

## 4.12 PUBLIC SERVICES

This section presents information on existing public services within the unincorporated San Benito County, and evaluates the Project's potential impacts on police protection services, fire protection and ambulance services, schools, parks and recreational facilities, and library services. Impacts related to fire hazards are also discussed in Section 4.8, *Hazards*.

### 4.12.1 Setting

**a. Police Protection.** The San Benito County Sheriff's Department (Department) provides police protection services to an approximately 1,392 square mile area including the unincorporated San Benito County where the Project Site is located, and the Cities of Hollister and San Juan Bautista. This entire area consists of a population of approximately 56,000 people. The City of Hollister has its own police department which provides emergency response services to over half of the 56,000 service population. Therefore, the Department is responsible for providing emergency response services to fewer than 28,000 people. The San Benito County Sheriff's Department provides coroner and civil services to the entire service area, including the City of Hollister. The sheriff station is located at 2301 Technology Parkway in the City of Hollister, and is approximately six miles northeast of the Project Site (Sheriff Darren Thompson, personal communication, February 2015).

The Department is staffed by 14 full-time and part-time service enforcement personnel (sworn and non-sworn) including detectives and responders. . The ratio of service enforcement personnel per thousand residents in 2013 was 0.5 service enforcement personnel per 1,000 population, assuming an emergency response service population of 28,000. The Department participates in a mutual aid agreement with the City of Hollister under emergency situations that warrant additional personnel (Sheriff Darren Thompson, personal communication, February 2015).

The Department divides calls for service into four categories which are described in Table 4.12-1 below.

**Table 4.12-1  
Department Service Categories and Average Response Times**

Service Category	Definition	Average Response Time (2013)
Priority 1	Highest Priority; Immediate threat to safety or in-progress felony	10 minutes, 34 seconds
Priority 2	In-progress threat to property or non-violent crime	16 minutes, 24 seconds
Priority 3	Misdemeanor calls for service	15 minutes, 51 seconds
Priority 4	All other calls for service	28 minutes, 39 seconds

*Source: Sheriff Darren Thompson, personal communication, February 2015*

Actual emergency response times for the Department are dependent on where the patrol vehicles are in relation to a call, as well as the nature of the call. The estimated average response time to the Project Site is between 10 and 28 minutes, depending on the severity of the



emergency, location of responders, and staff availability (which has been significantly constrained in the past several years because of budget cuts that have required a reduction in overall staffing). California law enforcement does not have standardized response times and rural areas, such as the proposed Project, typically have longer response times than urban areas due to the decreased density of rural environments (County Sheriff Darren Thompson, Personal Communication, February 2015).

The Department mainly receives funding from the County, which is derived from property taxes, sales tax revenue, and user fees. In addition, San Benito County Code Title 5 (Finance), Chapter 5.01 (County Fees), Article IX (Capital Improvement Impact Fees) establishes development impact fees requiring that new development provide a fair share contribution toward the provision of police protection services.

**b. Fire Protection and Ambulance Services.** Fire protection service in San Benito County is provided primarily by the City of Hollister Fire Department, which absorbed the San Benito County Fire Department in 2013. The Hollister Fire Department provides fire protection services to an approximately 1,392 square mile area including the unincorporated San Benito County where the Project Site is located, and the Cities of Hollister and San Juan Bautista which consists of a population of approximately 56,000 people. Fire protection service in San Benito County is also provided by CALFIRE. The City of Hollister Fire Department has two agreements with CAL FIRE: the automatic aid agreement provides automatic fire protection services, and the mutual aid agreement provides fire protection service upon radio request by the City of Hollister Fire Department (Leo Alvarez, Division Chief, City of Hollister Fire Department, Personal Communication, September 2014).

The County contracts with the City of Hollister to receive fire protection services in unincorporated areas. According to Hollister Fire Department Scope of Services contract with the County of San Benito (2013), the Hollister Fire Department plans to maintain a force consisting of a total of 30 full-time staff (27 full-time fire professionals with the ranking of Fire Captain, Fire Engineer or Firefighter and 1 full time fire chief, fire training officer, and fire marshal) and 80 reserves. Four fire stations are proposed to provide countywide fire services. Station 1 is owned and operated by the City of Hollister and is located at 110 Fifth Street Hollister. Station 2, also owned and operated by the City of Hollister, is located at Union Road. Station 3 will be located to the north in the vicinity of Hollister Airport and is expected to be in operation in October 2015. Station 4, which is located at 4th and Polk Streets, is owned by San Juan Bautista. The San Juan Bautista Fire Station is considered a volunteer fire station which is staffed by a combination of volunteer and full-time fire staff. According to the Hollister Fire Department's Proposal for Fire Protection Services (2013), the proposed Project is located in Response Districts 2 and 4. Therefore, fire protection service to the Project Site would be provided from both Fire Station Number 2 and Fire Station Number 4. The Project Site is approximately equidistance between the two fire stations, both of which are within seven miles of the Project Site.

Fire Station Number 2 is located at the intersection of Union Road and Highway 25 (1000 Union Road), approximately 6 miles by road from the Station to the San Juan Oaks Golf Club, and has three firefighters on staff per shift. Fire Station Number 4 is located at the intersection of 4th Street and Polk Street, approximately seven miles by road from the Station to the San Juan Oaks Golf Club.



The City of Hollister Fire Department maintains a goal of responding to fire and medical emergencies within five minutes; the industry standard is a response time of 15 minutes for first responders. However, in practice, the Fire Department generally takes approximately seven minutes to respond from all stations (Leo Alvarez, Fire Captain, Personal Communication, February 2014).

The Hollister Fire Department receives funding from various County revenue sources, under its fire services contract, including fire mitigation fees. San Benito County Code Title 5 (Finance), Chapter 5.01 (County Fees), Article VIII (Fire Mitigation Fees) establishes development impact fees requiring that new development provide a fair share contribution toward the provision of fire protection facilities and equipment, which may be used to construct and purchase facilities and equipment that are needed to provide fire protection services to the residents of new developments in the unincorporated County.

Emergency medical services in San Benito County are coordinated by the County Emergency Services (EMS) Department. The County contracts with private companies for paramedical services. San Benito County contracts with AMR for emergency medical services. AMR has two locations from which they would serve the Project Site: one at Hillcrest Road and Fairview Road in the City of Hollister and one at the 3<sup>rd</sup> Street and San Jose Street in the City of San Juan Bautista. The expected response time to the Project Site from either of these stations for ambulance services would be approximately ten minutes, which is the County's standard response time to urban areas (Marcie Morrow, EMS Coordinator, personal communication, February 4, 2015). The County has established standard response times based on community type as follows: urban (ten minutes), rural (30 minutes), wilderness (90 minutes), wilderness remote (120 minutes). These standards have been established by the County EMS Agency and to date, have not been incorporated into an updated EMS Plan. From January through November 2014, AMR responded to 93% of calls within this standard (Marcie Morrow, EMS Services Coordinator, personal communication, February 4, 2015).

**c. Schools.** The Aromas-San Juan Unified School District (USD) is the local school district that would serve residents at the proposed Project. USD consists of two K-8 schools and one high school. San Juan School (grades K-8), located at 100 Nyland Drive, approximately four miles west of the Project Site, and Anzar High School (grades 9-12), located at 2000 San Juan Highway, approximately seven miles south of the Project Site, currently accommodate students within the Project Site and vicinity. Based on the Project Site location, students would not attend Aromas School (K-8), which is the other K-8 school in the USD.

Table 4.12-2 identifies the 2013-2014 school year enrollments and capacities at these schools; as shown therein, San Juan School and Anzar High School currently maintain additional enrollment capacity. San Juan School has an enrollment of 383 students and an additional operating capacity of 100 students. Anzar High School has an enrollment of 357 students and an additional operating capacity of 75 students; the anticipated enrollment for the 2014-2015 academic year is 370 students for Anzar High School (Willard McCabe, Superintendent, Aromas-San Juan Unified School District, Personal Communication, March 2014 and Charlene McKowen, Principal, Personal Communication, February 2014).



**Table 4.12-2  
 2013-2014 Enrollment and Capacities of San Juan School  
 and Anzar High School**

School	Available Capacity	2013-2014 Enrollment	% Capacity Utilization
San Juan School	100	383	79%
Anzar High School	75	357	83%

*Source: Willard McCabe, Superintendent, Aromas-San Juan Unified School District, 2014*

Operating revenue provided to school districts is funded by local property tax revenue accrued at the state level and then allocated to each school district based on the average daily student attendance. However, physical improvements to accommodate new students come primarily from assessed fees on development projects since state funding for capital improvements typically lags behind enrollment growth. For USD, the current fees are \$2.97 per square foot (sf) of living space for market rate residential developments that exceed 500 sf, \$0.47 per sf of living space for age restricted residential development that exceed 500 sf.

For the proposed Project, approximately 176 acres of single-family residential development (active-adult community and non-age restricted residences) and approximately 49 acres of commercial development (resort hotel and neighborhood commercial) would be subject to the fee (San Benito County Planning, Building Inspection Services and Code Enforcement Department, personal communication, February 2015). The precise amount of the fee will be calculated based on actual square footage constructed.

**d. Parks and Recreational Facilities.** The majority of the Project Site has historically and been and continues to be used for agriculture. However, in addition to agricultural uses, the Project Site also includes the existing San Juan Oaks Golf Club, which contains an 18-hole golf course, clubhouse, and associated facilities. The Project Site does not currently contain any formally designated bikeways or trails.

According to the California Department of Finance (DOF), the County of San Benito population was 57,517 on January 1, 2014 (Table E-1, City/County Population Estimates with Annual Percent Change, 2014). The existing, adopted San Benito County’s General Plan (1985), Parks & Recreation Facilities Master Plan, and the Subdivision Ordinance (23.15.008) requirements specify five acres of parkland per 1,000 residents. Therefore, based on the DOF 2014 population, the County should have approximately 288 acres of parkland. As defined in the Parks & Recreation Facilities Master Plan, parkland includes neighborhood parks, neighborhood/school parks, community parks, trails/linear parkways, special use facilities, recreational open space and sports parks. Parkland classification standards are detailed in Table 4.12-3 below.

