

4.14 UTILITIES AND SERVICE SYSTEMS

4.14.1 Setting

a. Water Service. The Project Site is located outside the service areas of all existing local water service providers. Accordingly, water service for the proposed Project would be provided by either: (1) obtaining water service from an investor-owned utility regulated by the California Public Utilities Commission (CPUC), or (2) formation of a mutual water company.

b. Water Supply. The Project Site is situated in the San Juan Valley southwest of Hollister and east of San Juan Bautista in San Benito County. This valley is largely agricultural, with a significant groundwater subbasin that has been used historically for irrigation and, to a much lesser degree, for municipal demands in San Juan Bautista and for individual domestic uses scattered throughout the valley.

San Juan Subbasin. As discussed in Section 4.9, *Hydrology and Water Quality*, the Project Site overlies the San Juan Subbasin, a subbasin of the Gilroy-Hollister Groundwater Basin. The San Benito County Water District (SBCWD) defines the San Juan Subbasin based on geology, hydrogeology, existing water infrastructure, and other features, with the identified boundary approximating what is generally recognized as the San Juan Valley. The SBCWD has consistently used this boundary for planning, data compilation, and water resources management since 1996.

The San Juan Subbasin is isolated by mountain ranges on the north and south with the San Benito River flowing through the valley from east to west. The eastern and western boundaries are defined by narrow gaps in the mountain ranges. The eastern boundary lies against the SBCWD-defined Hollister West Subbasin, which is upgradient and contributes some subsurface inflow to the San Juan Subbasin. Groundwater flows in the Subbasin roughly follow the San Benito River in a northwesterly direction. Groundwater in the basin originates from percolating rainfall, San Benito River percolation, percolation of irrigation water applied to the active farming in the Valley, percolation and seepage from San Justo Reservoir releases, and percolation of reclaimed municipal water in ponds located near the eastern boundary of the Subbasin.

In the San Juan Subbasin, groundwater management is undertaken by the SBCWD. The SBCWD is a California Special District formed in 1953 by the San Benito County Water Conservation District Act. The SBCWD actively manages groundwater supplies within its jurisdiction, including groundwater elevation monitoring, water quality monitoring and conjunctive use.¹ The principal sources of water within the SBCWD's boundaries are groundwater and water imported from the Central Valley Project (CVP). The SBCWD conjunctively manages local groundwater supplies by making imported CVP water available for direct use by agricultural uses and by municipal and industrial users in wet and normal years, which reduces groundwater pumping and allows replenishment of groundwater supplies – a method of in-lieu groundwater recharge. SBCWD has also actively recharged groundwater through managed releases of stored surface water and imported water in the past. In dry years, when imported

¹ The term *conjunctive use* is often used when discussing water supplies and water conservation, often describing the practice of storing surface water in a groundwater basin in wet years and withdrawing it from the basin in dry years to optimize the water demand / supply balance.



water supplies are limited, demand on groundwater supplies increases, tapping the groundwater supplies that were stored during the wetter periods.

Historic Use of Imported Water and Groundwater. The SBCWD purchases CVP water from the U.S. Bureau of Reclamation (USBR). This water is imported from San Luis Reservoir through the Hollister Conduit, which is a component of the San Felipe Unit of the CVP. The Hollister Conduit is a pressurized pipeline that terminates at the San Justo Reservoir, located adjacent to the Project Site. This reservoir has a capacity of approximately 11,000 acre feet (AF), and is used exclusively to store and re-regulate imported water. Imported water is delivered to agricultural as well as municipal and industrial (M&I) customers in the northern portion of San Benito County, including the San Juan Subbasin. Imported water use in the San Juan Subbasin totaled approximately 4,134 AF during 2013, which included approximately 3,879 AF to agricultural uses and approximately 255 AF to M&I customers (Tully and Young 2015; SBCWD 2013).

Groundwater pumping in the San Juan Subbasin from the early 1990s to 2014 averaged a little over 8,000 AF per year, ranging from nearly 12,000 AF in 2009 – the third year in a series of dry years, to as low as just under 5,000 AF in 2011, a very wet year. Table 4.14-1 provides the historic groundwater pumping in the Subbasin along with the CVP deliveries since 1993. As shown in Table 4.14-1, use of CVP water has fluctuated in the San Juan Subbasin over the last 21 years, partially as a result of increased challenges from revised environmental constraints placed on CVP diversions from the Sacramento-San Joaquin River Delta. As evidenced in the table, CVP deliveries since 2007 averaged about 1,900 AF per year less than prior to 2007, in large part due to the unprecedented drought conditions of 2014 that substantially reduced CVP deliveries.

The changes in groundwater levels over time have been small and relatively consistent, indicating that the historical range of the volume of groundwater pumped does not substantially affect groundwater elevations (refer to Figure 3-2 in Appendix J). Rather, other factors (like river recharge, areal precipitation, and agricultural return flows) may have greater impact on groundwater elevations and storage. In addition, groundwater elevation hydrographs show that groundwater elevations in the San Juan Subbasin appear to respond quickly to changes in inflow/outflow balance from year to year. This means that groundwater elevations in the Subbasin can and have recovered quickly from the effects of dry years when potential recharge water is available in average and wet years. In addition, recharge of the basin is roughly equivalent to the groundwater withdrawal (refer to Figure 3-2 in the WSA; Appendix J).

c. Wastewater. Most of the community wastewater treatment in San Benito County is provided by four service providers: Sunnyslope Water District, Tres Pinos Water and Sewer District, City of San Juan Bautista, and the City of Hollister. Wastewater produced by the proposed Project would be sent to the City of Hollister's Water Reclamation Facility (WRF) for treatment. This facility, completed in 2009, has a treatment capacity of approximately 4 million gallons per day (mgd). The facility uses an immersed membrane bioreactor and sodium hypochlorite disinfection to achieve tertiary level of wastewater treatment (Veolia Water West Operating Services, Inc. [Veolia], January 2012). Treated wastewater is discharged to percolation ponds located on the WRF site or delivered to Brigantino Park and the Hollister Municipal Airport for irrigation purposes (Veolia, January 2012).



**Table 4.14-1
 Historic Groundwater Pumping and CVP Deliveries
 in the San Juan Subbasin**

Year	Groundwater (AF)	CVP (AF)	Total (AF)
1993	9,278	4,300	13,578
1994	10,859	3,836	14,695
1995	9,328	4,554	13,882
1996	8,726	5,187	13,913
1997	9,587	6,191	15,778
1998	6,963	4,099	11,062
1999	9,312	5,990	15,302
2000	8,681	6,372	15,053
2001	7,977	7,232	15,209
2002	7,571	7,242	14,813
2003	7,434	7,127	14,561
2004	8,121	7,357	15,478
2005	6,608	6,245	12,853
2006	6,741	7,200	13,941
2007	7,658	6,160	13,818
2008	7,796	3,160	10,956
2009	11,956	1,605	13,561
2010	9,561	3,452	13,013
2011	4,987	5,623	10,610
2012	5,782	5,976	11,758
2013	11,044	4,134	15,178
2014	10,018	1,984	12,002
<i>Avg. '93 – '14</i>	<i>8,454</i>	<i>5,228</i>	<i>13,682</i>
<i>Avg. '07 – '14</i>	<i>8,600</i>	<i>4,012</i>	<i>12,612</i>
<i>Avg. '93 – '06</i>	<i>8,370</i>	<i>5,924</i>	<i>14,294</i>

Source: Table 3-1, SB 610 Water Supply Assessment Prepared for the San Juan Oaks Specific Plan (Tully & Young, 2015; refer to Appendix J).

Although designed for a treatment capacity of 4 mgd, daily influent flow to the WRF averaged approximately 2.15 mgd in 2011 (Veolia, January 2012); thus, unused capacity exists in the WRF. Depending on the rate of growth in the Hollister Urban Area (HUA), which is the area served by the WRF, a 1 mgd expansion is planned to occur between 2018 and 2023 (SBCWD 2011). This expansion is identified and planned for in the Hollister Urban Area Water and Wastewater Master Plan (SBCWD 2011).

Wastewater Conveyance. The existing wastewater conveyance system on the Project Site consists of gravity flow sanitary sewer lines that extend west from the clubhouse and golf course snack bar to a leach field located just west of San Juan Oaks Drive.

The City of Hollister’s collection system consists of gravity pipelines and force mains ranging from 4- to 36-inches in diameter. The City has six lift stations: Airport Lift Station No. 1,



McCloskey Lift Station No. 2, Second and East Lift Station No. 3, Lift Station No. 4, Southside Road Lift Station No. 5, and Diversion Lift Station No. 6. Lift Station No. 4 was removed from service in 2003 during collection system improvements. Diversion Lift Station No. 6 can convey flow to or from the Industrial Wastewater Treatment Plant (IWTP).

d. Solid Waste. The current solid waste disposal and recycling service provider for Hollister, San Juan Bautista, and the surrounding unincorporated San Benito County is Recology San Benito County. Recology transports solid waste to the John Smith Road Landfill (JSRL), which is owned by the County of San Benito Integrated Waste Management Department and operated by Waste Connections (Mandy Rose, San Benito County Integrated Waste Management, Personal Communication 2014; CalRecycle 2013). JSRL is the only operating active solid waste landfill in San Benito County.

The JSRL is located at 2650 John Smith Road, approximately five miles southeast of downtown Hollister, in the unincorporated County. It has a maximum permitted throughput of 1,000 tons per day and, as of March 2014, a remaining capacity of approximately 4,777,674 cubic yards (Golder Associates 2014). Assuming an annual average of 500 tons/day is received throughout the remaining life of the landfill, the estimated remaining service life of the currently permitted landfill is 15.9 years, or approximately 2030.²

A property adjacent to the JSRL was purchased by the County of San Benito in 1995 with the intent of expanding landfill operations, and the landfill operator plans to initiate permitting of this expansion in 2015 (Rose, pers. comm. 2014). The adjacent property has an estimated life span of 40 years at 750 tons/day (Rose, pers. comm. 2014).

As explained more fully in the Regulatory Setting section below, the California Integrated Waste Management Act of 1989 (State Assembly Bill 939) required all cities and counties to develop a Source Reduction and Recycling Element (SRRE) for diverting 50% of their solid waste (based on 1990 levels) from landfills by the year 2000. In an effort to further increase recycling and meet a 75% diversion goal, the State of California enacted AB 341, requiring most businesses and multi-family complexes to provide recycling services by July 1, 2012. The County of San Benito and Cities of Hollister and San Juan Bautista anticipated this action and recycling services were and are included in the commercial services to be provided at the Project Site.

The diversion rate for San Benito County is approximately 51% (Rose, pers. comm. 2013). However, as of 2007, diversion rates are no longer used as measurements for determining consistency with AB 939. With the passage of SB 1016, the Per Capita Disposal Measurement System, only per capita disposal rates are measured. For 2007 and subsequent years, CalRecycle compares reported disposal tons to population to calculate per capita disposal expressed in pounds per person per day. The County of San Benito has a target residential disposal rate of 5.1 pounds per person per day and a target employee disposal of 18.3 pounds per person per day. As of 2012, the County of San Benito achieved these targets with a disposal rate of approximately 4.5 pounds per resident per day and approximately 17.8 pounds per employee per day; thus, the County currently meets its disposal target (CalRecycle 2014).

² This estimate is based on a throughput of 500 tons/day; however, the landfill is currently averaging approximately 675 tons/day and is permitted to receive up to 1,000 tons/day. Therefore, the landfill may reach operating capacity prior to 2030 (Golder Associates 2014; Rose, pers. comm. 2014).



In the event that the optional on-site wastewater treatment plant (WWTP) is constructed, biosolids removed during the treatment process would be transferred via truck to the Monterey Regional Waste Management District (MRWMD) landfill for disposal. The MRWMD landfill has a design airspace (volume of available airspace for placement of waste and daily/intermediate/final cover soil) of approximately 84 million cubic yards (CY). The remaining landfill waste capacity is approximately 71 million CY, or 48 million tons (assuming an Airspace Utilization Factor of 0.676 tons per CY). The landfill is projected to reach its full capacity in the year 2161 (MRWMD, 2014).

4.14.2 Regulatory Framework

a. Water Supply.

State.

