLER KNOLL RESIDENTIAL DEVELOPMENT		SAMPLE DATA				
			Ralph's Drive APN's 20-54-28, 20-54-30 & 20-33-29 Hollister, San Benito County, California		INTERVAL (feet)	SAMPLE TYPE	DRY DENSITY (pcf)	MOISTURE (%)	BLOWS PER 12 IN.
			SOIL DESCRIPTION						
0	CH		Disced Dark yellow brown FAT CLAY with sand, moist, hard, fine to medium sand		0.0-5.0	○			
1					2.0-2.5	■			60
2					4.5-5.0	■	109.4	19.2	38
3	CL		Olive to yellow SANDY LEAN CLAY, moist, hard, fine sand, caliche coatings		8.5-10.0	●			49
4					8.5-10.0	●			
5					8.5-10.0	●			
6	SM		Yellow brown SILTY SAND with gravel, moist, medium dense, medium to coarse sand, fine gravel		13.5-15.0	●			27
7					13.5-15.0	●			
8					13.5-15.0	●			
9			-grades to clayey sand						
10			-trace gravel						
11			End of Boring @ 15.0'						
12			No subsurface water encountered						
13									
14									
15									
16									
17									
18									
19									
20									
21									
22									
23									
24									
25									
26									

LEGEND: ■ Ring Sample ○ Bulk Sample □ Shelby Tube Sample ● SPT

NOTE: This log of subsurface conditions is a simplification of actual conditions encountered. It applies at the location and time of drilling. Subsurface conditions may differ at other locations and times.



Earth Systems Pacific

Boring No. 5

LOGGED BY: B. Faust

PAGE 1 OF 1

DRILL RIG: B-56

JOB NO.: SH-11009-SA

AUGER TYPE: 8" Hollow Stem

DATE: 11/14/08

DEPTH (feet)	USCS CLASS	SYMBOL	TYLER KNOLL RESIDENTIAL DEVELOPMENT Ralph's Drive APN's 20-54-28, 20-54-30 & 20-33-29 Hollister, San Benito County, California	SAMPLE DATA					
				INTERVAL (feet)	SAMPLE TYPE	DRY DENSITY (pcf)	MOISTURE (%)	BLOWS PER 12 IN.	
SOIL DESCRIPTION									
0	CH		Disc'd						
1			Dark yellow brown sandy FAT CLAY, moist, very stiff to hard, fine to medium sand						
2				2.0-2.5		111.8	13.9	38	
3	CL		Buff olive SANDY LEAN CLAY, moist, hard, mostly fine sand, caliche coatings						
4					4.5-5.0				81
5									
6			-some gravel						
7									
8	SM		Yellow SILTY SAND, moist, medium dense, mostly fine to medium sand, trace gravel	8.5-10.0				29	
9									
10									
11					-dense				
12									
13									
14									
15			-more gravel, less silty	15.0-16.5				48	
16									
17									
18									
19			-some clay blebs	18.5-20.0				33	
20									
21			End of Boring @ 20.0'						
22			No subsurface water encountered						
23									
24									
25									
26									

LEGEND: Ring Sample Bulk Sample Shelby Tube Sample SPT

NOTE: This log of subsurface conditions is a simplification of actual conditions encountered. It applies at the location and time of drilling. Subsurface conditions may differ at other locations and times.



Earth Systems Pacific

LOGGED BY: B. Faust
 DRILL RIG: B-56
 AUGER TYPE: 8" Hollow Stem

Boring No. 6
 PAGE 1 OF 1
 JOB NO.: SH-11009-SA
 DATE: 11/14/08

DEPTH (feet)	USCS CLASS	SYMBOL	TYLER KNOLL RESIDENTIAL DEVELOPMENT Ralph's Drive APN's 20-54-28, 20-54-30 & 20-33-29 Hollister, San Benito County, California	SAMPLE DATA				
				INTERVAL (feet)	SAMPLE TYPE	DRY DENSITY (pcf)	MOISTURE (%)	BLOWS PER 12 IN.
SOIL DESCRIPTION								
0	CH		Disced					
1			Dark yellow brown FAT CLAY with sand, moist, very stiff to hard, fine to medium sand					
2				2.0-2.5		110.2	15.3	59
3	SC		Yellow orange CLAYEY SAND, moist, dense, fine to medium sand, paleosol					
4				4.5-5.0		98.3	13.7	32
5								
6								
7								
8	SM		Yellow SILTY SAND with gravel, moist, medium dense, medium to coarse sand, fine to coarse gravel	8.5-10.0				22
9								
10								
11								
12			-dense to very dense					
13								
14				13.5-15.0				50/4"
15								
16			End of Boring @ 15.0'					
17			No subsurface water encountered					
18								
19								
20								
21								
22								
23								
24								
25								
26								

LEGEND: Ring Sample Bulk Sample Shelby Tube Sample SPT
 NOTE: This log of subsurface conditions is a simplification of actual conditions encountered. It applies at the location and time of drilling.
 Subsurface conditions may differ at other locations and times.



Boring No. 6

PAGE 1 OF 1

DATE: 11/10/04

LOGGED BY: B. Perry

DRILLER: J. Lee

LOGGING TIME: 1:45 PM

DEPTH (ft)	DIAMETER (in)	LOG DESCRIPTION	TEST RESULTS
0 - 10	4.5	Light gray silty sand with gravel, medium to coarse sand, occasional silt.	Standard Penetration Test (SPT) blow count: 15-20
10 - 20	4.5	Light gray silty sand with gravel, medium to coarse sand, occasional silt.	Standard Penetration Test (SPT) blow count: 15-20
20 - 30	4.5	Light gray silty sand with gravel, medium to coarse sand, occasional silt.	Standard Penetration Test (SPT) blow count: 15-20
30 - 40	4.5	Light gray silty sand with gravel, medium to coarse sand, occasional silt.	Standard Penetration Test (SPT) blow count: 15-20
40 - 50	4.5	Light gray silty sand with gravel, medium to coarse sand, occasional silt.	Standard Penetration Test (SPT) blow count: 15-20
50 - 60	4.5	Light gray silty sand with gravel, medium to coarse sand, occasional silt.	Standard Penetration Test (SPT) blow count: 15-20
60 - 70	4.5	Light gray silty sand with gravel, medium to coarse sand, occasional silt.	Standard Penetration Test (SPT) blow count: 15-20
70 - 80	4.5	Light gray silty sand with gravel, medium to coarse sand, occasional silt.	Standard Penetration Test (SPT) blow count: 15-20
80 - 90	4.5	Light gray silty sand with gravel, medium to coarse sand, occasional silt.	Standard Penetration Test (SPT) blow count: 15-20
90 - 100	4.5	Light gray silty sand with gravel, medium to coarse sand, occasional silt.	Standard Penetration Test (SPT) blow count: 15-20