According to the most recent County parkland inventory, compiled as part of the County’s Development Impact Fee Study completed in 2012, there are currently approximately 89 acres of County improved (i.e., developed) parks and recreational facilities including Veterans’ Memorial Park, Bolado Historical Park, Hollister Ranch Estates Open Space, Spring Grove School, Anza Trail, and San Juan Bautista Community Center. In addition to improved parkland, unimproved parkland counts towards this standard and is converted to an equivalent



amount of improved parkland based on the ratio of the cost of an improved acre of land relative to an acre of unimproved parkland. Open space also counts toward this standard and is similarly converted to an equivalent amount of improved parkland. According to the County's existing inventory, there are approximately 10 acres of unimproved park acreage equivalent and approximately 229 acres of open space park acreage equivalent within the County (Willdan, 2012). Therefore, park acres total approximately 328, which currently exceeds the required 288 acres. This estimate does not include an additional approximately 7,344 acres of State parks and approximately 26,000 acres of Federal parks also located within the County which do not count toward the County's parkland standard (Parks & Recreation Facilities Master Plan, 2010). None of the parks listed in the Development Impact Fee Study meet the County's definition of a neighborhood park. However, Spring Grove School would be classified as a Neighborhood/School Park and totals approximately nine acres.

According to AMBAG, the population of San Benito County is expected to grow to approximately 81,332 by 2035; therefore, the County should have approximately 407 acres of parkland to accommodate the projected 2035 population (using the 5/1,000 standard). As described above, the County currently has approximately 328 acres of County parkland which counts toward the standard (Willdan, 2012). Therefore, the County would need approximately 79 additional acres of parkland to meet its parkland standard in 2035.

There are six major park and recreational facilities within a five mile radius of the Project Site, as follows:

1. Hollister Hills State Vehicular Recreation Area: Located less than one mile from the southeastern edge of the Project Site to the northwestern edge of the park, or approximately 10.3 miles from the San Juan Oaks Golf Club to the park entrance by road, this area is host to campers, picnickers, motorcyclists and four-wheelers in the Gabilan Mountains.
2. Brigantino-Riverside Park: Located approximately one and a half miles from the northern edge of the Project Site to the western edge of the park, or approximately 3.9 miles from the San Juan Oaks Golf Club to the park entrance by road, this park offers walking trails and picnic tables.
3. Fremont Peak State Park: Located approximately 2.6 miles from the southwest corner of the Project Site to the northern edge of the park, or approximately 13.2 miles from the San Juan Oaks Golf Club to the park entrance by road, this park offers camping and picnic facilities, as well as an astronomical observatory with a 30-inch telescope, which is open for public programs.
4. San Juan Bautista State Historic Park: Located approximately 2.8 miles from the northwest corner of the Project Site to the southern corner of the park, or approximately 6.7 miles from the San Juan Oaks Golf Club to the park entrance by road, this park includes several historic museums, a blacksmith shop, the historic jail, and an early American's settler's cabin. Self-guided visits and guided walking tours are offered.



5. **Ridgemark Golf and Country Club:** Located approximately 3.5 miles from the eastern edge of the Project Site to the western edge of the Country Club property, or approximately 7.8 miles from the San Juan Oaks Golf Club to the Country Club entrance by road, the country club offers an 18-hole golf course, as well as tennis courts, lodging and dining facilities.
6. **Veteran's Memorial Park:** Located approximately four miles from the northern corner of the Project Site to the southeastern corner of the park, or approximately 7.9 miles from San Juan Oaks Golf Club to the park entrance by road, this is the most frequently used park in San Benito County. Veteran's Memorial Park amenities include a new skate park, playground, three tennis courts, two adult softball fields, four Little League fields, a lighted regulation-size baseball field, three soccer fields, picnic areas and the Bertha Briggs Building used for community meetings and other events.

In addition, the following recreational facilities are located in the Project region:

1. **The San Benito County Historical Park:** Located approximately eight miles from the southwestern edge of the Project Site to the northeastern edge of the park, or approximately 12.2 miles from the San Juan Oaks Golf Club to the park entrance by road, this park offers wildlife and creek views, as well as a museum and research center.
2. **Bolado State Park:** Located approximately eight miles from the southwestern edge of the Project Site to the northeastern edge of the park, or approximately 12.5 miles from the San Juan Oaks Golf Club to the park entrance by road, this park offers the County Fairground, facilities that are used for the annual County Fair and for public and private events throughout the year, a 9-hole golf course, and some wildlife and creek views.
3. **Pinnacles National Park:** Located approximately 21 miles from the southeast corner of the Project Site to the northwest corner of the park, or approximately 33.6 miles from the San Juan Oaks Golf Club to the park entrance by road, this park offers hiking, rock climbing, and camping, as well as views of wildlife and wildflowers.

County parks receive funding from user fees, collected under San Benito County Code Title 5 (Finance), Chapter 5.01 (County Fees), Article V (Park Visitor Entrance and User Fees) to recover the costs of developing and maintaining the San Justo Reservoir, County Historical Park and Veteran's Park facilities. In addition, San Benito County Code Title 5 (Finance), Chapter 5.01 (County Fees), Article IV (Park and Recreation Impact Fees) requires that new development provide a fair share contribution toward the acquisition of park land, recreational improvements and equipment.

**e. Library Service and Facilities.** The San Benito County Free Library is located on 5th Street in Hollister, approximately 5.6 miles from the San Juan Oaks Golf Club by road. This facility is open Monday and Wednesday from 10:00AM-6:00PM, Tuesday and Thursday from 12:00PM-8:00PM, and Friday from 2:00PM-6:00PM. In addition to materials, the Library offers 19 computers with Internet access and databases for use by the public, which includes children's computers and six specialized employment/literacy computers. The library averages



approximately 50 daily computer users. This facility also provides meeting rooms and US passport services (San Benito County Free Library Strategic Plan, 2011).

The San Benito County Library Bookmobile operates three days each week, with stops scheduled at various schools, convalescent and nursing facilities, apartment facilities, the Tres Pinos Post Office, and the Visitors Center at Pinnacles National Monument. The San Benito County Free Library also offers an Adult Literacy Program. The program receives major funding from the California Library Literary Services, a program of the California State Library, and is supported by a volunteer tutor staff.

The Kids' Place Program provides services geared toward children, and the Teen Space Program is designed for teenagers. These programs, available through the library's website, offer Homework Help, online activities and games, and information on local events geared to the appropriate age group. Other online resources available through the library include Career and Job Resources, and access to a wide variety of Reference Tools, including World Book Encyclopedia.

In a county of 55,269 residents it has over 30,000 registered borrowers and over 132,000 visits annually. While the County has more than 12,000 youth less than 14 years of age, over 9,700 youth are registered borrowers of the Library. In 2011, the library had seven full-time equivalent permanent employees and 1.15 temporary staff. The library's diversified funding sources include: 82 percent from local government, six percent from state funds (California Library Services Act, Public Library Fund), five percent from Federal funds (Library Services and Technology Act), and seven percent from all other operating income (San Benito County Free Library Strategic Plan, 2011).

The City of San Juan Bautista also has a library which is located at 801 Second Street, approximately 7.5 miles from the San Juan Oaks Golf Club by road. This facility is open Monday, Wednesday, and Friday from 1:00PM-5:00PM, Tuesday and Thursday from 1:00PM-7:00PM, and Saturday from 9:00AM-1:00PM. The library has nine public-use computers with Internet access available and offers interlibrary loans from Monterey County Free Library Systems (City of San Juan Bautista, 2015).

#### **4.12.2 Regulatory Framework**

**a. Police Services.** All law enforcement agencies within California are organized and operate in accordance with the applicable provisions of the California Penal Code. This code sets forth the authority, rules of conduct, and training for police officers. Under State law, all sworn municipal and county officers are state police officers. In addition, the San Benito County General Plan (1985) and the San Benito County Code contain the following provisions applicable to the regulation of police services:

*Current Adopted San Benito County General Plan (1985).* The San Benito County General Plan Safety Element (1980) provides the following policy regarding police services:



*Policy 5            It will be the County's policy to maintain local police, fire and health forces in a state of readiness to insure adequate protection for the citizens of San Benito County.*

*Draft 2035 General Plan Update.* The proposed (but not yet adopted) Draft 2035 General Plan Update Public Facilities and Services Element provides the following goals, policies and objectives pertaining to police services. Because the Draft 2035 General Plan Update has not yet been adopted by the Board of Supervisors, these policies are included for informational purposes only.

*Land Use Element:*

*LU-1.1            Countywide Development. The County shall focus future development in areas around cities where infrastructure and public services are available, within existing unincorporated communities, and within a limited number of new communities, provided they meet the requirements of goal section LU-7.*

*LU-1.3            Future Development Timing. The County shall ensure that future development does not outpace the ability of either the County or other public/private service providers to provide adequate services and infrastructure. The County shall review future development proposals for their potential to reduce the level of services provided to existing communities or place economic hardships on existing communities, and the County may deny proposals that are projected to have these effects.*

*LU-4.2            Urban Residential Development. The County shall ensure new urban residential development (e.g., greater than two units per acre) occurs in areas that have, or can provide, adequate public facilities and services to support such uses, and are near existing and future major transportation networks, transit and/or bicycle corridors, pedestrian paths and trails, and employment centers.*

*Public Facilities and Services Element:*

*PFS-1.1           Essential Facilities and Services. The County shall ensure that adequate public facilities and services essential for public health and safety are provided to all county residents and businesses and maintained at acceptable service levels. Where public facilities and services are provided by other agencies, the County shall encourage similar service level goals.*

*PFS-1.4           Level of Service. The County shall preserve, improve, and replace public facilities as necessary to maintain adequate levels of service for existing and future development. Where public facilities and services are provided by other agencies, the County shall encourage similar service level goals.*

*PFS-1.9           Development Review. The County shall evaluate facility capacity, levels of service, and/or funding needs during the development review process to ensure adequate levels of service and facilities are provided and maintained.*



- PFS-1.10 *Maximize Use of Existing Facilities. The County shall require new development projects to be designed and sited to use existing facilities and services to the extent that such a design and site choice would be consistent with good design principles.*
- PFS-1.11 *Pay Fair Share. The County shall require new development to pay its fair share of public facility and service costs.*
- PFS-1.12 *New Development Requirements. The County shall require new development, in compliance with local, State, and Federal law, to mitigate project impacts associated with public facilities and services, including, but not limited to, fire, law enforcement, water, wastewater, schools, infrastructure, roads, and pedestrian and bicycle facilities through the use of annexation fees, connection fees, facility construction/expansion requirements, or other appropriate methods.*
- PFS-1.13 *Service Agency Notification. County shall notify the appropriate agencies (e.g., cities, special districts, school districts, emergency service providers) of new development applications within their service areas early in review process to allow sufficient time to assess impacts on facilities and services.*
- PFS-12.2 *Sheriff Department Response Time Standards. The County shall strive to achieve and maintain appropriate Sheriff Department response times for all call priority levels to provide adequate law enforcement services for all County residents.*
- PFS-12.4 *Fair Share. The County shall require new development to pay its fair share of the costs for providing law enforcement service facilities and equipment to new residents.*

The consistency of the Project with applicable County General Plan police services goals, policies and objectives, including key policies listed above, is evaluated in Section 4.10, *Land Use*. However, with respect to the Draft 2035 General Plan Update, because it has not been adopted by the Board of Supervisors as of the writing of this SEIR, this consistency analysis is provided for informational purposes only.