Senate Bill 610. Senate Bill (SB) 610 amended the Public Resources and Water Codes as they pertain to consultation with water supply agencies and water supply assessments. SB 610 requires water supply assessments (WSAs) for “projects” as that term is defined by Water Code Section 10912, which are subject to CEQA. The Project meets the definition of a “project” as specified in the Water Code, therefore requiring the preparation of a WSA in compliance with SB 610.

A water supply analysis was conducted for the previous project pursued in 2003, which included two golf courses (one 18-hole, one 9-hole), 186 residential units, 9,400 feet of commercial space, and a 200-room resort within the same Site boundary as the proposed Project. The previous 2003 project had an anticipated water demand of approximately 1,432 AFY, an increase over the then-existing water use of approximately 449 AFY. The existing golf course, club house and related facilities (collectively, Existing Golf Club) has a historic average demand of approximately 415 AFY, although this is decreasing (Tully & Young, 2015). On-site agricultural uses currently demand approximately 100 to 200 AFY (Tully & Young, 2015). Because the proposed Project involves a different buildout than the previous project (including 1,017 residential units, approximately 65,000 square feet of commercial space, a 200-room hotel, and an approximately 25,000 square foot amenity center) and because water supply issues have changed in the County and State wide, a new water supply assessment has been prepared under CEQA and additional analysis of potential impacts conducted in this SEIR.

Senate Bill 221. Whereas SB 610 requires a written assessment of water supply availability, SB 221 requires lead agencies to obtain an affirmative written verification of sufficient water supply prior to approval of certain specified subdivision projects. For this purpose, water suppliers may rely on an Urban Water Management Plan (if the proposed project is accounted for within the UWMP), a Water Supply Assessment prepared for the project, or other acceptable information that constitutes “substantial evidence.” “Sufficient water supply” is defined in SB 221 as the total water supplies available during normal, single-dry and multiple-dry water years within the 20-year (or greater) projection period that are available to meet the projected demand associated with the Proposed Project, in addition to existing and planned future uses.



California Public Utilities Commission (CPUC). In the event water/wastewater service is provided by an investor-owned utility, the utility must obtain a Certificate of Public Convenience and Necessity (CPCN) from the CPUC to establish and operate a new water system (Public Utilities Code, § 1001). The utility's application for a CPCN must include an environmental assessment, called the Proponent's Environmental Assessment (PEA). Because the County is the lead agency for the Project under CEQA, this SEIR will be used to prepare the PEA. The CPUC is a responsible agency.

Bureau of Real Estate (BRE). As an alternative to receiving water/wastewater service from an investor-owned utility, the Project applicants may form a mutual water company to serve the Project. The formation of a mutual water company in connection with the subdivision and sale of land requires the filing of a separate mutual water company certification application (Form RE 699B) with the BRE, along with the public report application for the subdivided lands.

State Water Resources Control Board, Division of Drinking Water (DDW). The water/wastewater service provider for the proposed Project (whether investor-owned utility or mutual water company) would be a "public water system,"³ and therefore must obtain a permit to operate the system from the DDW (Health & Safety Code § 116525).⁴ The permit process involves providing technical, managerial, and financial information and showing the water supply meets certain health and safety standards. After issuance of the DDW permit, the owner/operator of the public water system must ensure that the water system continuously complies with the primary and secondary drinking water standards and other requirements set forth in the Drinking Water Act (Health & Safety Code § 116555(a)). The system may only be operated by an operator holding the proper certification (See Health & Safety Code § 116555(b)).

The 2014 Sustainable Groundwater Management Act. The Sustainable Groundwater Management Act of 2014 (SGMA), enacted in October 2014, applies to all groundwater basins in the state. Any local agency that has water supply, water management or land use responsibilities within a groundwater basin may elect to be a "groundwater sustainability agency" for that basin. Local agencies have until January 1, 2017 to elect to become or form a groundwater sustainability agency. In the event a basin is not within the management area of a groundwater sustainability agency, the county within which the basin is located will be presumed to be the groundwater sustainability agency for the basin. By enacting the SGMA, the legislature intended to provide local agencies with the authority and the technical and financial assistance necessary to sustainably manage groundwater within their jurisdiction.

DWR has identified San Juan Bautista Subbasin of the Gilroy-Hollister Groundwater Basin as a "medium-priority basin." Therefore the San Juan Bautista Subbasin is required to be managed pursuant to a groundwater sustainability plan, which must be prepared by January 31, 2022. The SGMA provides local agencies with additional tools and resources designed to ensure that groundwater in the greater San Juan Valley is sustainably managed.

³ A "public water system" is defined as "system for the provision of water for human consumption through pipes or other constructed conveyances that has 15 or more service connections or regularly serves at least 25 individuals daily at least 60 days out of the year" (Water Code, § 116275(h)). Public water systems are further subdivided into two types: community and non-community water systems. Based on the number of connections and the nature of the Project, the water system serving the Project would be a community water system and ongoing testing requirements would be based on that classification (Health & Safety Code, § 116275(i)).

⁴ Prior to July 1, 2014, the state's drinking water program was a part of the Department of Public Health.



The San Juan Subbasin, which is identified as the source of supply for this Project, is not identified as a separate basin by DWR. As described in Section 3.2 of the WSA, the boundaries of the San Juan Subbasin, as described by SBCWD, are different from the San Juan Bautista Subbasin, which is included in DWR's Bulletin 118. Nevertheless, it is possible that one or more local agencies such as the SBCWD or the County may elect to become the groundwater sustainability agency for a basin that includes some or all of the San Juan Subbasin. Alternatively, a local agency - for example, the SBCWD - may request that DWR revise the boundaries of a basin, including the establishment of one or more new subbasins.

Any groundwater sustainability agency established for the San Juan Subbasin, or for a portion of the San Juan Subbasin, or for an area that includes the San Juan Subbasin, would have additional powers under the SGMA to manage groundwater within the basin and regulate groundwater extractions from individual groundwater wells or wells generally. In exercising its authority under the SGMA, a groundwater sustainability agency must consider the interests of holders of overlying groundwater rights, among others, and may not make a binding determination of the water rights of any person or entity.

The SGMA also requires DWR to categorize each groundwater basin in the state as high-, medium-, low-, or very low priority. All basins designated as high- or medium- priority basins must be managed under a "groundwater sustainability plan" that complies with Water Code section 10727 *et seq.* Groundwater sustainability plans must be prepared by January 31, 2020 for all high- and medium-priority basins that are subject to critical conditions of overdraft, as determined by DWR. Groundwater sustainability plans must be prepared by January 31, 2022 for all other high- and medium-priority basins. In lieu of preparation of a groundwater sustainability plan, a local agency may submit an alternative that complies with the SGMA no later than January 1, 2017.

Local.

Current Adopted San Benito County General Plan. The existing, adopted San Benito County General Plan (1985) sets forth policies to provide decision-makers with long-range guidance affecting the County's future development. As it relates to water supply and distribution, the existing General Plan (1985), Land Use Element and Open Space and Conservation Element set forth the following relevant goals, policies:

Land Use Element:

Policy 35 The County shall encourage energy and water conservation techniques and energy efficiency in all new building design, orientation and construction.

Open Space and Conservation Element:

Policy 32 Groundwater studies for new development. To prevent overdrafting in San Benito County, a groundwater development plan shall be required for appropriate new development proposals.



- Policy 33* *Water conservation. To ensure more efficient use of groundwater resources it will be the policy of the County to require conservation of water resources in San Benito County and encourage inter-agency conservation to develop policies and programs for the protection and enhancement of habitat for fish on major tributaries to the Pajaro River (San Benito River, Pacheco Creek).*
- Policy 34* *Evidence water quality and quantity for development: Approval of new developments shall not be allowed without evidence of adequate water quality and quantity.*

Proposed 2035 General Plan Update. The proposed (but not yet adopted) Draft 2035 General Plan Update Land Use Element, Public Facilities and Services Element, and Natural and Cultural Resources Element provide the following goals, policies and objectives pertaining to water supply and distribution. 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-2.1* *Sustainable Building Practices. The County shall promote, and where appropriate, require sustainable building practices that incorporate a “whole system” approach to designing and constructing buildings that consume less energy, water, and other resources; facilitate natural ventilation; use daylight efficiently; and are healthy, safe, comfortable, and durable.*
- Goal LU-4* *To promote energy efficiency through innovative and sustainable building and site design.*
- 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.*



LU-9.7 *County General Plan Consistency Report. The County shall monitor and report to the Local Agency Formation Commission (LAFCO) regarding the consistency with the General Plan with any proposed changes in the sphere of influence or other urban boundaries for governmental entities that provide water or sewer services.*

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 *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-1.4 *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.*

Goal PFS-3 *To ensure reliable supplies of water for unincorporated areas to meet the needs of existing and future agriculture and development, while promoting water conservation and the use of sustainable water supply sources.*

PFS-3.1 *Water District Support. The County shall support efforts of the San Benito County Water District to ensure that adequate high-quality water supplies are available to support current residents and businesses and future development projects.*

PFS-3.9 *Sufficient Water Supply for New Development. The County shall require new developments to prepare a source water sufficiency study and water supply analysis for use in preparing, where necessary, a Water Supply Assessment per SB 610 and a Source Water Assessment per Title 22. This shall include studying the effect of new development on the water supply of existing users. The County encourages the development of integrated regional water management plans or similar plans.*

Goal PFS-4 *To maintain an adequate level of service in the water systems serving unincorporated areas to meet the needs of existing and future agriculture and development, while improving water system efficiency.*

PFS-4.1 *Adequate Water Treatment and Delivery Facilities. The County shall ensure, through the development review process, that adequate water supply, treatment*



and delivery facilities are sufficient to serve new development, and are able to be expanded to meet capacity demands when needed. Such needs shall include capacities necessary to comply with water quality and public safety requirements.

- PFS-4.2 *Water Facility Infrastructure Fees. As a condition of approval for discretionary developments, the County shall not issue approval for a final map until verification of adequate water and wastewater service has been provided, which may include verification of payment of fees imposed for water and wastewater infrastructure capacity per the fee payment schedule from the water and wastewater provider.*
- PFS-4.6 *New Community Water Systems. The County shall require any new community water system, in the unincorporated area of the county, serving residential, industrial, or commercial development to be owned and operated by a public or private entity that can demonstrate to the County adequate financial, managerial, and operational resources.*
- 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-13.5 *Water Service Standards. The County shall require all development within unincorporated communities to have adequate water supply, pressure, and capacity for fire protection.*

Natural and Cultural Resources Element:

- NCS-4.3 *Agricultural Water. The County shall require well tests for non-agricultural development to provide evidence that 100 percent of the water needs may be met without connecting to the San Felipe Water System.*
- NCR-4.13 *Shared Water Systems. The County shall develop, maintain, and implement an ordinance to allow for shared water systems to facilitate the clustering of homes and preservation of agricultural land, where an entity is established to provide maintenance or financing for the maintenance of the water system.*

The consistency of the Project with applicable County General Plan and Draft 2035 General Plan Update water supply and distribution goals, policies and objectives, including key policies listed above, is evaluated in Section 4.10, *Land Use*. With respect to the Draft 2035 General Plan Update, because this document 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 Code of Ordinances. Title 15 (Public Works) of the San Benito County Code of Ordinances sets forth requirements for Solid Waste Regulations (Chapter 15.01), Water (Chapter 15.05), and Sewers and Sewage Disposal (15.07). Article III (Well Standards) of Chapter 15.05 (Water Ordinance) sets forth the minimum requirements for construction,



reconstruction, repair and destruction of water wells, cathodic protection wells and monitoring wells. Article III requires adherence to appropriate permit application procedure, payment filing fees, and permit conditions and contains well standards which state: *“Except as otherwise specified, the standards for the construction, repair, reconstruction, or destruction of wells shall be as set forth in the California Department of Water Resources Bulletin 74-81 “Water Well Standards, State of California” except as validly modified by subsequent revisions and/or supplements.”* Article III further sets forth requirements for variances, groundwater protection, inspections, completion reports, appeals, and violation; penalty; enforcement.