APPENDIX B

Laboratory Test Results

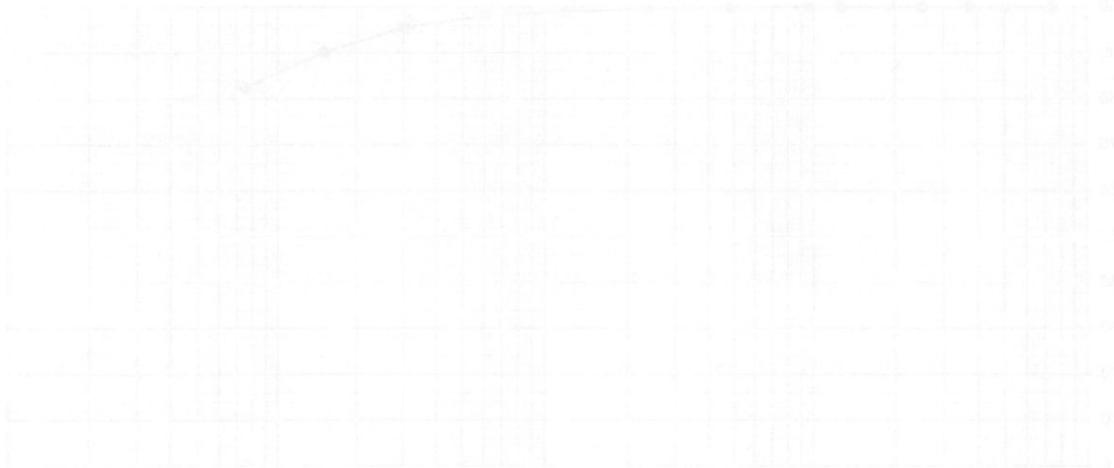
**BULK DENSITY TEST RESULTS**

ASTM D 2937-04 (modified for ring liners)

November, 2008

<u>BORING NO.</u>	<u>DEPTH feet</u>	<u>MOISTURE CONTENT, %</u>	<u>WET DENSITY, pcf</u>	<u>DRY DENSITY, pcf</u>
B-1	2.0 - 2.5	17.6	132.6	112.7
B-2	4.5 - 5.0	14.6	123.6	107.9
B-3	2.0 - 2.5	13.7	124.9	109.8
B-3	4.5 - 5.0	12.7	124.3	110.4
B-4	4.5 - 5.0	19.2	130.4	109.4
B-5	2.0 - 2.5	13.9	127.4	111.8
B-6	2.0 - 2.5	15.3	127.1	110.2
B-6	4.5 - 5.0	13.7	111.7	98.3

<u>BORING NO.</u>	<u>DEPTH feet</u>	<u>LIQUID LIMIT</u>	<u>PLASTIC LIMIT</u>	<u>PLASTICITY INDEX</u>
B-2	1.0 - 2.5	54	15	39
B-1	2.0 - 2.5	36	15	21





PARTICLE SIZE ANALYSIS

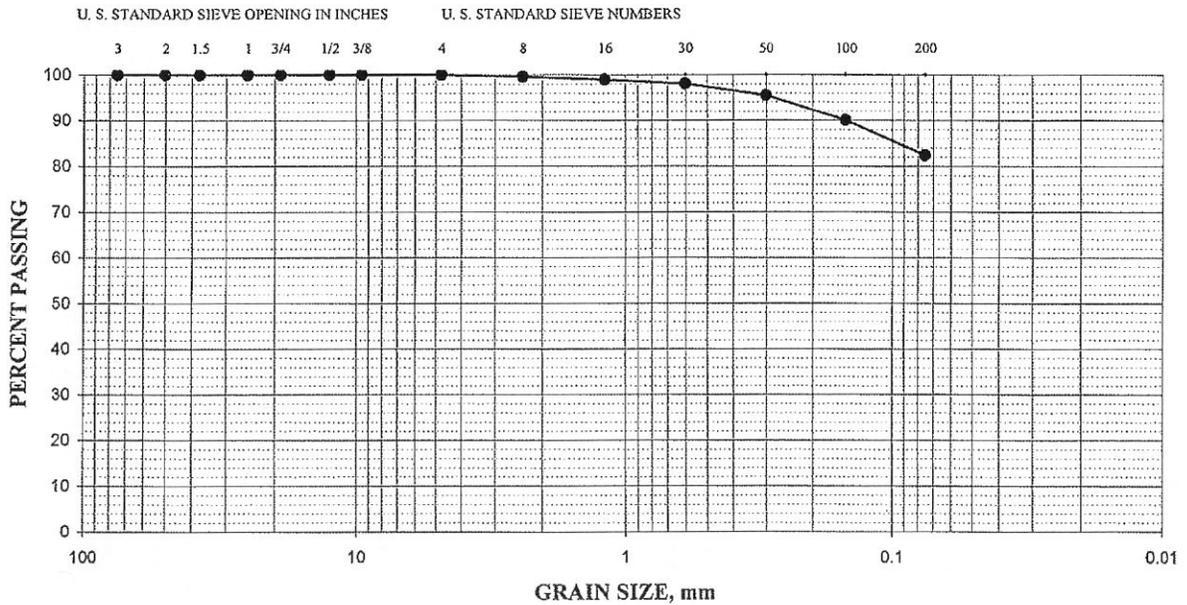
ASTM D 422-07; D 1140-06

Boring #2 @ 1.0 - 2.5'