The County has adopted a general capital improvements fee (Ordinance No. 574) which includes law enforcement (Ordinance No. 515) requiring that applicants for building permits pay a fee to defray the cost of constructing and equipping law enforcement facilities as needed to minimize level of service impacts on police services caused by new development (codified as San Benito County Code Title 5 [Finance], Chapter 5.01 [County Fees], Article IX [Capital Improvement Impact Fees]). On or before the date of the final inspection or the date a certificate of occupancy is issued, an applicant is required to pay to the Building Department the fees prescribed.

**b. Fire Protection and Ambulance Services.** Fire hazards are addressed mainly through the application of the State Fire Code and the Uniform Building Code (UBC). The Fire Code addresses access, including roads, and vegetation removal in high fire hazard areas. The UBC requires development in high fire hazard areas to show proof of nearby water sources and adequate fire flows. In addition, the San Benito County General Plan (1985) and the San Benito



County Code contain the following provisions applicable to the regulation of fire protection and ambulance services:

*Current Adopted San Benito County General Plan (1985).* The San Benito County General Plan Open Space and Conservation Element (1995) and Safety Element (1980) provide the following goals, policies and objectives regarding fire protection and ambulance services:

*Open Space and Conservation Element:*

*Policy 40 Development in State Responsibility Areas. All new development shall be required to conform to the standards and recommendations for applicable fire protection agency to an acceptable fire protection risk level (Cal Fire, County, incorporated city).*

*Policy 41 Fire safety. New development will not be allowed where access is a fire safety risk.*

*Safety Element:*

*Policy 1 Roads should be of adequate capacity for use in times of emergency.*

*Policy 3 It will be the County's policy to require that lands which are subdivided and developed in the future to residential or commercial uses be designed and constructed in such a manner that levels of "acceptable risk" identified in Appendix A of the Seismic Safety Element are not exceeded. It will be the County's further policy that these uses will supply adequate water for normal use and fire suppression. Roads which are suitable for safe passage for emergency vehicles, legible street name signs and two means of access to all parcels except on those with cul-de-sacs 600 feet or less.*

*Policy 5 It will be the County's policy to maintain local police, fire and health forces in a state of readiness to insure adequate protection for the citizens of San Benito County.*

*Draft 2035 General Plan Update.* The proposed (but not yet adopted) Draft 2035 General Plan Update Land Use Element, Health and Safety Element, and Public Facilities and Services Element provides the following goals, policies and objectives pertaining to fire protection and ambulance services. Because the Draft 2035 General Plan Update has not yet been adopted by the Board of Supervisors, these policies are included for informational purposes only.

*Land Use Element:*

*LU-1.1 Countywide Development. The County shall focus future development in areas around cities where infrastructure and public services are available, within existing unincorporated communities, and within a limited number of new communities, provided they meet the requirements of goal section LU-7.*

*LU-1.3 Future Development Timing. The County shall ensure that future development does not outpace the ability of either the County or other public/private service*



*providers to provide adequate services and infrastructure. The County shall review future development proposals for their potential to reduce the level of services provided to existing communities or place economic hardships on existing communities, and the County may deny proposals that are projected to have these effects.*

LU-4.2 *Urban Residential Development. The County shall ensure new urban residential development (e.g., greater than two units per acre) occurs in areas that have, or can provide, adequate public facilities and services to support such uses, and are near existing and future major transportation networks, transit and/or bicycle corridors, pedestrian paths and trails, and employment centers.*

*Health and Safety Element:*

HS-4.2 *Fire Protection Water Standard. The County shall develop, maintain, and implement an appropriate fire protection water standard to be applied to all urban and rural development.*

*Public Facilities and Services Element:*

PFS-1.1 *Essential Facilities and Services. The County shall ensure that adequate public facilities and services essential for public health and safety are provided to all county residents and businesses and maintained at acceptable service levels. Where public facilities and services are provided by other agencies, the County shall encourage similar service level goals.*

PFS-1.2 *Facilities and Services Deficiencies. The County shall coordinate with other public facility and service providers, such as Cal Fire and water districts, to identify and find solutions to key infrastructure deficiencies in the county.*

PFS-1.4 *Level of Service. The County shall preserve, improve, and replace public facilities as necessary to maintain adequate levels of service for existing and future development. Where public facilities and services are provided by other agencies, the County shall encourage similar service level goals.*

PFS-1.9 *Development Review. The County shall evaluate facility capacity, levels of service, and/or funding needs during the development review process to ensure adequate levels of service and facilities are provided and maintained.*

PFS-1.10 *Maximize Use of Existing Facilities. The County shall require new development projects to be designed and sited to use existing facilities and services to the extent that such a design and site choice would be consistent with good design principles.*

PFS-1.11 *Pay Fair Share. The County shall require new development to pay its fair share of public facility and service costs.*

PFS-1.12 *New Development Requirements. The County shall require new development, in compliance with local, State, and Federal law, to mitigate project impacts*



*associated with public facilities and services, including, but not limited to, fire, law enforcement, water, wastewater, schools, infrastructure, roads, and pedestrian and bicycle facilities through the use of annexation fees, connection fees, facility construction/expansion requirements, or other appropriate methods.*

- PFS-1.13 *Service Agency Notification. County shall notify the appropriate agencies (e.g., cities, special districts, school districts, emergency service providers) of new development applications within their service areas early in review process to allow sufficient time to assess impacts on facilities and services.*
- PFS-4.7 *Fire Protection Standards for New Development. The County, in coordination with public and private water purveyors and fire protection agencies, shall ensure consistent and adequate standards for fire flows and fire protection for new development, with the protection of human life and property as the primary objectives.*
- PFS-11.2 *Health Care Services. The County shall support efforts by the private and non-profit organizations to provide expanded health services and access to youth, families, seniors, and special needs groups throughout the county. The County shall provide information on health care services in the area, such as prenatal screening, hospice care, and home health care, through newsletters, special pamphlets, and the County website.*
- PFS-11.6 *Senior Health Care. The County shall pursue partnerships with local health service providers to provide programs such as health screening, medication monitoring, senior abuse education/prevention, adult day care/support for care givers, and in-home assistance.*
- PFS-11.7 *Senior Care Facilities. The County shall encourage the development of Active Adult Communities; continuing care, assisted living, and Alzheimer's facilities; as well as other appropriate facilities that support seniors in the County.*
- PFS-12.4 *Fair Share. The County shall require new development to pay its fair share of the costs for providing law enforcement service facilities and equipment to new residents.*
- PFS-13.1 *Fire Staffing and Response Time Standards. The County shall strive to maintain fire department staffing levels and response times consistent with National Fire Protection Association standards.*
- PFS-13.7 *Fire Facility Fees. The County shall require new development to pay its fair share of fees for new fire station facilities, equipment, and staffing necessary to maintain the County's service standards in that area. New development may also be required to create or join a special assessment district or other funding mechanism, to pay the costs associated with the operation of a fire station.*
- PFS-13.8 *Fire Station Locations. The County shall strive to locate new fire stations in areas that ensure the minimum response times to service calls.*



PFS-13.9 *Fire Safety Compliance. The County shall ensure that all proposed developments are reviewed for compliance with the California Fire Code and other applicable State laws.*

The consistency of the Project with applicable County General Plan and Draft 2035 General Plan Update fire protection and ambulance services goals, policies and objectives, including key policies listed above, is evaluated in Section 4.10, *Land Use*. However, with respect to the Draft 2035 General Plan Update, because it has not been adopted by the Board of Supervisors as of the writing of this SEIR, this consistency analysis is provided for informational purposes only.

The County has adopted a fire protection facilities fee (San Benito County Code Title 5 [Finance], Chapter 5.01 [County Fees], Article VIII [Fire Mitigation Fees] requiring that applicants for building permits pay a fee to defray the cost of constructing and equipping fire protection facilities as needed to minimize level of service impacts on fire protection caused by new development. These fees are collected by the County and provided to the Fire Department. All new development within the County is required to pay a fire facility fee that is held in an account by the County and transferred at least quarterly to the fire district serving the area from which the fees were collected. The County has also adopted an Emergency Medical Services fee (San Benito County Code Title 5 [Finance], Chapter 5.01 [County Fees], Article III [Fees for County Services], Sub-article V [Health and Human Services Agency], Section 5.01.092 [Emergency Medical Services Division] to support emergency services including 9-1-1 response, paramedics, and ambulance services. Fees are determined based on benefit assessment units which vary by the size, type, and intensity of development. Fees are collected prior to issuance of building permits and typically cost \$15 per year per benefit assessment unit (Roy Louis, personal communication, February 2015).

The County Code Chapter Title 23 (Subdivision Ordinance), 23.27 (Fire Design Standards) contains numerous development standards that would encourage fire safety, including: roadway width, surface, grade, turning radius, and structure standards; gate entrance standards; street and road sign standards; and emergency water supply standards. Water supply thresholds for multiple residential, commercial or industrial uses include a County requirement of 2,500 GPM at 20 PSI residual.