Article IV (Water Conservation) of Chapter 15.05 (Water Ordinance) requires that building permits be issued in conformance with the final water conservation plan. The final water conservation plan shall specify guidelines for the issuance of building permits and shall specify certain requirements to be incorporated into the design and construction of all structures constructed in the county. Before the adoption of the final water conservation plan, the County imposes certain interim restrictions on the issuance of building permits including, but not limited to the following:

- *Prior to the adoption of the preliminary water conservation plan, the Building Department shall not issue a building permit until the Planning Commission determines that ample water of suitable quality⁵ exists to meet the water needs generated by the structures and the use thereof. The applicant shall have the burden of proof according to clear and convincing evidence.*

Title 23 (Subdivision Ordinance) of the San Benito County Code of Ordinances implements and supplements the provisions of the Subdivision Map Act regulating the division of land within the county. Specifically, it is intended to regulate and control the design and improvement of subdivisions, the form and content of all required maps, and the procedures to be followed in securing the official approval of the county regarding the maps.

Article IV (Water System Design Standards) of Chapter 23.31 (Improvement Designs) apply to any facility or system in the County, except individual residential parcels not served by a system and small water systems servicing four or less services, that is or may be a county (or county-operated service area) owned system; and/or serves, or plans to serve, water to any land development project that is subject to approval of the county’s Board of Supervisors, Planning Commission, Fire Marshal or Department of Public Works. Section 23.31.061 sets forth water supply requirements including, but not limited to, the following:

- *Water supplied for use in domestic water systems in the County shall conform to the latest revisions of Sections 3, 4 and 5 of the United States Public Health Service Drinking Water Standards, the requirements of the California Health and Safety Code and the California Administrative Code Title 22 and local ordinances.*

⁵ AMPLE WATER OF SUITABLE QUALITY means establishing the following: (1) The quantity of water to be used as a result of the use of the proposed structure on an average annual basis; (2) The quality of water necessitated by the use of the proposed structure; (3) A reliable source of the water to be used; (4) The quantity and quality of the water source; (5) The existing and potential other users of the source of water, and an estimate of the amount of water needed by these users on an average annual basis; and (6) The insignificant impact of the proposed use on existing and potential users of the water source. “Insignificant impact” includes a determination that the withdrawal of water from the water source does not exceed the replenishment of the water source, nor will the proposed withdrawal of water reduce the quality of the water source.



- *For developments and subdivisions requiring a public water system, the water system shall conform to the requirements of the county's Fire Marshal, the San Benito Health Department, the county's Public Works Department and applicable state and federal standards.*
- *Within an unincorporated urban center, water supply shall be provided by an existing agency or if there is no existing agency, a new district shall be formed. Article IV also sets forth requirements for water distribution system design.*
 - *Major and minor subdivisions shall connect to a public water system having adequate capacity for the subdivision. If a public water system with adequate capacity is not immediately available, the developer shall provide for adequate capacity by developing a potable water system to serve the subdivision. The public water system so developed shall be designed to ultimately connect to the existing system and be approved by the existing agency if any.*
 - *Development on existing parcels shall connect to a public water system. Main extensions for the purpose of serving development shall be constructed across the full frontage of the property served unless otherwise directed by the water purveyor. The developer shall fund needed main extension.*
- *Where the water supply for a subdivision is proposed to be by new wells, the new wells shall, prior to filing the final or parcel map, be developed and tested for quality and quantity. The wells shall be pumped in a manner satisfactory to the county's Health Department and Public Works Department and shall produce a minimum of the design standard for source capacity. If necessary to meet the minimum quality standards, additional treatment facilities must be constructed prior to putting the well into service. Supply minimum of one well log when available; additional logs shall be required for more than ten test wells or when determined by the Engineer that there is a significant change in strata.*
- *Any well to be constructed for use as a domestic water supply of a single family dwelling shall be constructed to the latest revision of the standards as specified in Bulletin 74, Water Well Standards, State of California, Department of Water Resources. A separate utility service or sub-panel is required for fire suppression water supply, pursuant hereto.*

Section 23.31.062 of Article IV sets for requirements for water distribution system design including location of water mains, distribution system, sizing and selection of pipe, storage facilities, booster stations, telemetry and control systems and materials.

San Benito Local Agency Formation Commission. As described in Section 2.0, *Project Description*, the San Benito Local Agency Formation Commission (LAFCO) oversees public agency boundary changes, as well as the establishment, update and amendment of Spheres of Influence (SOIs), and approval of out of area service agreements (Government Code sections 56001, 56375, 56425). The overall goal of LAFCO is to encourage the orderly formation and extension of governmental agencies.



b. Wastewater.

Federal.

Clean Water Act. The Federal Water Pollution Control Act of 1972, more commonly known as the Clean Water Act (CWA), regulates the discharge of pollutants into watersheds throughout the nation. Under the CWA, the United States Environmental Protection Agency (US EPA) implements pollution control programs and sets wastewater treatment standards.

National Pollutant Discharge Elimination System. As explained more fully in Section 4.9, *Hydrology and Water Quality*, the National Pollutant Discharge Elimination System (NPDES) permit program was established in the CWA to regulate municipal and industrial discharges to surface waters of the United States. Federal NPDES permit regulations have been established for broad categories of discharges, including point-source municipal waste discharges and nonpoint-source stormwater runoff. NPDES permits generally identify effluent and receiving water limits on allowable concentrations and/or mass emissions of pollutants contained in the discharge; prohibitions on discharges not specifically allowed under the permit; and provisions that describe required actions by the discharger, including industrial pretreatment, pollution prevention, self-monitoring, and other activities.

Wastewater discharge is regulated under the NPDES permit program for direct discharges into receiving waters and by the National Pretreatment Program for indirect discharges to a sewage treatment plant.

In California, the federal requirements are administered by the State Water Resources Control Board, and individual NPDES permits are issued by the California Regional Water Quality Control Boards (RWQCBs).

State.

Central Coast Regional Water Quality Control Board. The Central Coast RWQCB is the local division of the State Water Resources Control Board (SWRCB) that has oversight authority over the Project. The SWRCB is a state department that provides a definitive program of actions designed to preserve and enhance water quality and to protect beneficial uses of water in California. The Central Coast RWQCB issues NPDES permits in San Benito County. NPDES permits allow the RWQCB to collect information on where the waste is disposed, what type of waste is being disposed, and what entity is disposing of the wastes. The RWQCB is also charged with conducting inspections of permitted discharges and monitoring permit compliance.

As described in Section 4.14.1(b) (Wastewater), a 1 mgd expansion of the City of Hollister's WRF is planned to occur between 2018 and 2023 (SBCWD 2011). However, the regulatory feasibility of this planned expansion is extraneous to the assessment of Project impacts because, as discussed under Impact U-2 below, this expansion is not required to serve the Project, was previously planned and analyzed in a separate CEQA document, and is not required to reach a less than significant impact conclusion.

Recycled Wastewater. The optional on-site WWTP would be within the jurisdiction of the Central Coast RWQCB. To use recycled water, the Project's water and wastewater provider



must file a Report of Waste Discharge with the RWQCB.⁶ Each RWQCB prescribes waste discharge requirements for proposed uses of recycled water which relate to the conditions in the use area.⁷ The requirements implement relevant water quality control plans, take into consideration beneficial uses to be protected, and establish water quality objectives reasonably required for that purpose.⁸

The Central Coast RWQCB Basin Plan was most recently updated in June 2011.⁹ The Basin Plan designates beneficial uses, narrative and numerical water quality objectives, and prohibits certain types of discharges. The Central Coast RWQCB has adopted the Policy and Action Plan for Water Reclamation (Resolution No. 77-1). The Reclamation policy recognizes the present and future need for increased amounts of water in California primarily to support growth. This policy commits both the SWRCB and RWQCBs to support reclamation in general and reclamation projects which are consistent with sound principles and demonstrated needs.¹⁰ The Basin Plan establishes recycled water as a beneficial use to be promoted, but requires compliance with detailed waste discharge requirements, including for chlorine, total dissolved solids and oxygen, pH, sulfides, and turbidity, among others.¹¹ Furthermore, Water Code Section 13243 provides that a RWQCB, in waste discharge requirements, may specify certain conditions or areas where the discharge of waste, or certain types of waste, is not permitted. An applicant must apply for an individual order setting waste discharge requirements (WDRs). The steps to obtain an individual order setting WDRs are as follows:

1. File the Report of Waste Discharge form with the necessary supplemental information with the RWQCB at least 120 days before beginning to discharge waste.
2. Regional Board staff reviews the application for completeness and may request additional information.
3. Once the application is complete, staff determines whether to propose adoption of the WDRs, prohibit the discharge, or waive the WDRs.
4. If WDRs are proposed, staff prepares draft WDRs and distributes them to persons and public agencies with known interest in the project for a minimum 30 day comment period. Staff may modify the proposed WDRs based upon comments received from the discharger and interested parties.
5. The RWQCB holds a public hearing with at least a 30 day public notification. If WDRs are uncontested, the notice requirement is only 10 days. The Regional Board may adopt the proposed WDRs or modify and adopt them at the public hearing by majority vote. The entire process for developing and adopting the requirements normally takes about three months.¹²

The Regional Board adopted a Total Maximum Daily Load (TMDL) for fecal coliform for waters in the Pajaro River Watershed on March 20, 2009 (adopted by the SWRCB and U.S. EPA in

⁶ Cal. Water Code §§ 13522.5; 13260.

⁷ Cal. Water Code § 13260.

⁸ Cal. Water Code § 13263.

⁹ Central Coast Regional Water Quality Control Board (Region 3), "Notes About the 2011 Basin Plan edition (Nov. 2011).

¹⁰ Central Coast Regional Water Quality Control Board (Region 3), Basin Plan, Appendix A-6, "Reclamation Policy, State Board Resolution No. 77-1."

¹¹ Central Coast Regional Water Quality Control Board (Region 3), Basin Plan, Ch. 3, "Water Quality Objectives."

¹² Central Coast Regional Water Quality Control Board (Region 3), "Application/Report of Waste Discharge (Form 200): Application/Instructions" (1997); see also Santa Ana Regional Water Quality Control Board (Region 3), "Do I Need a Permit? - How Do I Get Started?" (2015).



2010).¹³ Under the TMDL, fecal coliform concentration, based on a minimum of not less than five samples for any 30-day period, shall not exceed a log mean of 200 MPN per 100 mL, nor shall more than 10 percent of samples collected during any 30-day period exceed 400 MPN per 100mL.¹⁴ Discharges containing fecal material from humans to the waters of the State in the Pajaro River Watershed are prohibited. Exceptions to this prohibition include discharges in accordance with WDRs or other provisions of the California Water Code, Division 7, as amended.¹⁵

Local.

Current Adopted San Benito County General Plan. The existing, adopted San Benito County General Plan (1985), Open Space and Conservation Element provides the following goals, policies and objectives regarding wastewater:

- Policy 30* *Water quality from development. It is the policy of the County to require development projects that could contribute to the contamination and/or degradation of groundwater quality to be redesigned to avoid significant impacts.*
- Policy 31* *Wastewater treatment. Wastewater treatment systems shall be designed to ensure the long-term protection of groundwater resources in San Benito County. Septic systems shall be limited to areas where sewer services are not available and where it can be demonstrated that septic systems will not contaminate groundwater. Every effort should be made in developing and existing developed areas to reduce the use of septic systems in favor of domestic wastewater treatment. Domestic wastewater treatment systems shall be required to use tertiary wastewater treatment as defined by Title 22.*

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 wastewater. 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*

¹³ Central Coast Regional Water Quality Control Board (Region 3), Basin Plan, Ch. 4, "Total Maximum Daily Loads."