November, 2008

Dark yellow brown Fat Clay with sand (CH)

Sieve size	% Retained	% Passing
3" (75-mm)	0	100
2" (50-mm)	0	100
1.5" (37.5-mm)	0	100
1" (25-mm)	0	100
3/4" (19-mm)	0	100
1/2" (12.5-mm)	0	100
3/8" (9.5-mm)	0	100
#4 (4.75-mm)	0	100
#8 (2.36-mm)	0	100
#16 (1.18-mm)	1	99
#30 (600- μ m)	2	98
#50 (300- μ m)	4	96
#100 (150- μ m)	10	90
#200 (75- μ m)	18	82





Tyler Knoll Residential Development

SH-11009-SA

PARTICLE SIZE ANALYSIS

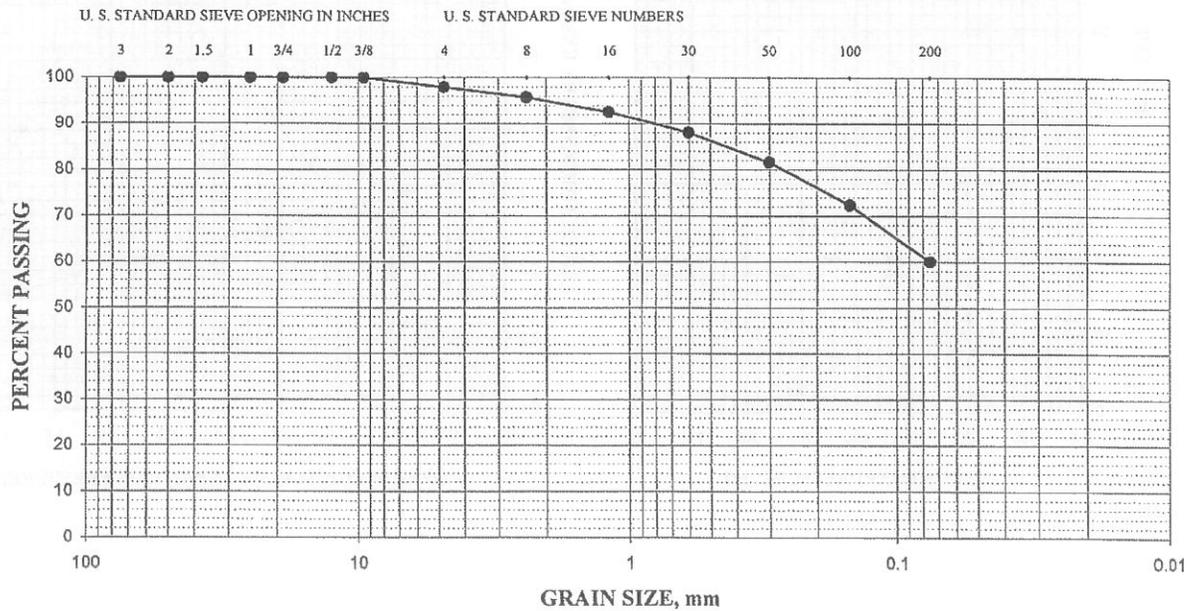
ASTM D 422-07; D 1140-06

Boring #5 @ 4.5 - 5.0'

November, 2008

Buff olive Sandy Lean Clay (CL)

Sieve size	% Retained	% Passing
3" (75-mm)	0	100
2" (50-mm)	0	100
1.5" (37.5-mm)	0	100
1" (25-mm)	0	100
3/4" (19-mm)	0	100
1/2" (12.5-mm)	0	100
3/8" (9.5-mm)	0	100
#4 (4.75-mm)	2	98
#8 (2.36-mm)	4	96
#16 (1.18-mm)	7	93
#30 (600- μ m)	12	88
#50 (300- μ m)	18	82
#100 (150- μ m)	28	72
#200 (75- μ m)	40	60