### **c. Schools.**

State. Senate Bill (SB) 50 (1998), which is funded by Proposition 1A, limits the power of cities and counties to require mitigation of developers as a condition of approving new development and provides instead for a standardized fee. SB 50 generally provides for a 50/50 state and local school facilities match. SB 50 also provides for three levels of statutory impact fees. The application level depends on whether state funding is available; whether the school district is eligible for state funding; and whether the school district meets certain additional criteria involving bonding capacity, year-round schools, and the percentage of moveable classrooms in use.

California Government Code sections 65995-65998 sets forth provisions to implement SB 50. Specifically, in accordance with Section 65995(h), the payment of statutory fees is “deemed to be full and complete mitigation of the impacts of any legislative or adjudicative act, or both, involving, but not limited to, the planning, use, or development of real property, or any change



in governmental organization or reorganization...on the provision of adequate school facilities." The school district is responsible for implementing the specific methods for mitigating school impacts under the Government Code.

Pursuant to Government Code section 65995(i), "A state or local agency may not deny or refuse to approve a legislative or adjudicative act, or both, involving, but not limited to, the planning, use, or development of real property, or any change in governmental organization or reorganization as defined in Section 56021 or 56073 on the basis of a person's refusal to provide school facilities mitigation that exceeds the amounts authorized pursuant to this section or pursuant to Section 65995.5 or 65995.7, as applicable."

California Education Code Section 17620(a)(1) states that the governing board of any school district is authorized to levy a fee, charge, dedication, or other requirement against any construction within the boundaries of the district, for the purpose of funding the construction or reconstruction of school facilities.

Local. Though primarily governed by state law (as described above), the San Benito County General Plan and the San Benito County Code contain the following provisions applicable to schools:

*Current Adopted San Benito County General Plan.* The San Benito County General Plan Land Use Element (1992) provides the following policy regarding schools:

*Policy 37      The individual and cumulative effects of development proposals that generate population growth shall be evaluated and all available means shall be used to assist full mitigation of school facility impacts.*

*Draft 2035 General Plan Update.* The proposed (but not yet adopted) Draft 2035 General Plan Update Land Use Element and Public Facilities and Services Element provide the following goals, policies and objectives pertaining to schools. Because the Draft 2035 General Plan Update has not yet been adopted by the Board of Supervisors, these policies are included for informational purposes only.

*Land Use Element:*

*LU-1.1      Countywide Development. The County shall focus future development in areas around cities where infrastructure and public services are available, within existing unincorporated communities, and within a limited number of new communities, provided they meet the requirements of goal section LU-7.*

*LU-1.3      Future Development Timing. The County shall ensure that future development does not outpace the ability of either the County or other public/private service providers to provide adequate services and infrastructure. The County shall review future development proposals for their potential to reduce the level of services provided to existing communities or place economic hardships on existing communities, and the County may deny proposals that are projected to have these effects.*



*Public Facilities and Services Element:*

- PFS-1.2      *Facilities and Services Deficiencies. The County shall coordinate with other public facility and service providers, such as Cal Fire and water districts, to identify and find solutions to key infrastructure deficiencies in the county.*
- PFS-1.9      *Development Review. The County shall evaluate facility capacity, levels of service, and/or funding needs during the development review process to ensure adequate levels of service and facilities are provided and maintained.*
- PFS-1.10     *Maximize Use of Existing Facilities. The County shall require new development projects to be designed and sited to use existing facilities and services to the extent that such a design and site choice would be consistent with good design principles.*
- PFS-1.11     *Pay Fair Share. The County shall require new development to pay its fair share of public facility and service costs.*
- PFS-1.12     *New Development Requirements. The County shall require new development, in compliance with local, State, and Federal law, to mitigate project impacts associated with public facilities and services, including, but not limited to, fire, law enforcement, water, wastewater, schools, infrastructure, roads, and pedestrian and bicycle facilities through the use of annexation fees, connection fees, facility construction/expansion requirements, or other appropriate methods.*
- PFS-1.13     *Service Agency Notification. County shall notify the appropriate agencies (e.g., cities, special districts, school districts, emergency service providers) of new development applications within their service areas early in review process to allow sufficient time to assess impacts on facilities and services.*
- PFS-10.3     *New School Location. The County shall encourage school districts to site new schools in locations that are consistent with current and future land uses. The County shall also encourage the siting of new schools near residential areas with safe access for students to walk or bicycle to and from their homes.*
- PFS-10.5     *School Impact Fees. The County shall support the efforts of school districts to obtain necessary funding, including school impact fees.*

The consistency of the Project with applicable County General Plan school goals, policies and objectives, including key policies listed above, is evaluated in Section 4.10, *Land Use*. However, with respect to the Draft 2035 General Plan Update, because it has not been adopted by the Board of Supervisors as of the writing of this SEIR, this consistency analysis is provided for informational purposes only.

The County has adopted a school facilities fee (San Benito County Code Title 5 [Finance], Chapter 5.01 [County Fees], Article V [School Facilities Fees and Dedications]), pursuant to the applicable Government Code sections, requiring applicants for residential subdivisions or building permits pay a fee or dedicate land, or some combination, to defray the cost of



constructing school facilities as needed to minimize impacts caused by new development. These fees are collected by the County and provided to the applicable school district. All new development within the County is required to pay a school facilities fee that is held in an account by the County and transferred at least quarterly to the school district serving the area from which the fees were collected, or dedicate land for a school site, or a combination.

#### **d. Parks and Recreational Facilities.**

State. Since the passage of the 1975 Quimby Act (Government Code § 66477 *et seq.*), cities and counties have been authorized to pass ordinances requiring that developers set aside land, donate conservation easements, or pay fees that can be used for purposes of parkland. Revenues generated through the Quimby Act cannot be used for the operation and maintenance of park facilities. A 1982 amendment (AB 1600) requires agencies to clearly show a reasonable relationship between the public need for the recreation facility or parkland and the type of development project upon which the fee is imposed.

Local. Park and recreational facilities are addressed in the San Benito County General Plan, Open Space and Conservation Element (1995), the San Benito County Parks and Recreation Facilities Master Plan (2010), and the San Benito County Code. The General Plan Open Space and Conservation Element, Parks & Recreation Facilities Master Plan, and the County Code each require that new development provide parkland at a rate of five acres of parkland per 1,000 residents. For small developments that cannot achieve minimum park size based on population, or developments that do not achieve full acreage requirements, an in-lieu fee based on the park acres per 1,000 standard will be paid to the County for public park development (San Benito County General Plan, Open Space and Conservation Element, Policy 56, 1995; Parks & Recreation Facilities Master Plan, Section 8 Policies and Guidelines, Parkland Development Requirements, 2010; Title 23 [Subdivisions], Chapter 23.15 [Dedications, Reservations and Development Fees], Section 23.15.008 [Dedication of Parkland]). The following regulations are applicable to parks and recreational facilities in San Benito County:

*Current Adopted San Benito County General Plan.* The San Benito County General Plan Open Space and Conservation Element (1995) provides the following goals, policies and objectives regarding parks and recreational facilities:

- Policy 45      Private recreation facilities. It will be the County's policy to utilize land use ordinances to encourage land owners to provide private recreational facilities and open space areas. It will also be the County's policy to allow for an economic return on land while it is being utilized as open space.*
  
- Policy 46      County and City bike plans. It will be the County's policy to require new development to provide easements for trails/bikeways identified in the City of Hollister Parks and Recreation Master Plan and to be consistent with the San Benito County Bike Plan.*
  
- Policy 56      Ratio of parks to population. Recreational facilities for existing and new development in the unincorporated areas of the County shall be provided to meet the needs of the population based on a ratio of five acres of park land per 1000 persons.*



*Draft 2035 General Plan Update.* The proposed (but not yet adopted) Draft 2035 General Plan Update Land Use Element, Economic Development Element, Public Facilities and Services Element, and Natural and Cultural Resources Element, provide the following goals, policies and objectives pertaining to parks and recreational facilities. Because the Draft 2035 General Plan Update has not yet been adopted by the Board of Supervisors, these policies are included for informational purposes only.

*Land Use Element:*

- LU-1.1 *Countywide Development. The County shall focus future development in areas around cities where infrastructure and public services are available, within existing unincorporated communities, and within a limited number of new communities, provided they meet the requirements of goal section LU-7.*
- LU-1.3 *Future Development Timing. The County shall ensure that future development does not outpace the ability of either the County or other public/private service providers to provide adequate services and infrastructure. The County shall review future development proposals for their potential to reduce the level of services provided to existing communities or place economic hardships on existing communities, and the County may deny proposals that are projected to have these effects.*

*Economic Development Element:*

- ED-8.1 *Increased Park/Open Space Use and Connection. Create new park space, connect existing and future parks and open space areas/corridors, and encourage public art throughout the County.*
- ED-8.2 *Park and Recreation Maintenance and Establishment. Improve existing parks and recreational facilities, where feasible, in need of repair or upgrading, and acknowledge the positive impact on property values from building and maintaining high quality parks across the County. Establish, where applicable, a range of parks and open spaces, including tot lots, neighborhood parks, community parks, skate parks, sports fields and courts, organized sports complexes, plazas/greens and/or green- ways/parkways within new neighborhoods, business districts and commercial areas.*
- ED-8.3 *Park Financing Mechanisms. The County shall use a variety of financing mechanisms to acquire, develop, and maintain park, recreation, and other open space uses consistent with growth in County population and adopted land use policies and shall encourage the establishment of community service districts or other financing mechanisms to finance the maintenance and operation of private and public parks created in conjunction with new development.*
- ED-8.4 *Walking Distance to Parks. Strive to create development patterns such that the majority of residents are within a reasonable walking distance of a park, greenway, public plaza or recreation center.*



*Public Facilities and Services Element:*

- PFS-1.2 *Facilities and Services Deficiencies. The County shall coordinate with other public facility and service providers, such as Cal Fire and water districts, to identify and find solutions to key infrastructure deficiencies in the county.*
- PFS-1.9 *Development Review. The County shall evaluate facility capacity, levels of service, and/or funding needs during the development review process to ensure adequate levels of service and facilities are provided and maintained.*
- PFS-1.10 *Maximize Use of Existing Facilities. The County shall require new development projects to be designed and sited to use existing facilities and services to the extent that such a design and site choice would be consistent with good design principles.*
- PFS-1.11 *Pay Fair Share. The County shall require new development to pay its fair share of public facility and service costs.*
- PFS-1.12 *New Development Requirements. The County shall require new development, in compliance with local, State, and Federal law, to mitigate project impacts associated with public facilities and services, including, but not limited to, fire, law enforcement, water, wastewater, schools, infrastructure, roads, and pedestrian and bicycle facilities through the use of annexation fees, connection fees, facility construction/expansion requirements, or other appropriate methods.*

*Natural and Cultural Resources Element:*

- NCR-3.1 *Comprehensive Park System. The County shall continue to acquire, develop, operate, and maintain a comprehensive system of parkland and recreational facilities that include active and passive recreation for a wide range of users.*
- NCR-3.2 *Park Ratio Standard. The County shall encourage and support the development of recreational facilities to serve unincorporated communities at a ratio of five acres of recreation area per 1,000 persons.*
- NCR-3.6 *Optimal Use of Parks. The County shall provide the optimal level of service for each County park, based on its use and cost-effectiveness, recognizing that each individual facility has a different mission and a unique set of operating conditions.*
- NCR-3.7 *On-Site Recreation. The County shall require new major subdivisions to include on-site recreation facilities, with design and features appropriate to the size, type, and setting of each subdivision and with financing for long-term maintenance.*
- NCR-3.9 *Evaluation of New Development. The County shall require an evaluation of new development within existing communities to include an analysis of the individual and cumulative effect of the development on the recreational needs of the community and county.*



The consistency of the Project with applicable County General Plan and Draft 2035 General Plan Update parks and recreational facilities goals, policies and objectives, including key policies listed above, is evaluated in Section 4.10, *Land Use*. However, with respect to the Draft 2035 General Plan Update, because it has not been adopted by the Board of Supervisors as of the writing of this SEIR, this consistency analysis is provided for informational purposes only.

*San Benito County Parks and Recreation Facilities Master Plan*. The Parks and Recreation Facilities Master Plan provides the following goals, policies, objectives and standards regarding parks and recreational facilities:

**Parkland Development Requirements:** This section discusses the recommended County Standard of five-park acres per 1,000 population, including what types of facilities can be counted toward the standard, and the recommendation that neighborhood parks should be located so that County residents in urban areas live within ½ mile of a neighborhood parks.

**Trail Planning and Design Guidelines:** This section discusses general guideline which all short and long term trail planning and implementation should consider and discusses the various strategies for trail acquisition.

**Potential Future Trail Corridors:** This section identifies some possible trail corridors within which future trail connections might be desirable.

**Trail Planning Reference Documents:** This section provided County, State and Regional documents to be used as a reference during trail planning.

**Trails Master Plan:** This section identifies items that the Trails Master Plan should address, including a list of trail priorities and summary of public input.

**Classification System & Standards:** This section describes the various parkland classifications including size, service area, intended service group, description and potential facilities. The classifications are included to give planners and developers a clearer understanding of the expectation of what should be included in various park facilities, and to assist County staff and officials in reviewing development proposals for consistency with established standards (refer to Table 4.12-3).



**Table 4.12-3  
 Park Classification**

<b>Classification</b>	<b>Size</b>	<b>Service Area/Intended Service Group</b>	<b>Description</b>
Neighborhood Park	3-10 acres (5 acre minimum preferred)	Neighborhood residents within walking distance	Should be designed for both active and passive recreation activities tailored to the specific needs of the neighborhood, and should address the needs of all age groups and physical abilities.
Neighborhood/School Park	2-10 acres	Residents within walking distance and school students	Similar in size and function to a neighborhood park, but is located immediately adjacent to a school. Some of the recreational functions can be combined with the school site, such as hard courts, sports fields, and play areas, to maximize efficient use of resources.
Community Parks	10 acre minimum (10 acre minimum preferred)	All County residents including community and school groups; may also serve neighborhood park function for surrounding residents; may attract regional residents.	Allow for group activities and other recreational pursuits that are not recommended at neighborhood parks. Frequently community parks are "destination" parks with special facilities, such as lit sports fields, amphitheaters, gymnasiums, etc. that serve the entire community. Rest rooms, off-street parking, night lighting of facilities and other active recreation facilities are typical park elements that encourage higher levels of public use and longer user-days when compared to neighborhood parks.
Trails/Linear Parkways	Shown in or connected to trails in the County's Parks and Recreation Facilities Master Plan	All County residents; may attract regional residents.	Connect various areas of the County, as well as parks, recreational open space, schools, business and commerce centers and other feature destinations. Where linear parkways are sufficiently wide and within walking distance to residential neighborhoods, sport fields and neighborhood park features can be incorporated for both active and passive recreation needs.
Special use Facilities	Depends on facility	All County residents, designated community user groups, school groups, and some nonresidents.	Generally meet a specific recreation or cultural function and do not fall into one of the other classification categories. Multipurpose uses should be encouraged, provided that additional uses do not conflict with the intended special use.
Recreational Open Space	Depends on resource to be preserved	Not included in County service area calculations; All County residents; may attract regional residents.	Designed to preserve and protect unique natural resources while providing for compatible limited public recreation use. Passive recreational uses, such as hiking, nature appreciation, picnicking, etc., that are not in conflict with the intended resource protection, are encouraged.



**Table 4.12-3  
 Park Classification**

<b>Classification</b>	<b>Size</b>	<b>Service Area/Intended Service Group</b>	<b>Description</b>
Sports Park	20 acre minimum	All residents, community-based sports organizations and school groups; may serve limited non-resident sport participants for tournament and regional play.	Focus on active recreational facilities, especially for organized sports. Consolidation of multiple sports fields at one location allows for efficiencies of maintenance and scheduling. With a focus on active sports, sports parks do not have all of the amenities of community parks.

Source: San Benito County Parks and Recreation Facilities Master Plan, 2010

*San Benito County Bikeway and Pedestrian Master Plan.* The Bikeway and Pedestrian Master Plan provides the following goals, policies, objectives and standards regarding bike and pedestrian facilities:

- Objective 1-2 Expand bicycle and pedestrian facilities and access in and between neighborhoods, employment centers, shopping areas, schools, and recreational sites, in pursuit of the San Benito County Council of Governments General Plan.*
- Objective 4-3 Complete a network of bikeways and walkways that are feasible, fundable, and that serve bicyclists' and pedestrians' needs, especially for travel to employment centers, schools, commercial districts, transit stations, institutions and recreational destinations.*
- Objective 4-6 Provide short- and long-term bicycle parking in employment and commercial areas, in multifamily housing, at schools, and at recreation and transit facilities.*
- Objective 4-8 Promote bicycling as a healthy transportation option that improves physical fitness.*

*San Benito County Code.* The San Benito County Code, Title 23 (Subdivision Ordinance), Chapter 23.15 (Dedications, Reservations, and Development Fees), Section 23.15.008 (Dedication of Parkland) requires new development to dedicate park land, or pay an in lieu fee, or a combination, for local or regional community and neighborhood parks and recreational facilities. Section 23.15.008 sets forth the standards and formulas regarding dedicated park land. Title 23 (Subdivision Ordinance), Chapter 23.25 (Design Requirements), Section 23.25.006 (Open Space Easements) sets forth requirements for the dedication of open space development rights to the County including defining acceptable uses and identifying maintenance arrangements. Title 23 (Subdivision Ordinance), Chapter 23.25 (Design Requirements), Section 23.25.012 (Recreational Facilities) discusses the provision of recreational facilities and sets forth maintenance arrangements and obligations for parks, recreation facilities, open space and landscaping. In addition, San Benito County Code Title 5 (Finance), Chapter 5.01 (County Fees), Article IV (Park and Recreation Impact Fees) requires that new development provide a fair share contribution toward the acquisition of park land, recreational improvements and equipment.



### 4.12.3 Previous Environmental Review

The 2003 San Juan Oaks Golf Club General Plan Amendment/Zone Change/Vesting Tentative Subdivision Map EIR (2003 EIR) examined the existing public services in the Project region and the potential impacts resulting from development under the San Juan Oaks Golf Club General Plan Amendment/Zone Change/Vesting Tentative Subdivision Map Project. The 2003 EIR concluded that impacts related to fire protection, solid waste generation, and school capacity were potentially significant. Mitigation measures were included to mitigate for these impacts. To mitigate impacts identified in the 2003 EIR related to fire protection, these mitigation measures included: fire design requirements, such as road widths and fire hydrants, a vegetation management plan, and fire flow capacity requirements. To mitigate impacts related to solid waste management, the mitigation measures included: recycling bins and the use of recyclable building materials. To mitigate impacts related to school capacity, these mitigation measures included: buildout date notification and payment of statutory school fees. These mitigation measures were determined to reduce impacts to a less than significant level. The 2003 San Juan Oaks Golf Club project included a General Plan Amendment/Zone Change/Vesting Tentative Tract Map. This previously approved project allowed for the development of 156 market rate residential units, 30 affordable units, a resort hotel, a village commercial site, a park, a permanent wildlife habitat/open space, an additional 18-hole golf course, and an additional nine-hole golf course. None of the previously approved uses have been constructed.

Although the 2003 EIR addressed impacts to public services, substantial changes to the previously approved 2003 San Juan Oaks Golf Club project are proposed as part of the Del Webb at San Juan Oaks Specific Plan Project.

The development footprint of the 2003 San Juan Oaks Golf Club Project and the current proposed Project are substantially similar, as shown in Figure 1-1 in Section 1.0, *Introduction*. However, substantial changes to the previously approved 2003 San Juan Oaks Golf Club project are proposed as part of Del Webb at San Juan Oaks Specific Plan Project. Specifically, the Del Webb at San Juan Oaks Specific Plan Project proposes to increase the previously approved overall impervious building area from approximately 193 acres to approximately 323 acres, increase the total number of residential dwellings from 186 single-family residential dwellings to 1,084 single-family residential dwellings, increase the neighborhood commercial area from approximately seven acres to approximately 14 acres, increase roadway areas from approximately 44 acres to approximately 88 acres, increase the permanent wildlife habitat/open space from approximately 1,163 acres to approximately 1,243 acres, and develop an approximately ten-acre amenity center. In addition, the Project provides for the permanent preservation of approximately 153 acres of off-site prime agricultural land. Although the development footprint for these uses is substantially similar to the previous project, the proposed changes have the potential to substantially increase the severity of the previously identified impacts and trigger additional analysis under PRC Section 21166 and CEQA Guidelines Section 15162 with regard to public services. Therefore, due to the revisions to the project since the 2003 EIR the following impact analysis has been prepared pursuant to Public Resources Code Section 21166 and CEQA Guidelines Section 15162 (a).



#### 4.12.4 Impact Analysis

**a. Methodology and Significance Thresholds.** According to Appendix G of the *State CEQA Guidelines*, impacts related to public services from the proposed Project would be significant if the Project would:

1. *Result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities, need for new or physically altered government facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for fire protection, police protection, schools, parks, or other public facilities;*
2. *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; and/or*
3. *Include recreational facilities or require construction or expansion of recreational facilities which might have an adverse physical effect on the environment.*<sup>1</sup>

Police, fire, and ambulance service providers were contacted to ascertain the current average response times, estimated response times, and current service levels that would be utilized in this impact analysis. Impacts to these public services would be considered significant if average response times, service ratios or other performance standards could not be met, such that the construction of new or expanded facilities would be required in order to maintain said ratios, response times and/or other performance standards. The evaluation of school impacts is limited to those effects with the potential to result in the need for construction of new classrooms or placement of portable classrooms. Similarly, the evaluation of impacts related to parks and recreational facilities focus on the construction or expansion of park and recreational facilities which might have an adverse physical effect on the environment. The County has a standard requirement of five acres of parkland per 1,000 residents, as described previously.

#### **b. Project Impacts and Mitigation Measures.**

**Impact PS-1** **Implementation of the proposed Project would result in a new service population that would require police protection services from the San Benito County Sheriff's Department. This increase in service population would require additional police staff and vehicles in order to maintain acceptable service levels. However, the additional police enforcement staff and equipment required to serve the proposed Project would not trigger the need to construct new police facilities or altered facilities. In addition, the Project proposes to include a funding mechanism which may be used to pay for additional personnel, which would be housed at existing facilities (thus not triggering the need to construct new or expand existing facilities). Therefore, this is a Class III, less than significant impact. [Threshold number 1]**

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<sup>1</sup> Thresholds 2 and 3 are taken from the Recreation section of CEQA Guidelines Appendix G.



The construction of the proposed Project would result in the need for additional police staff and vehicles in order to maintain the existing service level with the increase in service population. As of 2013, the Department maintained a service ratio of 0.5 service enforcement personnel per 1,000 residents/employees. The Department is currently understaffed due to budget cuts and as such, any decrease in the existing service ratio would result in inadequate emergency service. While California law enforcement does not have standardized service ratios, a decrease in the Department's existing service ratio would result in a significant impact to police services (Sheriff Darren Thompson, personal communication, February 2015). The proposed Project would result in a service population of approximately 2,560 (1,933 residents and 627 employees). In order to maintain a service ratio of 0.5 service enforcement personnel per 1,000 population, 2-3 additional service enforcement personnel would be required.

The increase in service population generated by the proposed Project would not result in an increase in the current average response time to the Project Site or to the rest of the service area as it would take emergency responders the same amount of time to reach a given location regardless of the number of people working or residing at that location (Sheriff Darren Thompson, personal communication, February 2015). However, as discussed above, 2-3 additional service enforcement personnel would be required to maintain the Department's existing service ratio. In August 2012, the Department laid off 10 service enforcement personnel due to budget cuts. As such, the addition of 2-3 more personnel would not require new or expanded facilities because additional personnel and vehicles would be housed at existing police facilities, where there is available capacity (Sheriff Darren Thompson, personal communication, February 2015). Payment of required public facility fees (\$0.38 per sf of all covered space, residential and non-residential) would help fund additional police vehicles that would help maintain the existing service level with the increase in service population. As a condition of Project approval and in accordance with the County's development impact fee ordinance, the Project applicant would be required to pay this fee either at the time building permits or certificates of occupancy are issued.

The Project would provide secondary emergency access to the site via State Route 156 (SR 156), which would improve emergency access to the site. Secondary emergency access would not improve response times, as it would take emergency responders approximately the same amount of time to access the site via SR 156 as it would through the primary access via San Juan Oaks Drive. However, the secondary emergency access would improve emergency access by providing an additional access for emergency responders should the primary access road become impassible (Sheriff Darren Thompson, personal communication, February 2015). Therefore, the proposed Project would not cause significant environmental impacts related to construction of new police protection facilities and no mitigation would be required.

In addition, as a Project design feature, the applicants have voluntarily agreed to provide as part of the Project a CFD funding mechanism to support the funding of public safety personnel, which could include, in the County's discretion, additional law enforcement, firefighting, or emergency responder staff and equipment. In addition, payment of public facility fees (current fee equates to \$0.38 per sf of all covered space, residential and non-residential) would be required to help fund the additional police vehicles. As a condition of Project approval and in accordance with the County's development impact fee ordinance, the Project applicant would be required to pay the then-applicable fee at the time building permits are issued. As an



additional Project design feature, the applicants have voluntarily agreed to provide the County with a 15-year option for an approximately two-acre site for a possible police (or fire) station on the Project Site. The County has not decided whether to accept this offer of dedication, has no specific plans at this time for building a public safety station, and there is no funding set aside for any such project. For these reasons, it would be speculative to evaluate the potential environmental impacts of constructing any such facility in this SEIR. However, in the event the County decides to proceed in the future and accept this offer of dedication and construct said facility, potential future construction may result in footprint impacts which may have an adverse physical effect on the environment. For example, construction of police (or fire) facilities would result in temporary construction-related noise, air quality and greenhouse gas impacts, which would be evaluated in detail as part of a separate document as required by CEQA at such time as a plan to construct said facility is proposed.

Mitigation Measures. No mitigation measures are required.

Significance After Mitigation. Impacts would be less than significant.

**Impact PS-2 Implementation of the proposed Project would increase the service population for the City of Hollister Fire Department and the American Medical Response (AMR), creating a commensurate increase in the demand for Fire Department personnel and equipment. However, the Project proposes to include a funding mechanism which may be used to pay for additional personnel, which would be housed at existing facilities (thus not triggering the need to construct new or expand existing facilities). In addition, the Project applicants have incorporated into their proposal an offer of dedication to the County for an approximately two-acre site (consistent with the 2003 project conditions of approval), as a potential future site for an additional fire station or other public safety facility. Therefore, impacts related to fire protection are a Class III, less than significant impact. [Threshold number 1]**

San Benito County contracts with the City of Hollister to receive fire protection services in unincorporated areas. Fire service would be provided from Fire Station Number 4, which is approximately 7 miles from the San Juan Oaks Golf Club via road and Fire Station Number 2, which is approximately 6 miles from the San Juan Oak Golf Club via road. The construction of the proposed Project would result in the need for additional fire protection staff and vehicles in order to maintain the existing service level with the increase in service population. With the three fire stations currently in operation, there are a minimum of nine fire fighters on duty within the County at all times. Therefore, the Fire Department maintains a service ratio of 0.16 fire personnel per 1,000 residents/employees. The proposed Project would result in a service population of approximately 2,560 (1,933 residents and 627 employees). In order to maintain a service ratio of 0.16 service enforcement personnel per 1,000 population, one additional part-time service enforcement personnel would be required.

The Project would provide secondary emergency access to the site via SR 156, which would improve emergency access to the site. Secondary emergency access would substantially



improve response times to a majority of the site from Fire Station Number 4 in San Juan Bautista, but not improve response times from Fire Station 2 as it would take emergency responders approximately the same amount of time to access the site via SR 156 as it would through the primary access via San Juan Oaks Drive. However, the secondary emergency access would improve emergency access by providing an additional access for emergency responders should the primary access road become impassible.

As stated above, the City of Hollister Fire Department maintains a goal of responding to fire and medical emergencies within five minutes and the industry standard is a response time of 15 minutes for first responders. However, in practice, the Fire Department generally takes approximately seven minutes to ten minutes to respond from all stations (Leo Alvarez, Fire Captain, Personal Communication, February 2014). In order to maintain the Fire Department's response time of seven to ten minutes, the addition of one part-time personnel is needed to insure that service to the Project Site can meet the above-specified response time. The addition of one additional part-time personnel would not require additional or expanded facilities (Leo Alvarez, Fire Captain, Personal Communication, February 2014). As such, impacts to fire services would be less than significant.

The construction of the proposed Project would also result in the need for additional emergency response personnel and vehicles in order to maintain the existing service level with the increase in service population. The County EMS Agency estimates that one additional ambulance would be needed to adequately serve the Project Site. The ambulance would be staffed by two emergency response personnel per shift, with three shifts per day. Therefore, six additional emergency response personnel would be required (Marcie Morrow, personal communication, February 4, 2015). The additional ambulance and emergency response personnel could be accommodated at an existing fire station, and as such, would not require additional or expanded facilities.

As part of the Project's design, all road widths and circulation, as well as the placement of fire hydrants and installation of automatic sprinkler systems, would be designed with the guidance of the San Benito County Fire Department. Specifically, the Project is required to comply with the following:

- All public and private roads would be all-weather surfaces with a minimum width of 18 feet, unobstructed by parking. Cul-de-sacs and turnouts would be designed to Fire Department standards. For private roads, there would be ongoing and legally binding provisions to maintain the roads to Fire Department approval.
- Structure numbers and street signs would be lighted to County standards so that emergency vehicles including police and ambulances can locate residences in the event of any emergency.
- All fire hydrants would be installed in accordance with County Zoning requirements.
- Prior to approval of a Land Use permit, the applicant would submit revised plans subject to the review and approval by the Fire Department that illustrate the roadways and site access, and the placement of fire hydrants throughout the site. Primary access



would be constructed as part of initial grading, and fire hydrants would be installed prior to occupancy for each Project phase.

- The Project's water system would be designed to maintain a minimum fire flow of 2,500 gallons per minute (GPM) for two hours (or greater) at 20 pounds per square inch (PSI).
- The applicant would prepare a fire/vegetation management plan, subject to the County's review and approval.

In addition, as a condition of Project approval, the applicant would be required to pay the applicable development impact fee pursuant to the County's fee ordinance (currently, this would require \$0.25 per square foot of all covered space (residential and commercial). This funding would be used to pay for capital expenditures and equipment, in accordance with applicable law and the County's fee ordinance. In addition, the Project design feature to which the applicants voluntarily agreed as part of the Project, includes the CFD funding mechanism mentioned above which, at the discretion of the County, could be used to support the funding of additional firefighting, or emergency responder staff and equipment.

Further, the Project applicants have incorporated into their proposal an offer of dedication to the County for an approximately two-acre site (consistent with the 2003 project conditions of approval), as a potential future site for an additional fire station or other public safety facility, should an additional facility be needed in the future. The County has not decided whether to accept this offer of dedication, has no specific plans at this time for building a public safety station, and there is no funding set aside for any such project. For these reasons, it would be speculative to evaluate the potential environmental impacts of constructing any such facility in this SEIR. However, in the event the County decides to proceed in the future and accept this offer of dedication and construct said facility, potential future construction may result in footprint impacts which may have an adverse physical effect on the environment. For example, construction of fire (or police) facilities would result in temporary construction-related noise, air quality and greenhouse gas impacts, which would be evaluated in a separate document as required by CEQA at such time as a plan to construct said facility is proposed. For example, construction of safety facilities would result in temporary construction-related noise, air quality and greenhouse gas impacts, which would be evaluated in detail as part of a separate document as required by CEQA at such time as a plan to construct said facility is proposed.

Mitigation Measures. No mitigation measures are required.

Significance After Mitigation. Impacts would be less than significant.

**Impact PS-3**    **Implementation of the proposed Project would generate an estimated total of approximately 35 elementary, middle and high school students. Students generated by the Project would attend either San Juan School or Anzar High School, neither of which would be required to operate above capacity as a result of the Project. Therefore, implementation of the proposed Project would not require construction of new or expanded educational facilities. Impacts to schools would be Class III, less than significant. [Threshold number 1]**



The proposed Project would be located in the Aromas-San Juan School District and two of the three schools within the district, San Juan School (K-8) and Anzar High (9-12), would be used by the students located in the Project. Table 4.12-4 describes the projected student enrollment at San Juan School and Anzar High School, based on student generation factors, estimated residential development, residential absorption, fertility rates, cohort survival factors, and inter-district transfers. The Aromas-San Juan USD utilizes student generation factors of 0.5 per multi-family unit and/or single-family detached unit for grades K-12, with 0.375 students per unit generated for grades K-8 and 0.125 students per unit generated for grades 9-12.

The Aromas-San Juan USD generation factors indicate that a total of 34 students would be generated from this Project. Of these students, approximately 25 would attend San Juan School and approximately 9 would attend Anzar High School, based on the grade levels served by the respective schools. Only the 67 non-age restricted residential units were included in this calculation, as the age-restricted units generally would not allow any elementary, middle, or high school age children. Children may be permitted within the active adult community under rare circumstances, however, the number of children would be nominal, and accounting for these children in the calculation would be speculative. Table 4.12-5 shows the school capacity utilization with the students generated from the proposed Project. As shown therein, neither school would exceed capacity as a result of the proposed Project. Therefore, both schools have the capacity to absorb the students that would be generated by the proposed Project. As such, no new schools or expanded facilities would need to be constructed as a result of the Project and impacts would be less than significant. In addition, the Project developers would be required to pay the applicable SB 50 school impact fee. Under Section 65996 of the California Government Code, the payment of such fees is deemed to fully mitigate the impacts of new development on school facilities.

**Table 4.12-4  
 San Juan School and Anzar High School Generation Factors and Student Generation**

School	Generation Factor	Number of Students Generated from 67 non-age restricted single-family units
San Juan School (Grades K-8)	0.375	25
Anzar High School (Grades 9-12)	0.125	9
<b>Total</b>	<b>0.5</b>	<b>34</b>

*Source: Willard McCabe, Superintendent, Aromas-San Juan Unified School District, Personal Communication, 2013 - 2014*

**Table 4.12-5  
 Post-Project Student Enrollment of San Juan School and Anzar High School**

School	Available Capacity	2013-2014 Enrollment	Current % Capacity Utilization	Students Generated from Project	Enrollment with Project	% Capacity Utilization with Project
San Juan School	100	383	79%	26	409	85%
Anzar High School	75	357	83%	9	366	85%

*Source: Willard McCabe, Superintendent, Aromas-San Juan Unified School District, Personal Communication, 2013 - 2014*

Mitigation Measures. No mitigation would be required.



Significance After Mitigation. Impacts would be less than significant.

**Impact PS-4 Implementation of the Project would generate additional demand for parkland, and the Project would be required to adhere to the County's parkland requirements including the development of the required park acreage and/or payment of applicable in-lieu fees. The Project would develop approximately 17 acres of public parkland in addition to trails and Class 2 bicycle lanes as well as private recreational facilities. Construction of new parkland may result in footprint impacts; however, those impacts have been evaluated as part of the proposed Project and are addressed throughout the applicable sections of this SEIR. Therefore, the Project would result in Class III, *less than significant*, impacts related to park demand and associated footprint impacts. [Threshold numbers 2 and 3]**

The proposed Project would generate additional demand for parkland. As discussed in Section 4.12.1(e), Regulatory Setting, the County requires that new development should provide parkland at the rate of five acres per 1,000 residents (Facilities & Recreation Master Plan, 2010). Based on the Project's projected population of 1.67 per household for the active adult community (1,017 units) and 3.51 per household for the conventional housing (67 units) the proposed Project would generate 1,934 residents. The Project's development would therefore be required to include approximately ten acres of parklands that meet the minimum sizes and standards of the Classification System, as described in Chapter 9 of the Parks and Recreation Facilities Master Plan (2010), and other applicable requirements. The recreational needs of active adult communities differ from the needs of conventional communities. Conventional communities have residents of all ages and recreational uses that cater to various demographics. Active adult communities have a greater demand for passive recreational uses, with an emphasis on access, efficiency, comfort, and negotiability. Instead of larger sports fields and similar uses, active adult communities include smaller-scale facilities that are aesthetically pleasing and promote leisure and fitness tailored to the specific age group. The Project includes four private neighborhood parks, totaling approximately seven acres, which would be located in the western, central, and northeastern portions of the active-adult community and would provide passive recreation amenities such as walking paths, picnic tables, and barbeque grills and would also provide opportunities for stormwater management. These four neighborhood parks would utilize recycled water for irrigation, if available, and would be for use by the Project residents and owned and maintained by the AHOA. The active-adult community also includes an approximately ten-acre amenity center.

The Project also includes two public community parks (totaling approximately 17 acres). An approximately 13-acre community park would be constructed on both sides of San Juan Oaks Drive near the intersection of Union Road, within the proposed 41-acre on-site agricultural preserve. Located on hillsides with existing olive orchards, this park would include a series of walking trails, hilltop sitting/picnic areas (offering views of the surrounding valley), a gravel parking lot, and a pedestrian crossing over San Juan Oaks Drive to connect the two park areas. The majority of the existing olive trees within this community park area would be preserved. Please refer to Section 4.2, *Agricultural Resources*, as well as Section 4.8, *Hazards/Hazardous*



*Materials*, for an evaluation of the potential land use conflicts associated with combining orchard and recreational uses.

Further south on San Juan Oaks Drive, an approximately four-acre community park would be constructed. It is anticipated to include a separated small- and large-dog park, an adult fitness area, a tot lot, picnic areas and fire pits, restroom facilities, and a small parking lot. This park would also include a community garden, with garden plots that could be rented by County residents as well as for urban agricultural programs.

By including approximately 17 acres of on-site public parkland, the Project would exceed the County standards by approximately 7 acres. Thus, payment of in lieu fees would not be required. This does not include the existing golf course and clubhouse or open space areas.

Due to the provision of approximately 17 acres of public parkland within the Project Site, residents and employees of the proposed Project would likely utilize this on-site parkland as well as the four private parks and would not increase the use of existing neighborhood and regional parks or other recreational facilities such that a substantial physical deterioration of the facility would occur or be accelerated. The approximately 17 acres of the parkland provided on-site that is open to the public and would provide approximately 17 acres of additional parkland within the County, which would relieve any increased use of existing facilities resulting from population generated by the proposed Project.

In addition to the approximately 1,934 Project residents, the proposed Project would provide 627 permanent jobs. As such, employees of the Project Site may increase use at Project parkland facilities. Based on the County's standard, 627 additional people would require less than one acre of additional parkland. As discussed above, the proposed Project would exceed the County standard by approximately 7 acres. Further, the County's standard estimates demand for parks and associated facilities based on residential population, rather than a combined resident-worker service population. Therefore, while employees of the Project Site may utilize on-site parkland, this use would not overtax facilities or trigger the need to construct new or expanded recreational facilities.

Construction of new parkland within the Project Site may result in footprint impacts which may have an adverse physical effect on the environment. For example, construction of parkland facilities would result in temporary construction-related noise, air quality and greenhouse gas impacts, development of parkland on previously undeveloped land may impact biological resources, development of parkland within agricultural areas may result in the loss of farmland, and development of parkland may result in additional water usage for landscaping and community gardens. In addition, public restrooms may result in additional wastewater volumes and the dog parks may result in odors and additional solid waste generation. Impacts associated with parkland development have been evaluated as part of the proposed Project and are addressed throughout the applicable sections of this SEIR. Please refer to Sections 4.1 - 4.15 for an evaluation of the potential impacts associated with development of new parkland as a component of the proposed Project.

Following implementation of the above-described Project design features that include parklands, the Project would result in a less than significant impact. In addition,



implementation of applicable mitigation measures described in Sections 4.1 – 4.15 of this SEIR would ensure footprint impacts resulting from new parkland development would be less than significant.

Mitigation Measures. No mitigation measures are required.

Significance After Mitigation. Impacts would be less than significant.

**Impact PS-5 Implementation of the proposed Project would result in a new service population that may utilize the County library. However, this increase in service population would not trigger the need to construct new library facilities or altered library facilities. Therefore, this is a Class III, less than significant impact. [Threshold number 1]**

The County operates one main branch library in Hollister. It provides a variety of resources and programs such as the Bookmobile, which brings library services to other communities in the county. The proposed Project would result in a service population of approximately 2,560 (1,933 residents and 627 employees). An increase in population could place greater demands on existing library resources and programs. However, the County's library facilities are designed to accommodate use associated with build out of the County's General Plan. In total, this would include approximately 26,063 additional residents, 7,187 additional housing units, and approximately additional 3,346 employees by the year 2035 (AMBAG, 2014). The proposed Project's service population would represent an approximately seven percent increase over anticipated population growth and an approximately 19 percent increase over anticipated employment growth. Payment of public facility fees (current fee equates to \$0.38 per sf of all covered space, residential and non-residential) would be required to help fund expanded library facilities. As a condition of Project approval and in accordance with the County's development impact fee ordinance, the Project applicant would be required to pay the then-applicable fee at the time building permits are issued. Payment of public facility fees would help fund library facilities which would reduce the demands on existing library resources and programs caused by an increase in service population. As such, the additional service population resulting from the proposed Project would not generate significant demand for library facilities beyond that anticipated under projected buildout. While the proposed Project would contribute incrementally to the utilization of library facilities, its contribution would be nominal. Impacts would be less than significant.

Mitigation Measures. No mitigation measures are required.

Significance After Mitigation. Impacts would be less than significant.

### **c. Cumulative Impacts.**

Police Protection. This cumulative analysis considers the Project in the context of the service area of the San Benito County Sheriff's Department, as this is the agency that would serve the Project. The Department provides emergency response services to the unincorporated San Benito County and the City of San Juan Bautista and provides coroner and civil services to the unincorporated San Benito County and the Cities of San Juan Bautista and Hollister. As



discussed in Section 3.3, (*Cumulative Projects Setting*), cumulative development in the Department's service area would include approximately 26,063 additional residents, 7,187 additional housing units, and approximately 3,346 additional employees by the year 2035 (AMBAG, 2014). The proposed Project would result in an additional service population of approximately 2,560 (1,933 residents and 627 employees), beyond that anticipated in the AMBAG buildout projections. This growth would represent an approximately seven percent increase over anticipated population growth and an approximately 19 percent increase over anticipated employment growth within the Department's service area.

The Project, in combination with other past, present and reasonably foreseeable cumulative development, would result in increases in service population. This could trigger the need to construct new or expanded police enforcement facilities to house the additional staff and equipment needed to serve this additional population, which could result in potentially significant impacts. However, the County of San Benito has adopted an impact fee that can be used to help offset the costs associated with constructing and equipping new public service facilities that are necessary to support future growth. Although not anticipated at this time, if new facilities needed to be constructed in the future, appropriate environmental review would be required under CEQA, which would address cumulative impacts to law enforcement. Furthermore, the exact location of future facilities is currently unknown and therefore it is not possible to evaluate their environmental impacts at this time. In addition, all developments would otherwise be required to coordinate with the Department to identify specific service needs and ensure that adequate facilities are provided for, as contemplated in the General Plan and the City's development impact fee ordinance. Also, the County's General Plan contains a number of policies to help ensure that adequate law enforcement facilities are in place to support new development. These policies would be enforced and implemented during the individual development review process for each cumulative project.

Therefore, while cumulative development would result in a cumulative increase in demand for law enforcement services and related facilities, this anticipated increase would be accommodated through the County's development impact fee process and the County's General Plan. Further, while the Project would contribute to this cumulative increase, it would be required to pay the applicable development impact fees to cover its proportionate fair share of any such new facilities that are needed to support future growth and as such, its contribution would not be cumulatively considerable.

Fire Protection and Ambulance Services. This cumulative analysis considers the Project in the context of the service area of the Hollister Fire Department and AMR, as these are the agencies that would serve the Project. The Hollister Fire Department and AMR provide fire and ambulance services to the unincorporated San Benito County, including the Project Site, and the Cities of Hollister and San Juan Bautista. As discussed in Section 3.3 (*Cumulative Projects Setting*), cumulative development in the Department's service area would include approximately 26,063 additional residents, 7,187 additional housing units, and approximately 3,346 additional employees by the year 2035 (AMBAG, 2014). The proposed Project would result in an additional service population of approximately 2,560 (1,933 residents and 627 employees), beyond that anticipated in the AMBAG buildout projections. This growth would represent an approximately seven percent increase over anticipated population growth and an



approximately 19 percent increase over anticipated employment growth within the Fire Department's and AMR's service area.

The Project, in combination with other past, present and reasonably foreseeable cumulative development, would result in increases in demand for fire protection as well as increases in service population and population that could impact response times for fire protection and emergency service provision. This could trigger the need to construct new or expanded fire protection and emergency response facilities to house the additional staff and equipment needed to serve this additional demand in the future, which could result in potentially significant impacts. However, the County of San Benito has adopted an impact fee that can be used to help offset the costs associated with constructing and equipping new fire protection and emergency response facilities that are necessary to support future growth. Although not anticipated at this time, if new facilities needed to be constructed in the future, appropriate environmental review would be required under CEQA, which would address cumulative impacts to fire and ambulance services. Furthermore, the exact location of future facilities is currently unknown and therefore it is not possible to evaluate their environmental impacts at this time. In addition, all developments would otherwise be required to coordinate with the City of Hollister's Fire Department to identify specific service needs and ensure that adequate facilities are provided for, as contemplated in the General Plan and the County's development impact fee ordinance. Also, the County's General Plan contains a number of policies to help ensure that adequate law enforcement facilities are in place to support new development. These policies would be enforced and implemented during the individual development review process for each cumulative project.

Therefore, while cumulative development would result in a cumulative increase in demand for fire protection services and related facilities, this anticipated increase would be accommodated through the County's development impact fee process and the County's General Plan. Further, while the Project would contribute to this cumulative increase, it would be required to pay the applicable development impact fees to cover its proportionate fair share of any such new facilities that are needed to support future growth as well as implement Project Design Feature PS-2(a) and PS-2(b), and as such, its contribution would not be cumulatively considerable.

Schools. This cumulative analysis considers the Project in the context of the service area of the Aromas-San Juan USD, as this is the school district that would serve the Project. Envisioned future development in accordance with buildout projections would increase enrollment in the Aromas-San Juan USD. Cumulative projects may significantly impact facilities in the Aromas-San Juan Unified School District, thus triggering the need for new or expanded facilities to accommodate this additional demand. However, this cumulative development has been accounted for in the School District's master planning process. With the addition of the students generated by the Project, both San Juan School and Anzar High School would retain an 85 percent utilization capacity. As such, 15 percent of capacity would remain at each school for additional cumulative development. Furthermore, each cumulative development would be required to pay applicable SB 50 fees, which would help to reduce said cumulative impacts. While the proposed Project would contribute incrementally to the cumulative impacts, its contribution would be nominal given the nature of the Project (which includes a primarily age-restricted residential component); furthermore, it would be required to pay the applicable SB 50



fees, thereby further reducing its impacts in this regard. Accordingly, the Project's contribution to any cumulative impacts in this regard would not be cumulatively considerable.

Parks and Recreational Facilities. This cumulative analysis considers the Project in the context of the County's total parkland, as this is the area that would serve the proposed Project. Additional service population from cumulative development would increase demands for park and recreational facilities; as a result of this cumulative growth, the County would likely need to expand and construct additional parks and other recreational facilities to meet increased demand. As described above, the County recently prepared a Development Impact Fee Study, which estimates future needs for park and recreational facilities and requires project applicants to pay for their proportionate fair share through development impact fees or to construct parks of the required acreage. Hence, Project applicants would be required to dedicate land or pay in-lieu fees pursuant to the County's park ordinance to maintain its park standard of five acres per 1,000 residents. As the County develops, new parks and recreational facilities would be provided throughout the County in accordance with the County Parks and Recreational Master Plan and other adopted County policies and standards. As noted above, the Project would adhere to these requirements by constructing on-site approximately 24 acres of public and private parks, as well as providing significant open space and an integrated trail network. Accordingly, in addition to ensuring that the Project satisfies the applicable County park standards, it would be providing substantial amounts of additional park and recreational facilities for use by Project residents and visitors, which would help further decrease impacts on other County facilities. As such, the Project's contribution to any such cumulative impacts would not be cumulatively considerable. Therefore, less than significant cumulative parks and recreation impacts would result.

Library Services and Facilities. This cumulative analysis considers the Project in the context of the County's General Plan, as this is the service population for the County's library facilities. As discussed in Section 3.3, (*Cumulative Projects Setting*), cumulative development in the Department's service area would include approximately 26,063 additional residents, 7,187 additional housing units, and approximately 3,346 additional employees by the year 2035 (AMBAG, 2014). Additional service population from cumulative development would increase demands for library services and facilities, which could result in potentially significant impacts. Although not anticipated at this time, if new facilities needed to be constructed in the future, appropriate environmental review would be required under CEQA, which would address cumulative impacts to library facilities. Furthermore, the exact location of future facilities is currently unknown and therefore it is not possible to evaluate their environmental impacts at this time. In addition, all developments would otherwise be required to coordinate with the County to identify specific service needs and ensure that adequate facilities are provided for, as contemplated in the General Plan. Payment of public facility fees (current fee equates to \$0.38 per sf of all covered space, residential and non-residential) would be required to help fund expanded library facilities. As a condition of Project approval and in accordance with the County's development impact fee ordinance, the Project applicant would be required to pay the then-applicable fee at the time building permits are issued. Payment of public facility fees would help fund library facilities which would reduce the demands on existing library resources and programs caused by an increase in service population.

Furthermore, the proposed Project's service population would represent only an approximately seven percent increase over anticipated population growth and an approximately 19 percent



increase over anticipated employment growth. Therefore, while cumulative development would result in a cumulative increase in demand for library facilities and services, this anticipated increase would be accommodated through the County's development impact fee process. While the Project would contribute to this cumulative increase, it would be required to pay the applicable development impact fees to cover its proportionate fair share of any such new facilities that are needed to support future growth, and as such, its contribution would not be cumulatively considerable.



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