¹⁴ *Id.*

¹⁵ *Id.*



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.*
- LU-9.7 *County General Plan Consistency Report. The County shall monitor and report to the Local Agency Formation Commission (LAFCO) regarding the consistency with the General Plan with any proposed changes in the sphere of influence or other urban boundaries for governmental entities that provide water or sewer services.*
- LU-9.8 *Sewer and Water Service Commitments. The County shall require new development within the spheres of influence of Hollister or San Juan Bautista to obtain sewer and water service commitments from either the Cities or appropriate special districts prior to project approval.*

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-1.12 *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-4.2 *Water Facility Infrastructure Fees. As a condition of approval for discretionary developments, the County shall not issue approval for a final map until verification of adequate water and wastewater service has been provided, which may include verification of payment of fees imposed for water and wastewater infrastructure capacity per the fee payment schedule from the water and wastewater provider.*
- PFS-5.3 *Adequate Water Treatment and Disposal. The County shall ensure through the development review process that wastewater collection, treatment, and disposal facilities are sufficient to serve existing and new development, and are able to be expanded to meet capacity demands when needed.*
- PFS-5.4 *Developer Requirements. The County shall require that new development meet all County requirements for adequate wastewater collection, treatment, and disposal prior to project approval.*

The consistency of the Project with key applicable County General Plan and Draft 2035 General Plan Update wastewater goals, policies and objectives, including those listed above, is evaluated in Section 4.10, *Land Use*. With respect to the Draft 2035 General Plan Update, because this document 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 Code of Ordinances. Article I (In General) of Chapter 15.07 (Sewer and Sewage Disposal Ordinance) prohibits the construction or maintenance of sewage facilities injurious or dangerous to health. Article I also sets for requirements for the construction of individual sewage disposal systems:

- *No person shall construct any residence, or other building where people congregate or are employed, which is not to be connected to an approved public sanitary sewer or construct a new sanitary disposal system, without first notifying the Department of Public Health of the county, and obtain a permit therefrom.*
- *Upon the notification, the Director of Public Health shall cause a suitable inspection to be made and if it is found that conditions meet requirements shall issue the permit without cost for each individual disposal system.*
- *Disposal systems built under a permit as provided in this section shall be constructed and maintained as will meet the requirements which may be adopted by the Board of Supervisors.*

Article V (Sewer System Design Standards) of Chapter 23.31 (Improvement Designs) sets forth the minimum design standards for the “*design and construction of sanitary sewers, sewer pump stations, sewer treatment plants and sewer systems, in the unincorporated area of San Benito County subject to control or permit requirements of the county*” and are applicable “*only when sanitary sewers do not fall within the jurisdiction of other special districts or agencies. In the event that such sewers are within the jurisdiction of another agency, then all sanitary sewer improvements shall be designed and constructed in accordance with the requirements of that agency.*” In addition, Article V requires that “*all work on house laterals, house sewers, building sewers, outside of public rights-of-way or sewer easements will be governed by the provisions of the Uniform Plumbing Code as amended by these standards and other applicable ordinances of the local sewerage agency.*” Article V also sets forth requirements for community sewage system design, on-site systems and materials.



City of Hollister Urban Area Water and Wastewater Master Plan. The Hollister Urban Area Water and Wastewater Master Plan (Master Plan) (November 2008) provides a comprehensive plan and implementation program to meet the existing and future water resources needs of the Hollister Urban Area through 2023. The Master Plan was initiated through a Memorandum of Understanding (MOU) developed by the City of Hollister, San Benito County, and SBCWD. The MOU described the principles, objectives, and assumptions that formed the basis of the Master Plan, focusing on the following goals:

- *Improve municipal, industrial, and recycled water quality*
- *Increase the reliability of the water supply*
- *Coordinate infrastructure improvements for water and wastewater systems*
- *Implement goals of the Groundwater Management Plan*
- *Integrate recommendations of the Long-term Wastewater Management Plans (LTWMP) with the Master Plan*
- *Support economic growth and development consistent with the City of Hollister and San Benito County General Plans and Policies*
- *Consider regional issues and solutions*

As described in the MOU, the Master Plan provides a comprehensive plan including: (1) capacity and estimated cost of physical facilities, and (2) an implementation program including institutional agreements, engineering, CEQA compliance, permitting, financing, coordination with ongoing projects and programs, stakeholder outreach, and scheduling.

San Benito Local Agency Formation Commission. LAFCO oversees public agency boundary changes, sphere of influence amendments, and out of area service contracts pursuant to LAFCO law (Government Code section 56001 *et seq.*). As discussed above, the overall goal of LAFCO is to encourage the orderly formation and extension of governmental agencies.

c. Solid Waste.

State.

California Integrated Waste Management Act. California's Integrated Waste Management Act of 1989 (AB 939) requires that cities and counties divert 50 percent of all solid waste from landfills as of January 1, 2000 through source reduction, recycling, and composting. AB 939 also establishes a goal for all California counties to provide at least 15 years of ongoing landfill capacity. To help achieve this goal, the Act requires that each city and county prepare a Source Reduction and Recycling Element to be submitted to the Department of Resources Recycling and Recovery (CalRecycle), a department within the California Natural Resources Agency, which administers programs formerly managed by the State's Integrated Waste Management Board and Division of Recycling. As part of California's Integrated Waste Management Board's (CIWMB) Zero Waste Campaign, regulations affect what common household items can be placed in the trash. As of February 2006, household materials including fluorescent lamps and tubes, batteries, electronic devices and thermostats that contain mercury are no longer permitted in the trash and must be disposed of separately.



In 2007, SB 1016 amended AB 939 to establish a per capita disposal measurement system. The per capita disposal measurement system is based on a jurisdiction's reported total disposal of solid waste divided by a jurisdiction's population. CIWMB sets a target per capita disposal rate for each jurisdiction. Each jurisdiction must submit an annual report to CIWMB with an update of its progress in implementing diversion programs and its current per capita disposal rate. As noted above, the County of San Benito has a target residential disposal rate of 5.1 pounds per person per day and a target employee disposal of 18.3 pounds per person per day. As of 2012, the County of San Benito achieved these targets with a disposal rate of approximately 4.5 pounds per resident per day and approximately 17.8 pounds per employee per day; thus, the County currently meets its disposal target (CalRecycle 2014).

California Solid Waste Reuse and Recycling Access Act of 1991. The California Solid Waste Reuse and Recycling Access Act requires areas in development programs to be set aside for collecting and loading recyclable materials. The Act required CalRecycle to develop a model ordinance for adoption by any local agency relating to adequate areas for collection and loading of recyclable materials as part of development projects. Local agencies are required to adopt the model, or an ordinance of their own, governing adequate areas in development programs for collection and loading of recyclable materials.

CALGreen Building Code. The California Green Building Standards Code (CALGreen Code) came into effect for all projects beginning after January 1, 2011. Section 4.408, Construction Waste Reduction Disposal and Recycling mandates that, in the absence of a more stringent local ordinance, a minimum of 50 percent of non-hazardous construction and demolition debris must be recycled or salvaged. The Code requires the applicant to have a waste management plan for on-site sorting of construction debris. The requirements set forth in the CALGreen Code are incorporated into section 15.01.046 of Chapter 15.01 (Solid Waste Regulations Ordinance) of Title 15 (Public Works) of the San Benito County Code.

Local.

Current Adopted San Benito County General Plan. The existing, adopted San Benito County General Plan (1985), Open Space and Conservation Element provides the following policy regarding solid waste:

Policy 35 Hazardous waste and waste source reduction. It is the policy of the County to implement the short-, mid-, and long-range goals and objectives outlined in the County of San Benito Final Source Reduction and Recycling Element and Household Hazardous Waste Element of 1992 or any future amendments.

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 solid waste. 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.



Public Facilities and Services Element:

- PFS-1.2 *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-7.1 *Adequate Capacity. The County shall ensure that there is adequate capacity within the solid waste system for the collection, transportation, processing, recycling, and disposal of solid waste to meet the needs of existing and projected development.*
- PFS-7.6 *Construction Materials Recycling. The County shall encourage recycling and reuse of construction waste, including recycling materials generated by the demolition of buildings, with the objective of diverting 50 percent to a certified recycling processor. The County shall encourage salvaged and recycled materials for use in new construction.*

The consistency of the Project with key applicable County General Plan and Draft 2035 General Plan Update solid waste goals, policies and objectives, including those listed above, is evaluated in Section 4.10, *Land Use*. With respect to the Draft 2035 General Plan Update, because this document 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 Code of Ordinances. Chapter 15.01 (Solid Waste Regulations Ordinance) sets forth requirements for the accumulation of solid waste, solid waste and recyclables collections, transportation of solid waste, and disposal of refuse. Section 15.01.020 requires the provision and maintenance of “suitable containers of sufficient capacity to store the accumulations of solid waste during the intervals between collection or disposal” at “any land, dwelling or industrial, commercial or business structure or premises, where solid waste is produced, generated or accumulated.” Sections 15.01.040 established mandatory solid waste collection areas which include “all solid waste from all residential, commercial and industrial properties in the unincorporated county as designated on Exhibit A and all residential, commercial and industrial property as designated in any resolution of the Board of Supervisors establishing mandatory residential, commercial and industrial collection services regardless of whether or not these services were requested by the affected property owner or tenant.” Mandatory solid waste and recycling collection is also required in “all residential county service areas consisting of ten lots or more.”

San Benito County Local Enforcement Agency (LEA). The California Department of Resources Recycling and Recovery (CalRecycle) is the State-certified Local Enforcement Agency (LEA) for solid waste in San Benito County. The LEA is authorized to enforce the solid waste laws and regulations established by legislation and the CIWMB as well as state enactments, including those set forth in the Public Resources Code and California Code of Regulations. The LEA also issues permits to all solid waste facilities and operations within the County. Solid waste and recyclable materials in the County are taken to the John Smith Road Landfill.



Refer to Section 4.9.1(e) (Regulatory Setting) in Section 4.9, *Hydrology and Water Quality*, for a description of regulations pertaining to storm drainage. Refer to Section 5.4 (Energy Effects) in Section 5.0, *Other CEQA Discussions*, for a description of energy effects of the proposed Project.

4.14.3 Previous Environmental Review

The 2003 *San Juan Oaks Golf Club General Plan Amendment/Zone Change/Vesting Tentative Subdivision Map EIR* (2003 EIR) examined the setting of the Project region as it relates to utilities and service systems 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 increased demand for water supply would be less than significant after mitigation, and wastewater generation and solid waste would be less than significant. 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 related to utilities and service systems, 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. Also, the Project proposes to provide for the permanent preservation of approximately 153 acres of off-site prime agricultural land. In addition, the Project proposes to rely primarily on groundwater for water services and would construct off-site wastewater conveyance infrastructure rather than utilize an on-site wastewater facility, except in the event the applicants decide to proceed with the optional on-site WWTP. Although the proposed Project's estimated water demand is considerably less than that analyzed in the 2003 Water Supply Assessment (WSA) for the 2003 San Juan Oaks Golf Club project, given the passage of time, the County has elected to prepare a new WSA for the proposed Project (see Section 1.1 of the WSA, Appendix J). Because of these proposed changes may have the potential to substantially increase the severity of some of the previously identified impacts, and there are substantial changes to some of the circumstances under which the Project is being undertaken which trigger additional analysis under PRC Section 21166 and CEQA Guidelines Section 15162 with regard to utilities. Additionally, the revised Project would increase the need for



wastewater and solid waste services. Therefore, the following impact analysis has been prepared pursuant to Public Resources Code Section 21166 and CEQA Guidelines Section 15162 (a).

4.14.4 Impact Analysis

a. Methodology and Significance Thresholds.

Water. A Water Supply Assessment, titled *SB 610 Water Supply Assessment for the San Juan Oaks Specific Plan*, dated May 2015 (hereafter referred to as the WSA) was prepared by Tully & Young. The WSA is included in Appendix J and forms the basis of the water supply analysis for this SEIR. The WSA and each of its appendices and attachments are relied on for the analysis in the SEIR, and are available for review at the County of San Benito Planning, Building Inspection Services and Code Enforcement Department located at 2301 Technology Parkway, Hollister, CA 95023-9174.