RESISTANCE 'R' VALUE AND EXPANSION PRESSURE

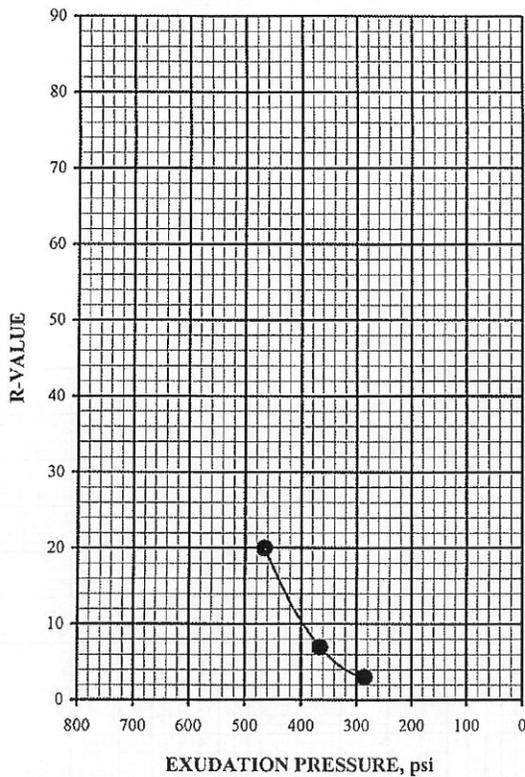
ASTM D 2844-07

November 23, 2008

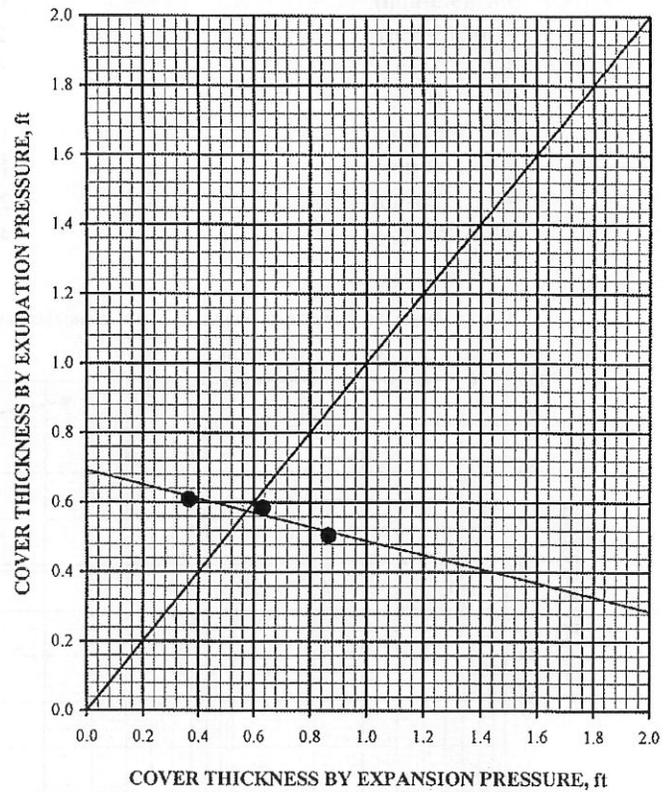
Boring #4 @ 0.0 - 5.0'
Dark yellow brown Fat Clay with sand (CH)
Specified Traffic Index: 5.0

Dry Density @ 300 psi Exudation Pressure: 103.3-pcf
%Moisture @ 300 psi Exudation Pressure: 23.4%
R-Value - Exudation Pressure: 3
R-Value - Expansion Pressure: 9
R-Value @ Equilibrium: 3

EXUDATION PRESSURE CHART



EXPANSION PRESSURE CHART



SAN BENITO ENGINEERING & SURVEYING, INC.

502 Monterey Street
Hollister, CA 95023
(831) 637-2763 fax (831) 637-6835
e-mail: sbes@garlic.com

JOB #: 113009

Designed: AEH

Scale:

Date: 3/20/14

Page 1 of 1

Review of Storm Water Pond Capacity for Tyler Knoll

Tyler Knoll has a current storm water detention pond on the property. The pond is used for some Ridgemark drainage, but it was also designed for use by the San Benito County Water District as a location to recharge groundwater. SBCWD has since discontinued that use and quitclaimed their easement. The ponds available storage is sufficient for use by the Tyler Knoll development.

As designed, the pond will have an overflow option at 434.28' into the storm drain system in Oak Creek. At an elevation of 434', the pond has a surface area of 46,925 SF. The lowest elevation is 421' has a surface area of 2,848 SF. Using a conservation calculation of volume of a cone, $V=1/3h(B+b+\sqrt{Bb})$:

$$.3333 \times 13 \times (46,925 + 2,848 + 10,796) = 262,467 \text{ CF available.}$$

For Tyler Knoll, County Ordinance requires that the pond needs to be designed to hold the difference between the 10 year preconstruction storm and the 100 year post-construction storm.

C=0.2 pre-construction 268,456 SF area of construction (6.16 acres)
C=0.35 post construction 14" annual rainfall

$$\text{Pre 10: } \frac{14}{10} \times \frac{1.09 \times 1.48}{12} \times 6.16 \times 0.2 = .232 \text{ acre-ft}$$

$$\text{Post 100: } \frac{14}{10} \times \frac{1.09 \times 2.22}{12} \times 6.16 \times 0.35 = .608 \text{ acre-ft}$$

$$0.608 - 0.232 = 0.376 \text{ acre-ft, or } 16,378 \text{ CF.}$$

The pond currently serves as a drainage area for a portion of the current Ridgemark development and golf course – see attachment. It has the potential to handle up to 66 acres, a mix of single family homes, golf course, and undeveloped area. The C factor is weighted 1/3 @ 0.2, 2/3 @ 0.35 for a weighted factor of 0.3.

Existing pond requirement:

$$\text{10 year storm } \frac{14}{10} \times \frac{1.09 \times 1.48}{12} \times 66 \times 0.3 = 3.7 \text{ acre-ft (161,172 CF)}$$

$$\text{100 year storm } \frac{14}{10} \times \frac{1.09 \times 2.22}{12} \times 66 \times 0.3 = 5.6 \text{ acre-ft (243,936 CF)}$$

In the event of a 100 year storm, there is the capacity for the pond to handle its current area plus the additional post construction flow. It is unlikely it will ever flow into the Oak Creek overflow pipe. Anecdotally, this pond has never approached being full.



SAN BENITO COUNTY AGENDA ITEM TRANSMITTAL FORM

BOARD OF SUPERVISORS

MARGIE BARRIOS
District One
ANTHONY BOTELHO
District Two
ROBERT RIVAS
District Three
JERRY MUENZER
District Four
JAIME DE LA CRUZ
District Five

Item Number: 3.

MEETING DATE: 10/19/2016

DEPARTMENT: RESOURCE MANAGEMENT AGENCY

DEPT HEAD/DIRECTOR: Brent Barnes

AGENDA ITEM PREPARER: Brent Barnes

SBC DEPT FILE NUMBER:

SUBJECT:

Proposed Amendment of General Plan Health & Safety Element Policy HS-6.9: Sensitive Uses near Industrial Facilities

AGENDA SECTION:

PUBLIC HEARING

BACKGROUND/SUMMARY:

On July 21, 2015, the San Benito County Board of Supervisors adopted the 2035 General Plan update and Final EIR. The eight elements of the General Plan (including the Housing Element, adopted in April 2016) include dozens of goals and policies. As with any comprehensive General Plan, there are likely to be some goals and objectives that work at cross purposes with others. In this case, a potential conflict has been identified between a Land Use Element goal and a Health and Safety Element goal.

Land Use Element goal LU-8 establishes the option for "New Communities" to be considered as a way of accommodating planned growth in the unincorporated parts of the County. The "New Communities" strategy anticipates that particular areas of the County *could be suitable* for future growth and establishes a framework for long range planning and development. The Plan goes on to identify four (4) "New Community Study Areas," including the Bolsa Study Area "generally located in northwest San Benito County, between the Santa Clara County line to the north, a segment of State Route 25...to the east, the City of Hollister to the south, and the steeper topography of the Lomerias

Muertas Mountains (Flint Hills) and San Juan Valley to the west.” (Figure 1)

In response to comments received on the environmental documents relating to the General Plan, County staff proposed addition of a new Hazard and Safety Policy, designated as HS-6.9, which imposes a buffer zone of not less than 2.5 miles around commercial facilities that handle bulk-scale amounts of the chemical methyl bromide and its replacement, such as Telon and chloropicrin. Such a facility is located on Route 25, at the eastern edge of the Bolsa New Community Study Area. As adopted, Policy HS-6.9 reads:

Policy HS-6.9: Sensitive Uses near Industrial Facilities

A buffer shall be maintained between new sensitive land uses (such as residential subdivisions, schools, day care centers, hospitals and parks) and commercial facilities that conduct bulk-scale receiving, unloading, handling, blending and/or loading of industrial and/or agricultural chemicals regulated as potentially hazardous by state and/or federal environmental protection agencies. For facilities that handle bulk-scale amounts of including but not limited to methyl bromide (and its replacement such as Telon and chloropicrin), the buffer shall be at least 2.5 miles. For all other commercial facilities that handle bulk-scale amounts of regulated hazardous chemicals, the appropriate buffer shall be determined on a case-by-case basis. The buffer shall be established based on the degree of hazard associated with individual industrial facilities and based on recommendations of the County Fire Marshal and Environmental Health Department. This buffer does not apply to feed and supply stores, hardware stores, gas stations or similar facilities that handle such chemicals in retail trade.

To resolve the apparent potential conflict between LU-8 and HS-6.9, staff proposes to revise Policy HS-6.9 so that it reads as follows:

Policy HS-6.9: Sensitive Uses near Industrial Facilities

A buffer shall be maintained between new sensitive land uses (such as residential subdivisions, schools, day care centers, hospitals and parks) and commercial facilities that conduct bulk-scale receiving unloading handling, blending and/or loading of industrial and/or agricultural chemicals regulated as potentially hazardous by state and/or federal environmental protection agencies. The appropriate buffer shall be established on a case-by-case basis. Factors to be considered in establishing the buffer shall include: {1} the impact of development of sensitive land uses on the ability of regulated facilities to continue current operations , (2) federal and state environmental laws and regulations, (3) the degree of hazard associated with individual industrial facilities, (4) the recommendations of the County Fire Marshall and Environmental Health Department, and (5) emergency response, contingency, and other comparable plans submitted to and/or filed with federal, state, or local agencies. This buffer does not apply to feed and supply stores, hardware stores, gas stations or similar facilities that handle such chemicals in retail trade.

BUDGETED:

SBC BUDGET LINE ITEM NUMBER:

CURRENT FY COST:

STAFF RECOMMENDATION:

Staff respectfully recommends that the Planning Commission:

- 1) open and conduct a public hearing on the proposed amendment to General Plan Health & Safety Element Policy HS-6.9: Sensitive Uses near Industrial Facilities;
- 2) following the public hearing, and in consideration of all facts on the record and testimony received, find that Addendum to Final EIR No. 2011111016 adequately describes the potential environmental impacts of the proposed Policy change;
- 3) adopt Resolution No. _____, recommending that the Board of Supervisors adopt the Addendum to the General Plan Amendment (GPA) 09-42 Final Environmental Impact Report and to the GPA 09-43 Negative Declaration and adopting an amendment to the San Benito County General Plan (General Plan Amendment 16-xx), thereby amending Policy HS-6.9.

ADDITIONAL PERSONNEL:

ATTACHMENTS:

Description	Upload Date	Type
Figure 1 - New Community Study Areas	8/19/2016	Cover Memo
Public Notice BT Approved	8/19/2016	Backup Material
Board of Supervisors Resolution	9/16/2016	Resolution Letter