Per the *State CEQA Guidelines* Appendix G checklist, impacts to water supplies are considered significant if:

- 1) *The proposed project would require or result in the construction of new water facilities or expansion of existing facilities, the construction of which could cause significant environmental effects;*
- 2) *Sufficient water supplies would not be available to serve the project from existing entitlements and resources, or new or expanded entitlements would be needed; and/or*
- 3) *The project would substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level.¹⁶*

For purposes of Item 1 above, the proposed Project includes provision of necessary groundwater production facilities and infrastructure to serve the Project Site and proposed development, as described in the San Juan Oaks Specific Plan and Section 2.0, *Project Description*. This includes a new well to be located close to the existing San Juan Oaks Well 1 (refer to Figure 2-11 in Section 2.0, *Project Description*), a second backup well, and a new water tank on a hillside located south of the proposed amenity center. Because these facilities are part of the Project as a whole, and are located within the Specific Plan footprint, potential environmental effects associated with construction of these facilities have been analyzed as part of the Project Site throughout this SEIR. For example, impacts from construction would include dust generation and other construction-related emissions, erosion and potential downstream water pollution, and noise. These impacts are addressed in Impact AQ-1 in Section 4.3, *Air Quality*, and Impact GHG-1 in Section 4.7, *Greenhouse Gas Emissions*; Impact HWQ-1 in Section 4.9, *Hydrology and Water Quality*; and Impact NOI-1 in Section 4.11, *Noise*, respectively. Ground disturbance associated with these on-site facilities are further addressed in Section 4.4, *Biological Resources*, and Section 4.5, *Cultural Resources*. Water service for the proposed Project would be provided by either obtaining water service from an investor-owned utility regulated by the CPUC, or formation of a mutual water company. The type of water service provider would not have a significant effect on the environment because either entity would produce water from

¹⁶ This threshold is taken from the *Hydrology and Water Quality* section of the *State CEQA Guidelines Appendix G*.



the same facilities, from the same water supply, and would be subject to the same regulations, as described in this section (see Appendix J).

Because the environmental impacts of the proposed water facilities are addressed in other sections of the SEIR, Item 1 above is not specifically discussed within this section. Items 2 and 3 are discussed in this section.

Wastewater. Impacts regarding wastewater treatment and conveyance were assessed based on generation factors from the San Juan Oaks Water Supply Evaluation (Todd Engineers 2013) and current wastewater infrastructure capacity. Table 4.14-4 lists wastewater generation factors applied to new development within the Project Site.

Per the *State CEQA Guidelines* Appendix G checklist, impacts in relation to wastewater are considered significant if the proposed Project would:

- 4) *Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board;*
- 5) *Require or result in the construction of new wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects; and/or*
- 6) *Result in a determination by the wastewater treatment provider which serves or may serve the project that it does not have adequate capacity to serve the project's projected demand in addition to the provider's existing commitments.*

Items 4 through 6 are discussed in this section.

Solid Waste. Solid waste generation was estimated using factors from the Department of Resources Recycling and Recovery (CalRecycle). Estimated generation was compared to the existing capacity of the local landfill and current solid waste generation to determine if existing services would be able to accommodate solid waste generated by future development envisioned by the Project.

Per the *State CEQA Guidelines* Appendix G checklist, impacts in relation to solid waste are considered significant if the proposed Project would:

- 7) *Not be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs; or*
- 8) *Not comply with federal, state, and local statutes and regulations related to solid waste.*

Items 7 and 8 are discussed in this section.

Storm Drainage. Stormwater runoff and storm drainage impacts are assessed in Section 4.9, *Hydrology and Water Quality* (thresholds 3 through 5 identified therein, as addressed in Impacts HWQ-1 and HWQ-2).

b. Project Impacts and Mitigation Measures.

Impact U-1 Existing entitlements to produce groundwater from the San Juan Subbasin and the projected ground water supply available from the San Juan Subbasin would be adequate to service both the



Project’s individual demands as well as the cumulative demand from the Project and other past, present, and reasonably foreseeable future uses in the San Juan Subbasin. Impacts related to groundwater supplies and net aquifer volume would therefore be Class III, less than significant. [Thresholds number 2 and 3]

The following section describes the estimated water demand of the proposed Project and other existing and future planned uses in the San Juan Subbasin, projected groundwater availability, and the sufficiency of available supplies to serve projected demand. For additional detail, refer to the WSA prepared for the Project (Appendix J).

Estimated Water Demand. Table 4.14-2 provides a water demand summary for the proposed Project. As shown therein, the Project would demand about 442 AFY at buildout (2035), with residential uses accounting for an estimated 290 AFY; commercial development accounting for an estimated 93 AFY; and parks and open space accounting for an estimated 20 AFY. During development of the Project, higher water demand would occur in 2025, primarily due to watering required to establish vegetation in the planned common open space areas. Demand would reach approximately 505 AFY at this time. As shown in Table 4.14-2, it is expected that the demand for water from this aspect of the Project would cease or substantially diminish after 2025. In addition, water used during construction of the various phases would require an estimated 2 AFY, but would cease to be required after construction is complete.

**Table 4.14-2
 Estimated Proposed Project Water Demand (2020 and 2035)**

Category	Unit Count or Acreage	Demand Factor (AF/DU or AF/AC)	Demand (AFY)	
			2025	2035
Residential				
Active Adult Residential Indoor Demand	1,017	0.10	102	102
Conventional (Non-Active Adult) Indoor Demand	67	0.18	12	12
Indoor Subtotal			114	114
Dell Webb 4,500 sf. Outdoor	301	0.15	45	45
Active Adult 5,000 sf Outdoor	412	0.14	58	58
Active Adult 6,500 sf. Outdoor	304	0.20	59	59
Conventional (Non-Active Adult) 6,000 sf. Outdoor	56	0.17	10	10
Conventional (Non-Active Adult) 7,000 sf. Outdoor	3	0.23	1	1
Conventional (Non-Active Adult) 10,000 sf. Outdoor	8	0.41	3	3
Outdoor Subtotal			176	176



**Table 4.14-2
 Estimated Proposed Project Water Demand (2020 and 2035)**

Category	Unit Count or Acreage	Demand Factor (AF/DU or AF/AC)	Demand (AFY)	
			2025	2035
Non-Residential				
Neighborhood Commercial ¹	10.2	1.91	19	19
Amenity Center	1	13.5	14	14
Resort Hotel	200	0.12	0	24
Assisted Living Facility ¹	100	0.13	13	13
Indoor Subtotal			46	70
Amenity Center	1	6.5	7	7
Resort Hotel	1	16	0	16
Outdoor Subtotal			7	23
Parks/Open Space				
Neighborhood Parks	6.7	2.60	17	17
Offsite Park (other) ²	4	0.56	2	2
Common Area Open Space ³	74.8	2.60	97	0
Outdoor Subtotal			117	20
INDOOR TOTAL			160	184
OUTDOOR TOTAL			300	218
TOTAL (OUTDOOR + INDOOR)			459	402
Indoor non-revenue water @ 10% ⁴			16	18
Outdoor non-revenue water @ 10% ⁴			20	22
Total Indoor w/ non-revenue water			176	202
Total Outdoor w/ non-revenue water			330	240
TOTAL PROPOSED PROJECT DEMAND			505	442

Note: For an explanation of the derivation of the indoor and outdoor demand factors used for each land use category, see Sections 2.3 through 2.5 in the WSA (Appendix J). This water demand estimate accounts for anticipated Title 24 reductions.

1. The outdoor water demand for the neighborhood commercial and assisted living facility uses would be nominal, and as such, has not been separated from indoor water demand.

2. The two community parks are anticipated to have very minimal new water demands. Olive Hill Park consists of two existing olive tree groves on either side of San Juan Oaks Drive near the intersection with Union Road. As these orchards are currently both irrigated, their continued irrigation is not a new water demand. The second community park would be about four acres, which is anticipated to consist of an approximately one-acre community garden area, an approximately two-acre dog park, restrooms and parking. The one-acre garden is estimated to use approximately two acre-feet per year. The restrooms will have nominal use of less than 0.25 acre-feet per year. The dog park(s) would only require water to establish planned native landscaping, after which the park(s) would rely on annual rainfall. Collectively, this second community park is expected to create a new demand for approximately 2.25 acre-feet per year, or 0.5 acre-feet per acre.

3. As of the preparation of the WSA, the proposed Project includes about 75 acres of “common area open space” within the Del Webb component (Active Adult) of the proposed Project. Plantings within these areas would emphasize drought-tolerant, hardy materials and compatibility with existing surrounding native and adaptive plants. Given the form and function of the landscaping of this Project element, a water supply will only be needed to establish plantings for the first few years. Establishment water demand is conservatively based on a demand factor of 2.6 af/ac. For purposes of the WSA, this area would be established between approximately 2015 and 2025. After 2025, these landscape features would be served by annual precipitation. Water demand during establishment of planting is estimated at 97 AFY.

4. Non-revenue water represents all of the water necessary to deliver to the customer accounts and reflects distribution system leaks, water demands from potentially un-metered uses such as fire protection, hydrant flushing, and unauthorized connections, and inescapable inaccuracies in meter readings.

AF/DU = acre-feet per dwelling unit; AF/AC = acre-feet per acre
 Source: Table 2-3, WSA, Tully & Young, 2015; Appendix J.



As required, the WSA also considers water demand from the existing and planned future uses in addition to the proposed Project. This includes those uses that currently rely and will rely on the San Juan Subbasin, including: the Existing Golf Club, existing irrigated agriculture, municipal and industrial users in San Juan Bautista, and individual domestic users scattered throughout the Subbasin. No growth in agricultural demands is anticipated, and a nominal increase in municipal and industrial growth is projected (see Appendix J for further detail). The demand associated with these existing and planned future uses is shown in Table 4.13, below, and ranges from a low of approximately 7,666 AFY (in 2015 under year one of a multiple dry year scenario) to a high of approximately 12,223 AFY (under current conditions in year three of a multiple dry year scenario).

In determining the future cumulative water demand within the San Juan Subbasin, the WSA assumes that CVP supplies would continue to be available to help meet existing and planned future uses in the San Juan Valley. Currently, under normal operations, CVP deliveries will result in the full contract amounts being available to SBCWD. However, under dry year conditions CVP agricultural deliveries have historically been substantially reduced (see Table 4.14-1). Additionally, recent court decisions have had impacts that further limit the U.S. Bureau of Reclamation's pumping from the Sacramento-San Joaquin Delta for delivery of CVP water to SBCWD.

Future droughts and ongoing regulatory restrictions will continue to affect the availability of CVP supplies to SBCWD. CVP agricultural allocations from 2007 to 2014 averaged only 34 percent of the existing SBCWD contract. This low average allocation is conservatively used in the WSA to determine the "normal" groundwater pumping regime in the San Juan Subbasin. Single-dry and multiple-dry years assume further reductions in CVP supplies and thus greater groundwater pumping, as was the case during 2014 and the 2007 through 2009 drought period (as shown in Table 4.14-1).

SBCWD's contract for CVP supplies extends through 2027. In addition, the long history of use of CVP water in the Subbasin provides a sufficient basis for the assumption that CVP supplies – as conditions in the WSA – are secure and available for planning purposes. The resulting estimates of groundwater demand for existing and planned future uses are based on the decreasing availability of CVP allocations to serve the uses in the San Juan Subbasin; i.e. the lower the allocation of CVP water, the greater the demand for groundwater.

Water Supply Characterization. The Project would be served by groundwater in the San Juan Valley Subbasin. The long-term sustainability of the groundwater supply is in part a function of the quantity of CVP water imported to the Subbasin each year. From 2007 through 2013, CVP imports have supplied approximately one-third of the water used in the Subbasin. Dry periods, both single year and multiple dry years, when less CVP water is imported, have historically resulted in slight groundwater elevation declines. However, during normal and wet years, groundwater elevations in the Subbasin quickly recover to historical high elevations. This indicates that in dry years, groundwater from the Subbasin serves as a large reserve to meet increased demands when imported CVP supplies are reduced. In addition, below-average CVP deliveries in 2008, 2009, and 2010 did not result in significant decline in groundwater levels and the basin appears to be equilibrium (inflow is similar to outflow). Historically, the Subbasin quickly refills following single, and multiple year dry periods (Tully & Young, 2015 [see Section 3.3.3]).



In water year 2014, California experienced its third year of an extreme statewide drought. The agricultural allocation of CVP water for the SBCWD was zero. Nonetheless, through transfers, exchanges and reservoir storage, the SBCWD was able to deliver approximately 8,000 AF of its CVP imported water to its customers. With limited imported water, water users continued to rely on groundwater. Groundwater pumping in 2014 was similar to water year 2013, which was an approximately 30 percent increase from the previous ten year average. Prolonged reliance on groundwater to serve a greater percentage of demand has resulted in widespread groundwater declines, including in the San Juan Subbasin. However, water levels in the San Juan Subbasin, as well as in much of the larger Gilroy-Hollister basin, remain above historic lows and groundwater storage appears to be available for the short term. Accordingly, despite the duration and severity of the existing drought, the basin has not demonstrated evidence of overdraft. If severe drought conditions persist, however, either the basin must be replenished with natural or imported water, or water demands must be decreased to prevent additional declines in groundwater.¹⁷

Given the historic stability of groundwater levels over a mix of year types (single dry, multiple dry, etc.) and substantial differences in groundwater demand year to year, the availability of groundwater is considered relatively stable for continued long-term operation. Historical groundwater elevation records show that the Subbasin recovers quickly during normal and wet years if dry year induced groundwater elevation declines occurred. This quick recovery of groundwater elevations could be due in part to reduced rejected recharge. In normal and wet years, when groundwater elevations in the Subbasin are at or near historic highs, there is limited available storage space to accept potential recharge in the form of precipitation, return flow, or surface water infiltration. This potentially available recharge water instead flows out of the Subbasin and is effectively rejected from the Subbasin's groundwater system, a circumstance commonly referred to as rejected recharge. This condition appears to historically help restore groundwater elevations and storage volumes in wet periods following both single and multiple dry year periods. Expanded groundwater use has the potential to increase the available capacity for groundwater recharge while still resulting in the historic cyclical recovery documented in the annual groundwater reports.

Sufficiency Analysis. Table 4.14-3 provides a detailed comparison of water demands (including from the Project, as shown in Table 4.14-2, and other existing and planned uses in the Subbasin) and groundwater supplies. The "Planned Pumping from San Juan Subbasin" column depicts the expected pumping each year to match the estimated total demand in the San Juan Valley. As shown, Project demands could increase to as much as 531 AFY (in 2025 under a single dry scenario and year one of a multiple dry scenario), but also decrease to as low as 387 AFY (in 2020 in year three of a multiple dry scenario).¹⁸ Regardless of this variation, groundwater supplies are expected to be pumped as needed, with no identified shortfall between available supplies and projected demands. Based on this analysis, sufficient water

¹⁷ SBCWD, 2014 Annual Groundwater Report, p. ES-1, Figures 5, 6 and 7.

¹⁸ During multiple dry years, demands are also expected to increase during the first in a series of dry years – as discussed above for the single dry year condition. However, during the second and third consecutive dry years, demands also are expected to reflect water shortage contingency plans implemented by the municipal water purveyor. During the second year, the water purveyor is assumed to request a reduction target of 10 percent. The resulting demand, however, only reflects a 5 percent reduction to accommodate conservatively low participation by customers. During the third year, the purveyor is expected to set a conservation target of 20 percent. For this analysis, the demands in the third year are only reduced by 10 percent to again reflect a conservatively low participation rate by the customers. Thus, during multiple dry conditions, demands both increase due to reduced effective precipitation, but also decrease (from the increased demand) to reflect implementation of short-term conservation measures.



would be available under the normal and dry hydrologic conditions in each of the five-year increments through 2035.

When compared to the normal historic pumping conditions in the San Juan Subbasin, the addition of the proposed Project combined with other existing and planned uses is expected to increase pumping during normal conditions from approximately 8,600 AFY to approximately 8,877 AFY – an average increase of 3 percent, but within the range of historic groundwater pumping (Tully & Young, 2015). Notwithstanding the current severe and extended drought, even moderate increases in pumping are not anticipated to result in long-term overdraft so long as rainfall and imported water supplies return to historical patterns in the near term.¹⁹ With the identified conditions of rejected recharge described above, additional surface and subsurface recharge could occur within the San Juan Subbasin when groundwater levels are lower, such as in 2013 and 2014. In addition, recovery of groundwater conditions during normal and wetter conditions is expected to continue as conditions have historically, even with slightly increased average groundwater use. The Subbasin’s historical recovery of water levels from dry conditions, coupled with SBCWD’s active conjunctive use of imported CVP and groundwater supplies, indicates that the San Juan Subbasin is expected to continue to sustainably provide for the needs of the San Juan Valley.

As described in the WSA, the property owners/ Project applicants are, or would become as a result of Project approval, owners of land overlying the San Juan Subbasin and therefore are entitled to produce groundwater from the San Juan Subbasin to serve the Project’s reasonable and beneficial uses, including the projected future demands of the proposed Project.

Conclusion. With the proposed Project assumed to be fully reliant on groundwater pumped from the San Juan Subbasin, and the assessment of groundwater conditions given the proposed Project and existing and planned future uses, sufficient groundwater would be available to meet the needs of existing and planned uses in the San Juan Valley, including the proposed Project. This is true even when the Project’s maximum usage is 531 AFY for a limited time. As described above, sufficient water is anticipated to be available to serve the Project under hydrologic conditions including single and multiple dry years, in each of the five-year Project development increments through 2035. Therefore, sufficient groundwater supplies would be available to serve the Project, and no new or expanded groundwater supply entitlements would be needed. In addition, because sufficient groundwater supplies are available, and because expanded groundwater use would increase the available capacity of groundwater recharge (due to rejected recharge), the Project would not substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level. Therefore, impacts would be less than significant.

Alternative Water Supplies. While the analysis herein, as supported by the WSA (Appendix J), assumes that the proposed Project would be wholly reliant on groundwater, two alternative supplies may be available to the proposed Project in the future, which would serve to further reduce reliance on local groundwater resources. These include CVP water, which is presently available and used on the Project Site, and recycled water, which may be available to

¹⁹ SBCWD, 2014 Annual Groundwater Report, p. 39.



**Table 4.14-3
 Assessment of Sufficiency of Groundwater Supplies**

Year	Hydrologic Year Type (AFY)*		Demand on San Juan Subbasin (AFY)			Planned Pumping from San Juan Subbasin (AFY)
			Proposed Project	Other Existing/ Planned Uses	Total Demand	
Current	Normal		0	8,400	8,400	8,400
	Single Dry		0	11,341	11,341	11,341
	Multiple Dry	Year 1	0	7,955	7,955	7,955
		Year 2	0	8,078	8,078	8,078
Year 3		0	12,223	12,223	12,223	
2015	Normal		8	8,407	8,415	8,415
	Single Dry		8	11,052	11,060	11,060
	Multiple Dry	Year 1	8	7,666	7,674	7,674
		Year 2	8	7,803	7,811	7,811
Year 3		7	11,963	11,971	11,970	
2020	Normal		409	8,415	8,824	8,824
	Single Dry		430	11,059	11,489	11,489
	Multiple Dry	Year 1	430	7,673	8,103	8,103
		Year 2	408	7,811	8,219	8,219
Year 3		387	11,970	12,356	12,356	
2025	Normal		505	8,422	8,927	8,927
	Single Dry		531	11,067	11,598	11,598
	Multiple Dry	Year 1	531	7,681	8,212	8,212
		Year 2	504	7,818	8,322	8,322
Year 3		478	11,977	12,454	12,454	
2030	Normal		442	8,422	8,864	8,864
	Single Dry		465	11,067	11,532	11,532
	Multiple Dry	Year 1	465	7,681	8,146	8,146
		Year 2	441	7,818	8,259	8,259
Year 3		418	11,977	12,395	12,395	
2035	Normal		442	8,437	8,879	8,879
	Single Dry		465	11,083	11,547	11,547
	Multiple Dry	Year 1	465	7,697	8,161	8,161
		Year 2	441	7,833	8,274	8,274
Year 3		418	11,991	12,409	12,409	

*The definition of single-dry and multiple-dry years in this analysis is based on historic groundwater pumping data. 2013 was selected to represent pumping rates for a single-dry year as it represents the highest total use in the San Juan Subbasin that corresponds to one of the highest quantities of groundwater pumped. The series of dry years from 2007 through 2009 were chosen to reflect groundwater pumping conditions in the San Juan Valley for multiple dry years.
 Source: Table 4-1, WSA, Tully & Young, 2015; Appendix J.



the Project Site in the future. In particular, recycled water from the optional on-site WWTP could be used for irrigation on the Project Site including the golf course, open space areas, and public landscaped medians, in the event the option to construct the on-site WWTP is pursued. During the non-irrigation periods (winter months), the treated water would be stored in dedicated ponds within the golf course or adjacent to the golf course. For further information regarding the potential future availability and reliability of CVP water and recycled water from the City of Hollister, see Appendix J. The use of one or both of these alternative sources would serve to decrease the Project's demand on the local groundwater basin, but would not alter the conclusions of this analysis (i.e., that sufficient groundwater supplies would be available to serve the Project). In addition, the proposed Project would incorporate water conservation measures, as described more fully in the Specific Plan and as otherwise required under applicable laws and regulations, such as drought tolerant plants and Low Impact Development features, among others. These features would further reduce water demand and improve groundwater recharge. Refer also to the discussion of recycled water and CVP water in Section 4.9, *Hydrology and Water Quality*.

Mitigation Measures. Impacts to water supply would be less than significant; therefore, no mitigation is required.

Significance After Mitigation. Impacts to water supplies would be less than significant without mitigation.

Impact U-2 The proposed Project would generate an estimated 0.16 million gallons of wastewater per day, which could be accommodated within the existing capacity of the City of Hollister's Water Reclamation Facility. Impacts would be Class III, less than significant. [Thresholds number 4 through 6]

As stated previously, the water/wastewater service provider for the proposed Project would collect and deliver wastewater produced by the proposed Project, which would be sent to the City of Hollister's WRF. The WRF is subject to RWQCB requirements. Because the Project's wastewater would be treated at a permitted facility, the Project would not exceed wastewater treatment requirements of the Central Coast RWQCB.

The WRF currently has a treatment capacity of approximately 4.0 mgd, and a 1.0 mgd expansion is planned for between 2018 and 2023. The WRF currently treats an estimated 2.2 mgd, leaving 1.8 mgd of available capacity. As a responsible worst case scenario, the analysis below compares Project-generated effluent to existing available capacity of the WRF, rather than to available capacity after the 1.0 mgd expansion.

As shown in Table 4.14-4, development of the Project would generate an estimated average dry weather flow of 0.16 mgd of wastewater. This represents approximately 4 percent of the total capacity (4.0 mgd) of the WRF, and approximately 9 percent of the capacity (1.8 mgd) that is currently unused and available. Because the WRF could accommodate the wastewater flows from the proposed Project within its current capacity, no expansions or upgrades of the WRF would be triggered as a result of the proposed Project. Therefore, impacts related to the capacity or expansion of existing wastewater treatment facilities would be less than significant.



**Table 4.14-4
 Estimated Proposed Project Wastewater Generation**

Land Use	Dwelling Units	Persons Per Unit ¹	Dwelling Unit Population	Building Area (sf)	Generation Factor (gpd/capita or sf) ¹	Wastewater Generation (gpd) ²
Active-Adult Residential	1,017	1.67	1,698	-	60	101,880
Market Rate Residential	67	3.51	235	-	60	14,100
Amenity Center	-	-	-	25,000	0.21	5,250
Resort Hotel	200	2.00	280 ³	-	60	16,800
Assisted Living Facility	100	1.00	100	-	60	6,000
Neighborhood Commercial	-	-	-	65,000	0.21	13,650
Total	1,384	-	2,313	90,000	-	157,680 gpd 0.16 mgd

1. Source: Del Webb at San Juan Oaks Projected Sanitary Sewer Generation Table, Whitson Engineers, Pipe Sewer Calculations, November 7, 2013

2. Average dry weather flow.

3. Hotel occupancy is assumed to be 70%.

The wastewater conveyance system would generally be installed in accordance with Figures 4.14-1a and 4.14-1b, Proposed Sanitary Sewer System and Proposed Sanitary Sewer System (Extension along San Juan Hollister Road). Wastewater generated by the proposed Project would be collected and conveyed through a conventional gravity system of 8-inch pipes located within the new street right-of-ways.²⁰ This wastewater would be collected at one of two proposed pump stations to be located in Common Area Open Space areas at the northern boundaries of Phase 1 and Phase 4. Wastewater would then be conveyed via a sanitary sewer force main approximately 1.6 miles north to the end of San Juan Oaks Drive and 1.3 miles along Union Road and San Juan Hollister Road to the City of Hollister’s WRF, located just north of San Juan Road. Completion of the wastewater system and sewer pipes would be required in order for building permits to be issued (Arman Nazemi, Engineer, San Benito County, personal communication, March 13, 2014).

The proposed gravity system and pump station would be within the proposed Project Site boundary, while the off-site sanitary sewer force mains would be located within the Union Road and San Juan Hollister Road rights-of-ways, thus minimizing ground disturbance. The potential construction impacts associated with the installation of proposed wastewater infrastructure would include dust generation and other construction-related emissions, erosion and potential downstream water pollution, and noise. These impacts are addressed in Impact AQ-1 in Section 4.3, *Air Quality*, and Impact GHG-1 in Section 4.7, *Greenhouse Gas Emissions*; Impact HWQ-1 in Section 4.9, *Hydrology and Water Quality*; and Impact NOI-1 in Section 4.11, *Noise*, respectively. Ground disturbance associated with the on-site facilities are further addressed in Section 4.4, *Biological Resources*, and Section 4.5, *Cultural Resources*. Impacts related to biological resources and cultural resources from the off-site facilities (force main pipelines) would be less than significant, due to their location within the existing disturbed rights-of-way.

²⁰ Necessary upgrades would occur on an as needed basis and the precise sizing and phasing would be determined as phased development under the Project progresses.



Optional On-site Wastewater Treatment Plant. Should the optional on-site WWTP be constructed, the Project-generated wastewater from the on-site WWTP would be treated to a tertiary-quality effluent level that would meet all State Title 22 recycling criteria and used for irrigation. The bio-solids removed during the treatment process would be transferred via truck to a landfill such as the Monterey Regional Waste Management District for disposal in accordance with applicable laws and regulations. Refer to Impact U-3 for a discussion of the impact of these bio-solids on solid waste facilities.

The amount of recycled water that could be available to the Project from the on-site WWTP would depend on monthly wastewater production and appropriate non-potable demands. Table 4.14-5 shows the assumed average dry weather wastewater flows. These values were derived from Table 4.14-4 by converting from gallons per day (gpd) to acre-feet per year (AFY). Table 4.15-5 includes values for 2025 and 2035; the values are equal with the exception of the Resort Hotel, which is assumed to come online later in the development period.

**Table 4.14-5
 Average Dry Weather Wastewater Flows (AFY)**

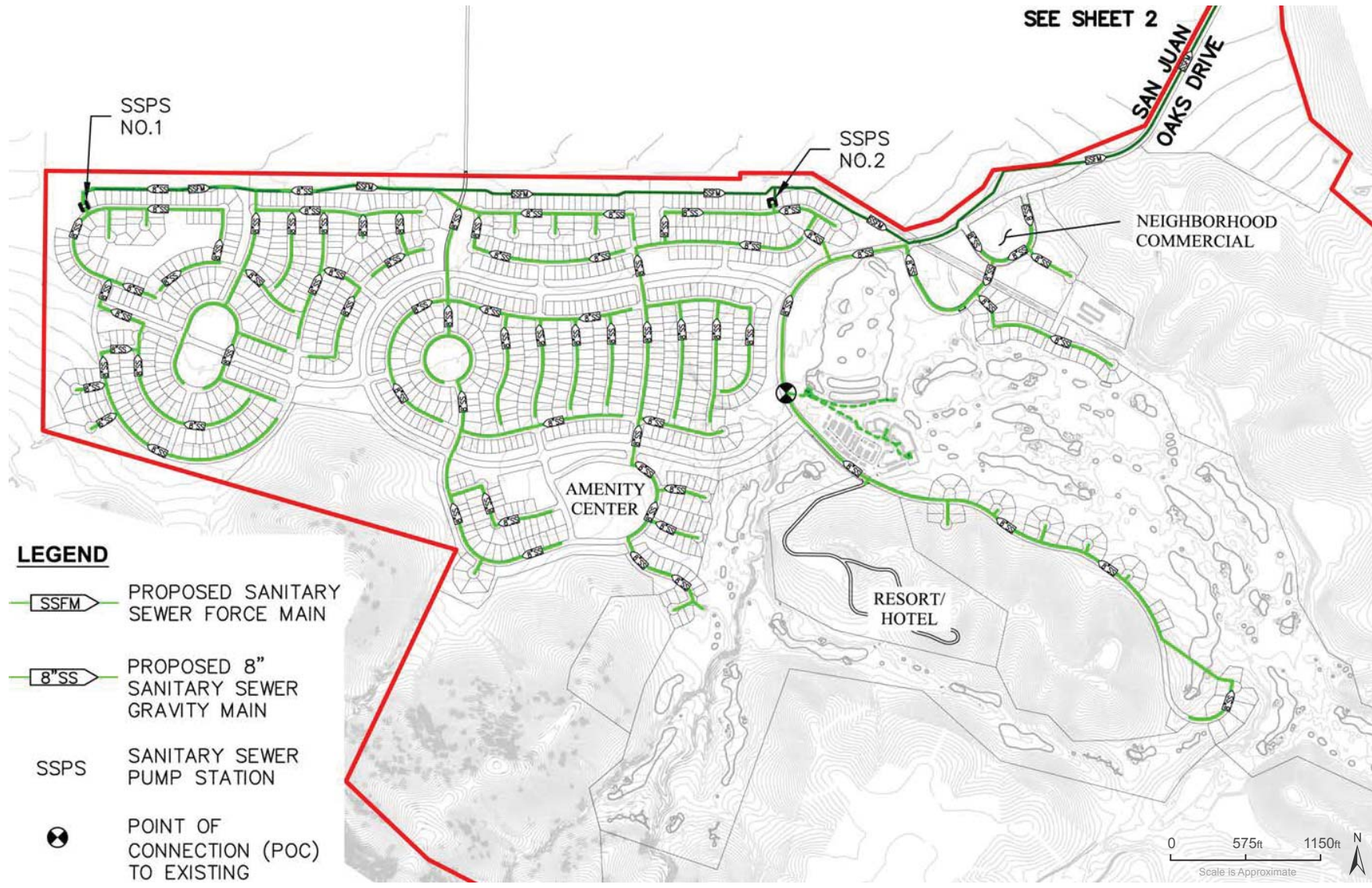
Project Area	2025	2035
Active Adult Residential (Indoor)	114	114
Conventional Residential (Indoor)	16	16
Neighborhood Commercial	15	15
Amenity Center	6	6
Resort Hotel	0	19
Assisted Living/Skilled Nursing/Memory Care	7	7
Total	158	177

Source: Todd Groundwater, May 2015.

Recycled water could not be used to meet all of the Project’s non-potable demands. Specifically, the individual active adult and conventional (non-age-restricted) residential lots could not be served with recycled water without considerable regulatory oversight. As a result, only the outdoor water demands associated with the non-residential components of the Project, including the golf course, open space areas, and public landscaped medians, are considered available for recycled water use. The estimated outdoor water demands associated with the non-residential components of the project are shown in Table 4.14-6. These demand estimates are from WSA (Tully & Young, 2015) and include the ten percent loss factor included in the WSA.

The non-residential outdoor water demands and dry weather wastewater flows have been converted to monthly values and used to calculate monthly potential recycled water use in Table 4.14-7. The average annual non-residential outdoor water demands were distributed to monthly values based on local monthly evapotranspiration (ET) values. Annual wastewater flow was converted to monthly recycled water availability based on the number of days in each month. These estimates were prepared for 2025 and 2035.



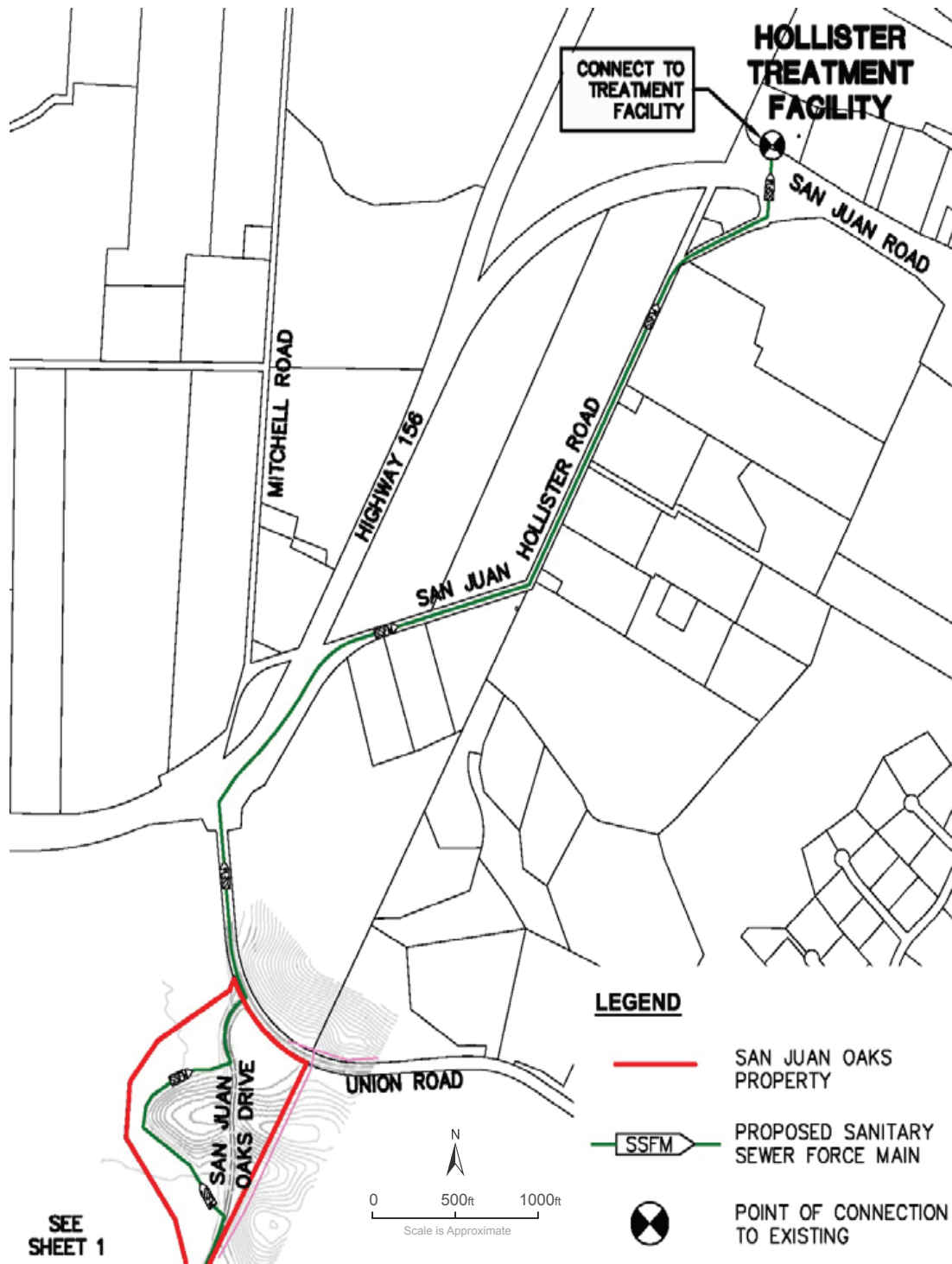


Proposed Sanitary Sewer System

Figure 4.14-1a
 County of San Benito

Source: Kimley Horn, 2015





Proposed Sanitary Sewer Extension
along San Juan Hollister Road

Figure 4.14-1b
County of San Benito

**Table 4.14-6
 Average Annual Non-Residential
 Outdoor Water Demand (AFY)**

Project Area	2025	2035
Amenity Center	7	7
Resort Hotel	0	16
Neighborhood Parks	17	17
Offsite Parks	2	2
Common Area Open Space	97	0
Ten Percent Loss Factor	12	4
Total	136	46

Source: Todd Groundwater, May 2015.

**Table 4.14-7
 Potential Recycled Water Availability**

Month	Estimated Monthly Distribution (based on ET)	2025			2035		
		Non-Residential Outdoor Water Demand ¹ (AFM)	Total Recycled Water Available ² (AFM)	Potential Recycled Water Use ³ (AFM)	Non-Residential Outdoor Water Demand ¹ (AFM)	Total Recycled Water Available ² (AFM)	Potential Recycled Water Use ³ (AFM)
January	3%	4.1	13.4	4.1	1.4	15.0	1.4
February	4%	5.3	13.4	5.3	1.8	15.0	1.8
March	7%	9.5	12.1	9.5	3.3	13.5	3.3
April	9%	12.6	13.4	12.6	4.3	15.0	4.3
May	12%	16.5	13.0	13.0	5.6	14.5	5.6
June	13%	18.3	13.4	13.4	6.3	15.0	6.3
July	14%	19.2	13.0	13.0	6.5	14.5	6.5
August	13%	17.5	13.4	13.4	6.0	15.0	6.0
September	10%	13.7	13.4	13.4	4.7	15.0	4.7
October	7%	9.9	13.0	9.9	3.4	14.5	3.4
November	4%	5.3	13.4	5.3	1.8	15.0	1.8
December	3%	3.9	13.0	3.9	1.3	14.5	1.3
Annual Total (AFY)	100%	136	158	117	46	177	46

Source: Todd Groundwater, May 2015.

1. Non-residential outdoor demand distributed monthly based on ET distribution.
2. Available recycled water distributed on a daily basis.
3. Potential recycled water use is outdoor demand or available recycled water, whichever is less.

As shown in Table 4-14.7, the monthly non-residential outdoor demand is generally less than potential available recycled water. By 2035, recycled water supply substantially exceeds the Project's recycled water demand. Any excess recycled water would be used to reduce the existing golf course's demand on groundwater. However, in the 2025 timeframe there are five months in which recycled demand exceeds potential supply. In those cases the available supply governs potential recycled water use and the amount of useable recycled water is less than the total demand. The volume of recycled water available to the Project would be further reduced



by the processing loss factor, which is yet to be determined. Groundwater would be used to supplement the non-potable supply when necessary.

Mitigation Measures. No mitigation measures would be required.

Significance After Mitigation. Impacts would be less than significant without mitigation.

Impact U-3 The amount of solid waste that would be generated during construction and operation of the proposed Project would not exceed the available capacity of the landfill serving the site. Impacts would be Class III, *less than significant*. [Thresholds number 7 and 8]

The total volume of solid waste anticipated to be generated by the Project was determined based on the CalRecycle solid waste generation rates (see Table 4.14-8). These rates were compiled from various sources including city, county, and environmental planning departments. The most recently developed waste generation rates for single family residential, hotel, and commercial uses were selected for the proposed Project. For the amenity center, the public/institutional generation rate of 0.007 pounds per square feet per day was selected. A low generation rate is most appropriate for this use, as over 50 percent of the area would be open space and would therefore generate minimal waste. The assisted living/skilled nursing/memory care facility waste generation rate selected was the only available rate for nursing homes provided by CalRecycle.

**Table 4.14-8
 Projected Solid Waste Generation**

Land Use	Acres / No. of Units	Generation Rates (per day) ^a	Daily Solid Waste (lbs per day)	Landfilled Solid Waste with Diversion (lbs per day) ^b
Single Family Residential (including Active Adult and conventional)	1,084 du	12.23 lbs/du	13,257	6,496
Amenity Center	(25,000 sf) ^c	0.007 lbs/sf	175	86
Resort Hotel	200 rooms	2 lbs/room	400	196
Nursing Home (Assisted Living Facility)	100 beds	5 lbs/bed	500	500
Neighborhood Commercial	65,000 sf	10.5 lbs/1,000 sf	683	334
Totals			15,015 lbs/day 7.5 tons/day	7,612 lbs/day 3.8 tons/day

^a CalRecycle, *Estimated Solid Waste Generation Rates*, website: <http://www.calrecycle.ca.gov/wastechar/wastegenrates/>, accessed 2/19/2014.

^b Assumes a 51% diversion rate for all uses except for the nursing home. A diversion rate of 0% has been used for the nursing home, as waste generated by this facility is likely to be contaminated and is not divertible (Rose, pers. comm. 2014).

^c Maximum 25,000 sf main building
 sf = square feet; du = dwelling unit; lbs = pounds



Table 4.14-8 shows the estimated amount of solid waste that would be generated by buildout of the proposed Project. Prior to the consideration of any waste reduction efforts, the proposed Project would generate a total of approximately 15,000 pounds (or 7.5 tons) of solid waste per day. Assuming a 51 percent reduction in solid waste generation for most on-site uses, consistent with the latest reported County of San Benito diversion rate, the proposed Project would send an estimated 7,612 pounds (or 3.8 tons) of solid waste per day to the landfill.

In the event that the optional on-site WWTP is constructed, bio-solids removed during the treatment process would be transferred via truck to the MRWMD landfill for disposal. The MRWMD landfill has a design airspace (volume of available airspace for placement of waste and daily/intermediate/final cover soil) of approximately 84 million cubic yards (CY). The remaining landfill waste capacity is approximately 71 million CY, or 48 million tons (assuming an Airspace Utilization Factor of 0.676 tons per CY). The landfill is projected to reach its full capacity in the year 2161. Thus, this landfill would have adequate capacity to handle the anticipated bio-solid waste from the optional on-site WWTP (MRWMD, 2014). The JSRL currently receives an average of 675 tons per day of solid waste (Rose, pers. comm. 2014), but is permitted to accept 1,000 tons per day. Although the amount of waste received at the landfill is subject to regular fluctuations, it is helpful to note that the waste generated by the proposed Project would represent a small percentage (approximately 1.2 percent) of the remaining available daily capacity of 325 tons per day. Thus, under current landfill conditions, adequate capacity is available to accommodate the proposed Project (Rose, pers. comm. 2014).

The proposed Project is not expected to be fully built out until approximately ten years after the start of construction. The JSRL is estimated to reach its design capacity in approximately 2030 (Golder Associates 2014; Rose, pers. comm. 2014). Consequently, if Project construction does not begin until 2025 or later, the JSRL could potentially have reached or may be approaching capacity prior to buildout. Closure dates vary upon several factors such as diversion rates, solid waste stream flows, and population growth. Therefore, as regulatory requirements for solid waste diversion become more stringent,²¹ the closure date of the landfill could potentially be extended beyond the currently estimated closure date. In addition, the landfill is planned for expansion onto an adjacent property, which has an estimated life span of an additional 40 years (Rose, pers. comm. 2014). Therefore, given the anticipated availability of the expanded landfill site, it is anticipated that capacity will continue to be available to accommodate the service population for the Specific Plan during the life of the Project.

Based on this analysis, solid waste impacts would be less than significant.

Mitigation Measures. No mitigation measures are required.

Significance After Mitigation. Impacts to solid waste services and facilities would be less than significant without mitigation.

c. Cumulative Impacts.

Water. The geographic extent for this cumulative impact analysis includes the San Juan Subbasin, a subbasin of the Gilroy-Hollister Groundwater Basin. This geographic extent is

²¹ This is evidenced by the recent passage of AB 341 (October, 2011), which establishes a state-wide diversion rate goal of 75% and mandates that commercial and residential developments of 5 or more units obtain recycling services.



appropriate for the issue of water supply because groundwater provides the primary source of water within the Project area, and surface water is typically only present in direct response to precipitation events. In addition, as described in the impact analysis provided above, impacts of the proposed Project to water resources are expected to be localized and site-specific, and/or limited to the San Juan Subbasin, such as with regards to effects on local groundwater supply. Therefore it is reasonable to state that the proposed Project would not result in cumulative impacts to water resources beyond the limits of the underlying groundwater basin.

As stated in Section 3.3, *Cumulative Projects Setting*, due to the long-term and multi-phased characteristics of the proposed Specific Plan, this SEIR examines cumulative impacts based on a summary of projections in accordance with long-range general plan buildout of San Benito County and the cities of Hollister and San Juan Bautista, which would result in an increase of approximately 32,300 residents, 10,217 housing units, and approximately 4,320 employees. Much of this development would be located over the San Juan Subbasin.

The adequacy of the San Juan Subbasin to serve the cumulative demand from the Project and other past, present, and reasonably foreseeable future uses in the San Juan Subbasin is addressed in Impact U-1. As discussed therein, when compared to the normal historic pumping conditions in the San Juan Subbasin, the addition of the proposed Project combined with other existing and planned uses is expected to increase pumping during normal conditions from approximately 8,600 acre-feet to 8,877 AFY— an average increase of 6 percent. Sufficient supplies are available to meet this demand, even when the Project's maximum usage is 531 AFY. Thus, cumulative impacts on water supply would be less than significant, and the Project's contribution to this impact would not be cumulatively considerable.

Wastewater. The geographic extent for the analysis of cumulative wastewater impacts is the HUA, which is the area served by the WRF. Buildout of cumulative projects in this area will continue to increase demands on the City of Hollister's WRF. However, the plant currently has a remaining capacity of approximately 1.8 mgd and a 1.0 mgd expansion is planned between 2018 and 2023. With the planned expansion, the City of Hollister would maintain sufficient treatment capacity to serve the Project and other cumulative development that would be served by the WRF. Therefore, cumulative impacts related to wastewater treatment would be less than significant. As described under Impact U-2, wastewater generated by the proposed Specific Plan would represent approximately 9 percent of the current available capacity (1.8 mgd) of the WRF. Therefore, the Project's contribution to cumulative impacts related to the capacity or expansion of existing wastewater treatment facilities would not be cumulatively considerable.

Cumulative development that would be served by the WRF would also increase the demand on the wastewater conveyance system. Each such individual cumulative project would be required to install conveyance pipelines if such pipelines are not already available. Further, the Hollister Urban Area Water and Wastewater Master Plan (Master Plan) (November 2008) identifies and plans for wastewater infrastructure improvements to service cumulative development in the service area and as otherwise further described therein. Thus, cumulative impacts to the wastewater conveyance system would be less than significant. As discussed above, the Project is constructing the pipes to connect to the wastewater treatment plant and is fully mitigating its Project-specific impacts. As a result, the Project's contribution to cumulative impacts associated with wastewater conveyance would be less than significant.



Solid Waste. The geographic extent for solid waste impacts is the area served by the John Smith Road Landfill, which includes unincorporated San Benito County and the Cities of Hollister and San Juan Bautista (Rose, pers. comm. 2014). Although the JSRL currently accepts waste from outside of the County, the amount of solid waste accepted from outside the County would decrease commensurate with any in-County increases because the permitted rate of daily acceptance remains constant (Rose, pers. comm. 2014) and the landfill is only intended to serve areas within San Benito County.

Cumulative development in San Benito County would increase solid waste generation and associated demand for solid waste disposal facilities. As discussed in Section 3.3, *Cumulative Projects Setting*, cumulative development in the landfill service area (San Benito County, including incorporated cities) would include 10,217 housing units and 4,320 new jobs. Assuming that each household generates 12.23 pounds per household per day (refer to Table 4.14-8), cumulative housing development could generate up to 124,954 pounds (or 62.5 tons) of solid waste per day. Based on a commercial generation rate of 10.53 pounds per employee per day (CalRecycle 2014), cumulative employment would generate an additional 45,490 pounds (or 22.7 tons) of solid waste per day. Applying a waste diversion of 51 percent, this equates to 41.7 tons/day of solid waste entering the JSRL. This represents approximately 12.8 percent of the remaining permitted daily throughput at the JSRL.

This estimate assumes that all housing units constructed in the County are single-family residences, and does not include construction-related debris. In addition, the daily throughput received at the landfill is subject to regular fluctuations, such that the remaining daily throughput is constantly changing (Rose, pers. comm. 2014). Nevertheless, this estimate shows that cumulative development countywide would require a relatively small percentage of the current (2014) remaining available daily throughput. Thus, it is anticipated that landfill capacity will be available to accommodate cumulative development, and cumulative impacts are considered less than significant. Combined, cumulative development and Project buildout would generate approximately 45.5 tons of solid waste per day, which represents approximately 14 percent of the remaining permitted daily throughput at the JSRL, and thus would not require expansion of the landfill (beyond the expansion already planned). Environmental impacts of the planned landfill expansion will be addressed in a separate CEQA document. In addition, given the relatively small amount of solid waste generated by the proposed Project (3.8 tons/day), the Project's contribution to this impact would not be cumulatively considerable.

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