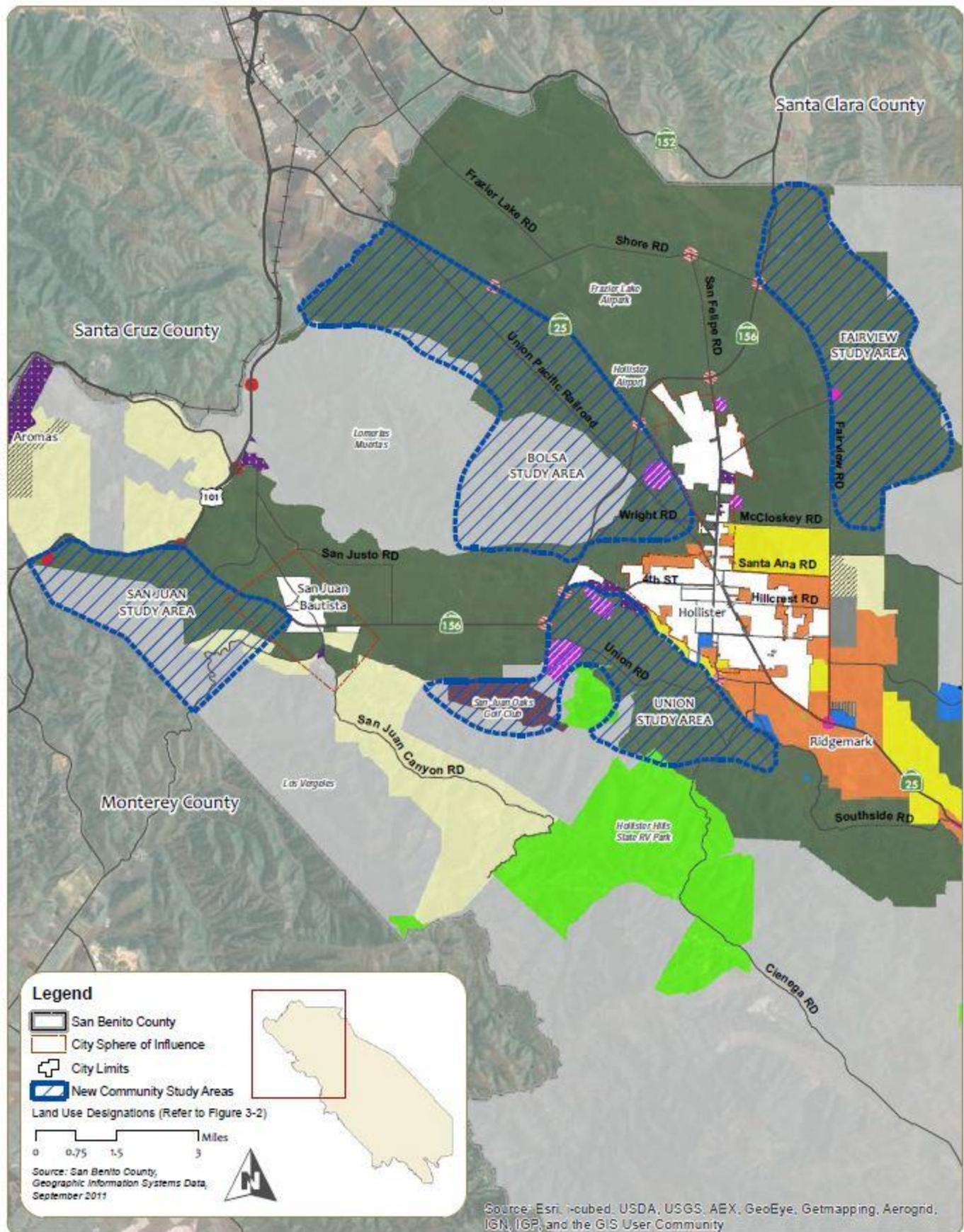


Figure 3-6
New Community Study Areas

**NOTICE OF PUBLIC HEARING
COUNTY OF SAN BENITO PLANNING COMMISSION
MEETING ON SEPTEMBER 21, 2016 AT 6:00 PM**

NOTICE IS HEREBY GIVEN that the San Benito County Planning Commission (“Commission”) will hold a public hearing to consider adopting a resolution recommending the Board of Supervisors (1) Adopt the proposed addendum to Final Revised Environmental Impact Report for the San Benito County 2035 General Plan, and (2) Adopt a General Plan Amendment, revising and updating the Health and Safety Element of the San Benito County General Plan.

GENERAL PLAN AMENDMENT 16-55: OWNER: n/a-county wide. APPLICANT: San Benito County. LOCATION: County-Wide. APN: n/a-county wide. REQUEST: Revision of General Plan Policy HS 6.9 regarding buffer zones around commercial facilities handling hazardous materials. GENERAL PLAN DESIGNATION: All designations. ZONING: All designations. ENVIRONMENTAL EVALUATION: Addendum to Environmental Impact Report.

The 2035 General Plan has been prepared in accordance with California State Law. The General Plan is primarily a policy document that spells out the County’s vision for land use and development. New development within the County must be consistent with the General Plan. The proposed amendment to the Health and Safety Element would resolve a conflict between certain policies of the Land Use Element and certain policies of the Health and Safety Element. The General Plan may be amended through a public hearing process.

The Commission’s hearing will be held at the Board of Supervisors’ Chambers, San Benito County Administration Building, 481 Fourth Street, Hollister, CA 95023 on **September 21, 2016** at **6:00 p.m.** (or as soon thereafter as the matter may be heard).

The proposed General Plan amendment and addendum to the FEIR addendum may be found at www.cosb.us. Hard copies of the entire contents of the Plan and the proposed amendment/addendum are available for review at the San Benito County Planning Department, located at 2301 Technology Parkway, Hollister.

If you challenge the Board’s decision in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to San Benito County, Clerk of the Board at 481 Fourth Street, Hollister, CA 95023, at, or prior to, the public hearing.

Louis Valdez
Clerk of the Board

Dated: August 25, 2016
Publish Date: September 2, 2016, Hollister Freelance

BEFORE THE BOARD OF SUPERVISORS OF THE COUNTY OF SAN BENITO

A RESOLUTION OF THE SAN BENITO COUNTY BOARD OF) Resolution 2016-____
SUPERVISORS TO ADOPT AN ADDENDUM TO THE)
GENERAL PLAN AMENDMENT (GPA) 09-42 FINAL)
ENVIRONMENTAL IMPACT REPORT AND ADOPT AN)
AMENDMENT TO THE SAN BENITO COUNTY GENERAL)
PLAN HEALTH AND SAFETY ELEMENT (GENERAL PLAN)
AMENDMENT 16-55, POLICY HS-6.9 UPDATE))
_____)

WHEREAS, the State of California authorizes periodic updates of the local General Plan in order to address changing community conditions, correct errata, resolve policy conflicts, etc.;

WHEREAS, on July 21, 2015 the County certified the General Plan FEIR and adopted the San Benito County 2035 General Plan; and

WHEREAS, the 2035 General Plan establishes “New Community Study Areas” and also establishes a 2.5 mile minimum buffer zone around certain sites handling bulk hazardous materials; and

WHEREAS, the 2.5 mile minimum buffer zone does not take into account topography, climate conditions, or other site-related conditions that may ameliorate or reduce the need for a 2.5 mile buffer zone; and

WHEREAS the New Community Study Area known as the Bolsa Study Area is situated near to a bulk hazardous materials handler, a site condition that may reduce the necessary buffer zone to less than 2.5 miles; and

WHEREAS, prevailing wind and topographic conditions, together with the as yet unknown nature of community land uses in the Bolsa Study Area indicate that a buffer zone of less than 2.5 miles would be adequate to ensure community health and safety; and

WHEREAS, the Planning Commission of the County of San Benito reviewed and considered the proposed General Plan Amendment along with all written and oral testimony presented at a regularly scheduled public hearing held on September 21, 2016;

WHEREAS, General Plan Amendment 16-55, for the 2035 Health and Safety Element Policy HS-6.9 update, will substantially comply with requirements of State law regarding General Plan Safety Elements; and

WHEREAS, the Board of Supervisors reviewed and considered the proposed General Plan Amendment (“GPA 16-55”) and the proposed Addendum to the General Plan Amendment (GPA) 09-42 Final Environmental Impact Report and to the GPA 09-43 Negative Declaration (“Addendum”), the recommendation of the Planning Commission, as reflected in Planning Commission Resolution 2016-55, the entire administrative record of the Planning Commission, along with all written and oral testimony presented at a regularly scheduled public hearing held on September 21, 2016,

NOW THEREFORE BE IT RESOLVED that, based on the evidence in the record, the Board of Supervisors of the County of San Benito hereby finds as follows:

Finding 1: That the project was considered within the scope of a previously certified environmental impact report and a negative declaration prepared by the County as lead agency in compliance with the provisions of the California Environmental Quality Act (CEQA), the State CEQA Guidelines and the San Benito County Implementing Procedures for the California Environmental Quality Act.

Evidence: A program-level environmental impact report (EIR) was prepared for General Plan Amendment (GPA) 09-42, the County 2035 General Plan Update, pursuant to CEQA Guidelines Section 15161, focusing on the changes in the environment that would result from the project. The EIR examined all environmental impacts of the project as compared to the existing environment in the vicinity of the project from both a local and regional perspective. On July 21, 2015, the Board of Supervisors, at a public hearing, considered the proposed EIR, along with the recommended mitigation measures, the mitigation monitoring and reporting program, the statement of overriding considerations, and all findings required by CEQA. The public hearing resulted in the Board of Supervisors' adoption of Resolution 2015-58, certifying the project's EIR, adopting findings required by CEQA, adopting mitigation measures to reduce any significant environmental impacts where feasible, as recommended in the EIR, adopting a mitigation monitoring and reporting program, and adopting a statement of overriding considerations.

Finding 2: That GPA 16-55 is in substantial compliance with GPA 09-42, the County 2035 General Plan Update, the impacts of which were fully and adequately evaluated in the GPA 09-42 final environmental impact report (FEIR).

Evidence: The Resource Management Agency evaluated the proposed General Plan amendment and determined that GPA 15-49 is in substantial compliance with all applicable aspects of the GPA 09-42. All required findings pertaining to certification of the FEIR, identification and evaluation of environmental impacts, and the adoption of mitigation measures, the mitigation monitoring and reporting program, and the statement of overriding considerations were previously reviewed by the Planning Commission, are set forth in Board Resolution 2015-58, and are hereby reaffirmed and incorporated herein by reference.

Policy HS-6.9 instructs that the County, in reviewing proposed plans and development projects, shall consider the impact of development of sensitive land uses on the ability of regulated facilities to continue current operations, federal and state environmental laws and regulations, the degree of hazard associated with individual industrial facilities, the recommendations of the County Fire Marshall and Environmental Health Department, and emergency response, contingency, and other comparable plans submitted to and/or filed with federal, state, or local agencies. Because this program does not specify what action the County would take, environmental impacts cannot be reasonably foreseen. If the County takes action in implementation of this program, CEQA will make environmental review of this action necessary at that time. As this would require future consideration of a text amendment and presently envisions no map amendments, no practical effects on the environment at this time, beyond those analyzed under the GPA 09-42 FEIR and the 2010 Negative Declaration, can be reasonably foreseen until the Board of Supervisors takes final action on such amendment and as map amendment sites are identified, at which later time CEQA will necessitate environmental review.

Finding 3: That there are no substantial changes proposed in GPA 16-55 that would require major revisions of the GPA 09-42 FEIR or the 2010 Negative Declaration due to the involvement of significant environmental effects or a substantial increase in the severity of previously identified significant effects.

Evidence: The Resource Management Agency, the Planning Commission, and the Board of Supervisors evaluated the project in light of the criteria set forth in Public Resources Code §21166 and CEQA Guidelines (14 California Code of Regulations) §15162 and have determined that GPA 15-49 is consistent with GPA 09-42 and does not propose substantial changes that would require revision of the certified FEIR or the Negative Declaration due to the involvement of significant environmental effects or a substantial increase in the severity of previously identified significant effects.

Finding 4: That there are no substantial changes in the circumstances under which the project is proposed to be undertaken that would require major revisions of the previous FEIR or the 2010 Negative Declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.

Evidence: The Resource Management Agency, the Planning Commission, and the Board of Supervisors evaluated the project in light of the criteria set forth in Public Resources Code §21166 and CEQA Guidelines (14 California

Code of Regulations) §15162, evaluated the proposed General Plan amendment, and have determined that GPA 16-55 is consistent with GPA 09-42, and that there are no substantial changes in circumstances under which GPA 16-55 is proposed to be undertaken that would require revision of the certified FEIR due to the involvement of significant environmental effects or a substantial increase in the severity of previously identified significant effects.

Finding 5: That there is no new information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the FEIR was certified, or the 2010 Negative Declaration was adopted, showing GPA 16-55 would have one or more significant effects not discussed in the FEIR or the previous Negative Declaration.

Evidence: *The Resource Management Agency, the Planning Commission, and the Board of Supervisors evaluated the project in light of the criteria set forth in Public Resources Code §21166 and CEQA Guidelines (14 California Code of Regulations) §15162, evaluated the proposed General Plan amendment and have determined that there is no new information of substantial importance that was not known and could not have been known with the exercise of reasonable diligence at the time the FEIR was certified, or after the 2010 Negative Declaration was adopted, showing that GPA 16-55 would have one or more significant effects not discussed in the FEIR or the Negative Declaration.*

Finding 6: That there is no new information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the FEIR was certified, showing significant effects previously examined in the FEIR will be substantially more severe than shown in the FEIR.

Evidence: *The Resource Management Agency, the Planning Commission, and the Board of Supervisors evaluated the project in light of the criteria set forth in Public Resources Code §21166 and CEQA Guidelines (14 California Code of Regulations) §15162, evaluated the proposed General Plan amendment and have determined that there is no new information of substantial importance that was not known and could not have been known with the exercise of reasonable diligence at the time the FEIR was certified showing significant effects previously examined in the FEIR will be substantially more severe than shown in the FEIR.*

Finding 7: That there is no new information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the FEIR was certified, showing mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the project proponents declined to adopt the mitigation measure or alternative.

Evidence: *The Resource Management Agency, the Planning Commission, and the Board of Supervisors evaluated the project in light of the criteria set forth in Public Resources Code §21166 and CEQA Guidelines (14 California Code of Regulations) §15162, evaluated the proposed General Plan amendment and have determined that there is no new information of substantial importance that was not known and could not have been known with the exercise of reasonable diligence at the time the FEIR was certified showing mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the project proponents declined to adopt the mitigation measure or alternative.*

Finding 8: That there is no new information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the FEIR was certified, showing mitigation measures or alternatives which are considerably different from those analyzed in the FEIR would substantially reduce one or more significant effects on the environment, but the project proponents declined to adopt the mitigation measure or alternative.

Evidence: *The Resource Management Agency, the Planning Commission, and the Board of Supervisors evaluated the project in light of the criteria set forth in Public Resources Code §21166 and CEQA Guidelines (14 California Code of Regulations) §15162, evaluated the proposed General Plan amendment and have determined that there is no new information of substantial importance that was not known and could not have been known with the exercise of reasonable diligence at the time the FEIR was certified showing mitigation measures or alternatives that are*

considerably different from those analyzed in the FEIR would substantially reduce one or more significant effects on the environment, but the project proponents declined to adopt the mitigation measure or alternative.

Finding 9: That the Board of Supervisors has considered the certified FEIR for GPA 09-42, the County 2035 General Plan Update, together with all comments received during the public review process.

Evidence: The GPA 09-42 certified FEIR was made available to the Board of Supervisors in preparation for the Board meeting of October 11, 2016, and relevant reference was made to the FEIR within the presentation of GPA 16-55 to the Board of Supervisors at the said meeting for the purpose of informing a decision on GPA 16-55.

Finding 10: The certified GPA 09-42 FEIR reflects the independent judgment of the Board of Supervisors and County Board of Supervisors.

Evidence: The Resource Management Agency prepared the GPA 16-55 staff report, including discussion of the GPA 09-42 certified FEIR and its relevance to Board of Supervisors action on GPA 16-55. Both the FEIR and staff report were reviewed by the Board of Supervisors, and the Board of Supervisors earlier reviewed the FEIR in detail before its certification, an action taken by the Board of Supervisors on July 21, 2015. Based upon their review of the project information, the Board of Supervisors decision reflects its independent evaluation and judgment of the project.

Finding 11: None of the conditions described in 14 CCR 15162 or 15153 which would require a subsequent or supplemental EIR, or other CEQA evaluation, have occurred as set forth above in the findings above. No minor changes to the FEIR or Negative Declaration are needed to make the previously adopted EIR/Negative Declaration adequately apply to the project in the changed situation.

Evidence: All documents in the record, as well as the documents on file for GPA 16-55 and the FEIR adopted by the Board of Supervisors are on file with the Clerk of the Board and/or the Clerk of the Planning Commission.

BE IT FURTHER RESOLVED by the Board of Supervisors of the County of San Benito that it hereby finds as follows:

Finding 1: That the approval of the General Plan Amendment is deemed to be in the public's interest.

Evidence: The proposed General Plan Amendment updating the County's Health and Safety Element Policy HS-6.9 resolves a potential internal conflict between the Land Use and Health and Safety Elements.

Finding 2: That the 2035 Health and Safety Element update substantially complies with requirements of State Government Code §65302(g) *et seq.*, regarding Safety Elements and protection of the community from unreasonable environmental risks.

Evidence: The 2035 Health and Safety Element update is a revision of the 2003 Seismic Safety/ Safety Element to identify the previous programs' effectiveness, implementation progress, and appropriateness and to modify, discontinue, declare complete, or replace the programs according to changed need. The Element provides guidance for how to protect county residents, workers, visitors, and properties from unreasonable risks associated with natural and manmade hazards. One of the main strategies used by the County to maintain safety is to require distance between known hazards and places where people live, work, and congregate.

BE IT FURTHER RESOLVED that the Board of Supervisors hereby adopts General Plan Amendment 16-55, amending the San Benito County Health and Safety Element to amend Policy HS-6.9, and adopts the FEIR Addendum, both of which are attached hereto and incorporated herein by reference as Exhibits 1 and 2, respectively, to this Resolution.

PASSED AND ADOPTED BY THE BOARD OF SUPERVISORS OF THE COUNTY OF SAN BENITO THIS 11TH DAY OF OCTOBER 2016 BY THE FOLLOWING VOTE:

AYES Supervisor(s):
NOES Supervisor(s):
ABSENT Supervisor(s):
ABSTAIN Supervisor(s):

By: _____
Robert Rivas, Chair of the Board of Supervisors

ATTEST:
Louie Valdez
Clerk of the Board of Supervisors

APPROVED AS TO LEGAL FORM
Matthew Granger, County Counsel

By: _____

By: _____
Barbara Thompson, Acting Assistant County Counsel

Date: _____

Date: _____



SAN BENITO COUNTY AGENDA ITEM TRANSMITTAL FORM

BOARD OF SUPERVISORS

MARGIE BARRIOS
District One
ANTHONY BOTELHO
District Two
ROBERT RIVAS
District Three
JERRY MUENZER
District Four
JAIME DE LA CRUZ
District Five

Item Number: 4.

MEETING DATE: 10/19/2016

DEPARTMENT: RESOURCE MANAGEMENT AGENCY

DEPT HEAD/DIRECTOR: Brent Barnes

AGENDA ITEM PREPARER: Brent Barnes

SBC DEPT FILE NUMBER:

SUBJECT:

Discussion - Southside Specific Plan

AGENDA SECTION:

DISCUSSION - REGULAR MEETING

BACKGROUND/SUMMARY:

Staff Update on Specific Plan

BUDGETED:

SBC BUDGET LINE ITEM NUMBER:

CURRENT FY COST:

STAFF RECOMMENDATION:

Receive Report

ADDITIONAL PERSONNEL: