

2.0 PROJECT DESCRIPTION

The proposed Del Webb at San Juan Oaks Specific Plan (“Specific Plan”) provides a comprehensive planning document to develop the approximately 1,994-acre Specific Plan area (“Project Site”) analyzed in this Subsequent EIR (“SEIR”). The Project Site is located within an area of an approved Vesting Tentative Map, which was previously analyzed in the San Juan Oaks Golf Club EIR (State Clearinghouse #2002101031) (“2003 EIR”). The current Vesting Tentative Map is proposed to be amended as part of the Project’s current entitlement process, which also includes other entitlements and approvals necessary to implement the Project. The project description below is derived from the Draft San Juan Oaks Specific Plan (April 2015), included as Appendix B to this SEIR.

2.1 PROPERTY OWNER AND PROJECT APPLICANT

2.1.1 Property Owners/Applicants

San Juan Oaks, LLC
3825 Union Road
Hollister, California 95023

Pulte Group
6210 Stoneridge Mall Road, Fifth Floor
Pleasanton, California 94588

2.2 PROJECT LOCATION

The Project Site encompasses approximately 1,994 acres located in the central northern portion of unincorporated San Benito County. The Project Site is located approximately three miles southwest of the City of Hollister, approximately 3.5 miles southeast of the City of San Juan Bautista and approximately 1.0 mile south of State Route 156 (see Figure 2-1 and Figure 2-2). The Project Site’s street address is 3825 Union Road, Hollister; it is physically located approximately one mile from Union Road.

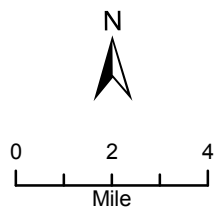
San Benito County is considered part of the Monterey Bay Area; it is located in the Coast Range Mountains, south of the City of San Jose, and west of the Central Valley. The Cities of Hollister and San Juan Bautista are the only two incorporated cities in San Benito County. San Benito County is bordered by Santa Clara County to the north, Santa Cruz and Monterey Counties to the west, and Merced and Fresno Counties to the east and south.

The existing physical characteristics of the Project Site are described in greater detail in Section 2.3.1, *Existing Land Uses*.



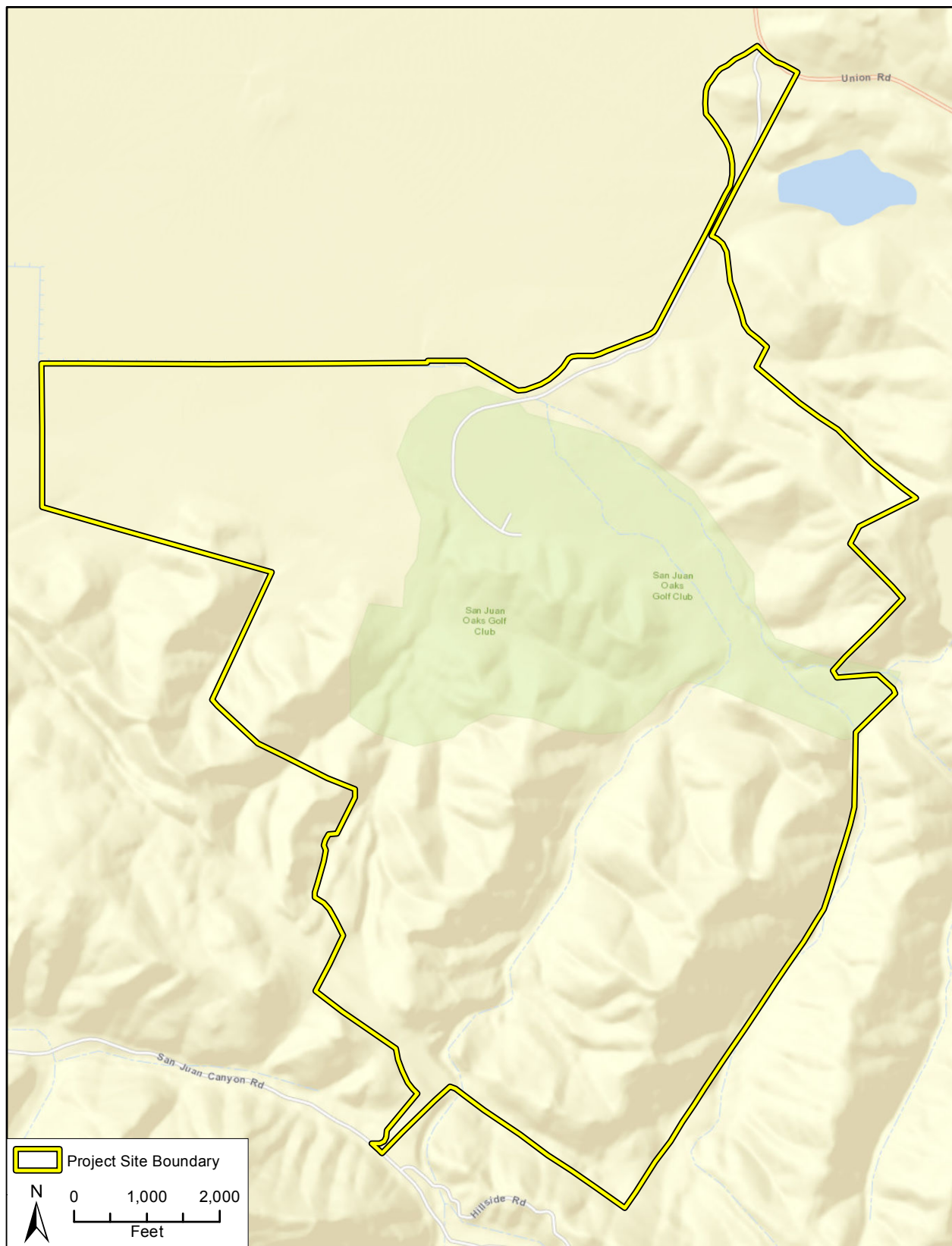
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★ Project Location



Regional Location

Figure 2-1



Project Site

Figure 2-2

2.3 EXISTING SITE CHARACTERISTICS

2.3.1 Existing Land Uses

The majority of the Project Site has been historically used for agricultural purposes. A portion (approximately 262 acres) of the Project Site currently consists of the San Juan Oaks Golf Club, which includes an 18-hole golf course, clubhouse, driving range and support structures (collectively, “Existing Golf Club”). The remaining approximately 1,502 acres are used for agricultural activities, primarily cattle grazing with some row crops (see Figures 2-3, 2-4a and 2-4b). Table 2-1 summarizes the existing characteristics of the Project Site.

Table 2-1
Characteristics of the Project Site and Vicinity

Project Site Size	Approximately 1,994 acres
General Plan Land Use Designation	Rural Transitional (RT)/Planned Unit Development (PUD) Overlay and Commercial Thoroughfare (C-1), Agricultural Productive (AP), and Agricultural Rangeland (AR)
Zoning Designations	Rural Transitional (RT), Planned Unit Development (PUD) Overlay and Commercial Thoroughfare (C-1), Agricultural Productive (AP), and Agricultural Rangeland (AR)
Current Use and Development	18-Hole Golf Course, Clubhouse, Driving Range, Support Facilities, Rangeland, Irrigated Agriculture
Vicinity	
Surrounding Land Use/Zoning Designations	North: Agricultural (irrigated pasture and row crops)/Agricultural Productive (AP) and Heavy Industrial (explosives manufacturing and testing) (M2) South: Agricultural Rangeland (AR) East: Agricultural Rangeland (AR) and Manufacturing District (M1) West: Agricultural (dryland farming row crop and irrigated pasture)/Agricultural Rangeland (AR)
Regional Access Local Access	U.S. Highway 101 & State Route 156 Union Road and San Juan Oaks Drive

Currently, the Project Site consists of 15 individual parcels totaling approximately 1,994 acres. Assessor parcel numbers associated with the Project Site and their approximate acreages are shown in Table 2-2.

Table 2-2
Project Site Assessor Parcel Numbers

Parcel Number	Approx. Acres	Parcel Number	Approx. Acres	Parcel Number	Approx. Acres
018-190-023	30	021-140-053	8	021-190-006	98
018-190-033	387	018-200-056	96	021-190-030	200
018-190-034	112	018-200-057	51	021-190-031	57
018-200-058	56	021-140-054	94	021-190-032	710
021-140-046	31	021-190-017	54	023-010-074	9



Environmental impacts have been assessed for the entire Project Site in this SEIR as required under CEQA. For the purpose of clarity, figures in this document consistently refer to the 15 parcels in aggregate as within the Project Site boundary. Figure 2-3 shows the existing land use and zoning designations within the Project Site.

2.3.2 Surrounding Land Uses

Agricultural land in the form of row crops is located directly north and west of the Project Site and areas of open land, some of which are used for grazing, irrigated pasture and dry-farming, are located to the south, east and west. In addition, heavy industrial uses (including the Teledyne Site, described in detail in Section 4.8, *Hazardous Materials*) are located approximately one mile northeast of the site. This off-site industrial area includes an explosives manufacturing and testing facility that also includes treatment and storage facilities for hazardous waste generated by the explosives uses. State Route 156 is located approximately one mile north of the Project Site and the San Justo Reservoir is located approximately 0.25 miles east of the Project Site's boundary.

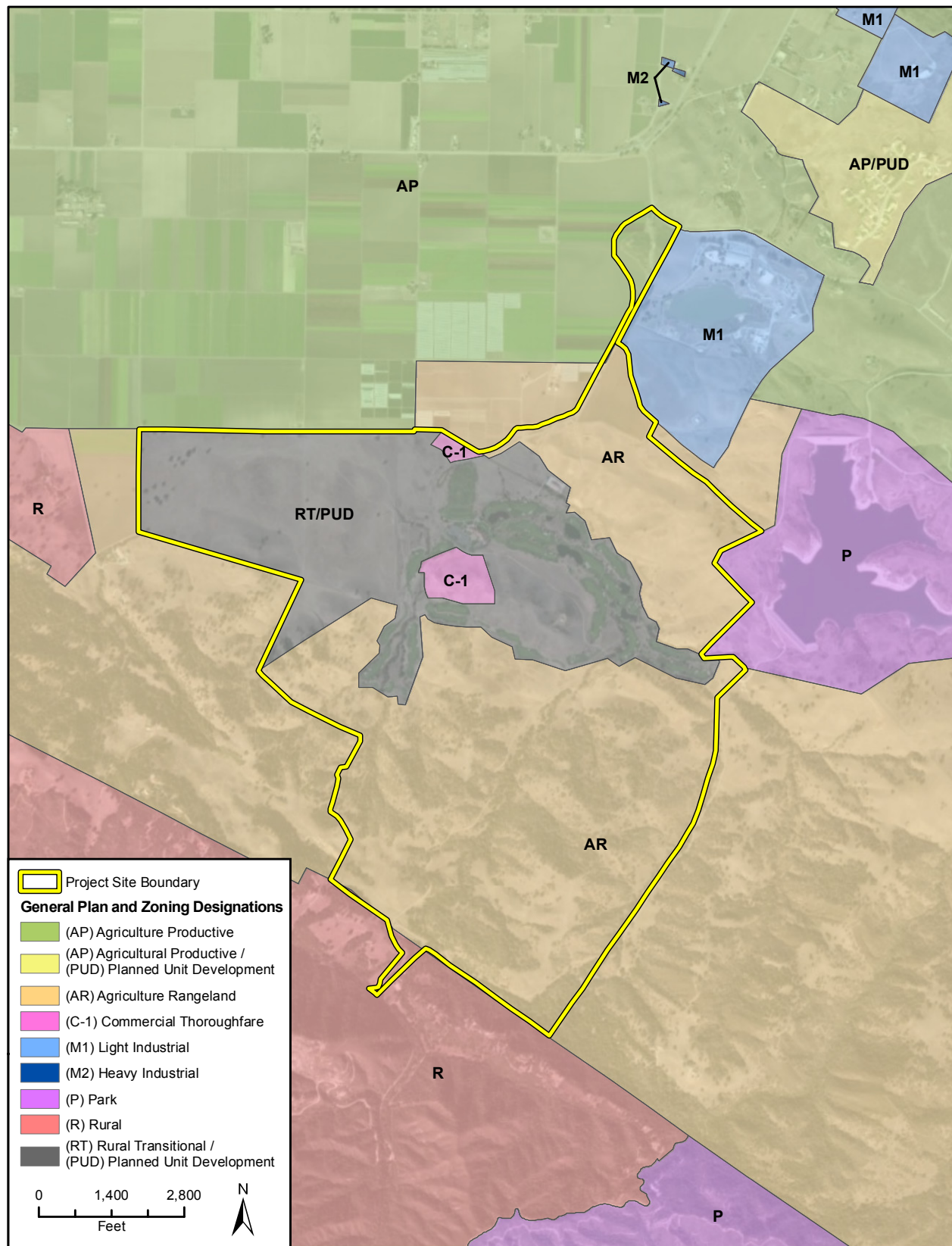
2.3.3 Land Use Regulatory Overview

The County's current General Plan and Zoning Ordinance regulate land use planning in unincorporated San Benito County. The applicable requirements and restrictions of each of these regulatory documents are described in Section 4.10, *Land Use*, of this SEIR, as well as other relevant sections in the SEIR. The majority of the Project Site is currently within the General Plan's Agricultural Rangeland (AR) land use category, with the central portions of the Project Site located within the Rural Transitional (RT)/Planned Unit Development Overlay; in addition, the area where the primary access roadway would be located is designated Commercial Thoroughfare (C-1). The northernmost portion of the Project Site is located within the Agricultural Productive (AP) land use category (see Figure 2-3). Similarly, the majority of the Project Site is currently zoned Agricultural Rangeland (AR), while the central portion of the Project Site along its primary access roadway is zoned Rural Transitional (RT)/Planned Unit Development (PUD) Overlay, and Commercial Thoroughfare (C-1). The northernmost portion of the Project Site is zoned Agricultural Productive (AP) (see Figure 2-3). The Project Site is bordered by land designated Agricultural Rangeland (AR) to the south, east and west of the site, Agricultural Productive (AP) to the north, and Heavy Industrial (M1) to the northeast.

2.4 PROPOSED PROJECT CHARACTERISTICS

The proposed Project involves adoption of the Del Webb at San Juan Oaks Specific Plan and related entitlements and approvals, which would serve to guide future development within the approximately 1,994-acre Project Site. The Project is comprised of two primary components, as described further below.

The first component would be developed by Del Webb, a subsidiary of Pulte Group, and consists of an "active-adult community" (i.e., age-restricted to 55 years and older) including 1,017 single-family residences on approximately 176 acres. This component also includes an amenity center to serve Project residents and their guests, which would be located on approximately ten acres. The amenity center would consist of an approximately 17,500 to 25,000



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Zoning/Land Use from County of San Benito, 2013.

Existing Land Use

Figure 2-3

square foot main building, and is anticipated to include a multi-purpose room for community events, a fitness center, a craft room, locker rooms, administrative spaces, and a covered swimming pool. The amenity center would also likely include a variety of outdoor uses which could include a swimming pool, tennis courts, pickle ball and bocce courts, and barbeque areas. Open space areas within the active-adult community would consist of approximately seven acres of parks and approximately 114 acres of common area open space, including landscaped areas and informal trails both within the residential development and along the west side of San Juan Oaks Drive.

The second component would be developed by San Juan Oaks, LLC, and consists of 67 non-age restricted single-family residential units, a 200-room resort hotel (on approximately 35 acres), up to 65,000 square foot neighborhood commercial and office center (on approximately 14 acres), and an approximately four-acre assisted living/skilled nursing/memory care facility with up to 100 beds. The neighborhood commercial center would consist of small scale retail, medical, and professional services. These services may include, among others, a bank, medical offices and out-patient services, a restaurant, a small market, a coffee shop, a bakery, insurance offices, financial brokerage offices, a local use vehicle sales/service center, or other similar services.

Throughout the Project Site, the Project proposes to provide a substantial amount of open space areas and park facilities. This would include four private neighborhood parks (totaling approximately seven acres) in the active-adult community for use of Project residents and their guests; two community parks (totaling approximately 17 acres), and approximately 114 acres of common area open space, including landscaped areas and informal trails. The Project would also establish approximately 41 acres of on-site agricultural preserves, and set aside approximately 1,243 acres for permanent wildlife habitat preservation. This habitat preservation area is located within the southernmost portions of the Project Site and would remain perpetually restricted from future development through deed restrictions and/or other appropriate legal instruments. The proposed habitat preservation area currently supports limited cultivated agriculture, grasslands, oak savannah, and mixed oak woodlands and is currently used for grazing and dry land farming. In addition, off-site, the Project proposes an agricultural easement on approximately 153 acres of prime farmland, located on San Juan Road north of the City of San Juan Bautista (the Silva Property), which would preserve that acreage for agricultural uses in perpetuity.

2.4.1 Proposed Project Objectives

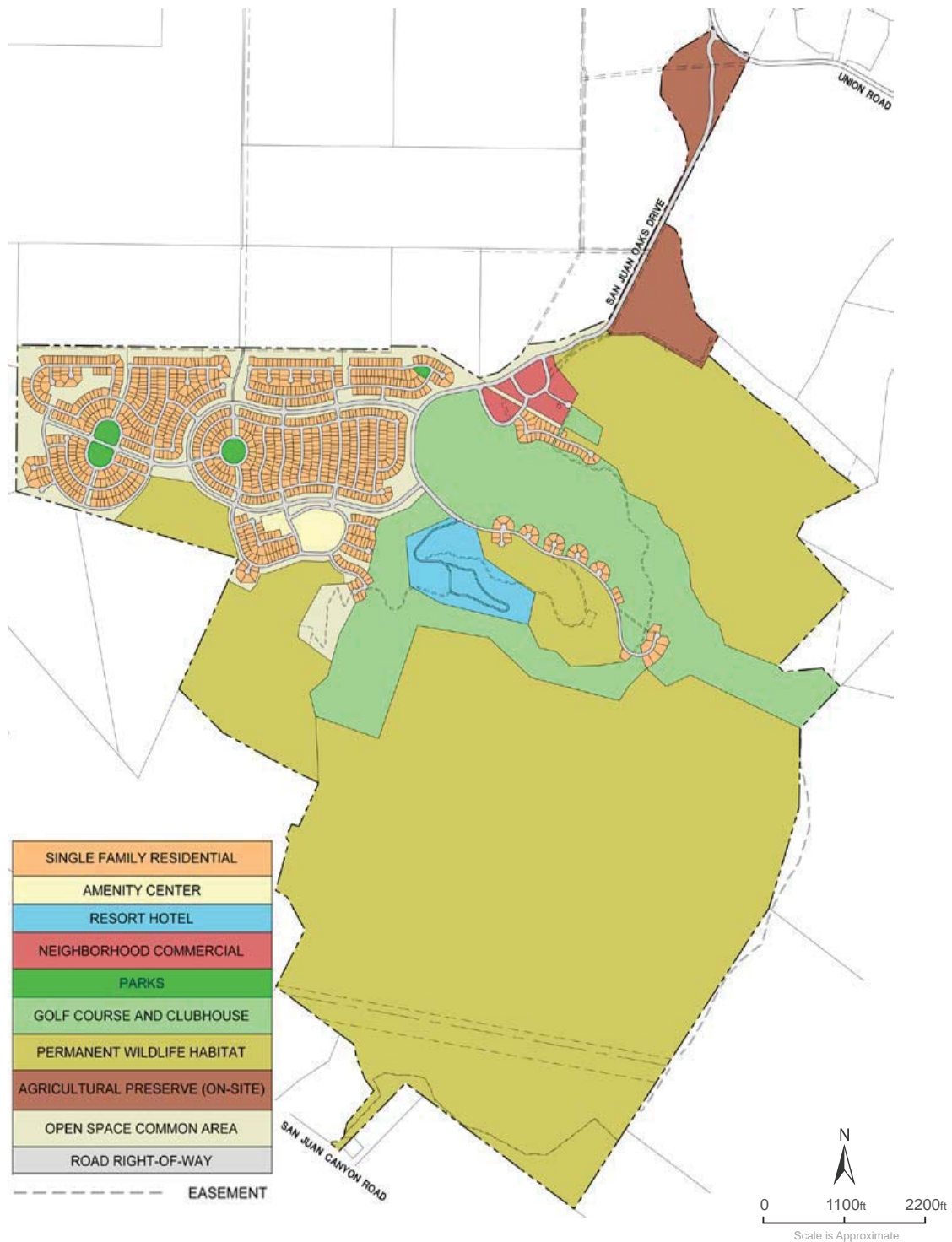
The objectives of the proposed Project are as follows:

- *Provide a mixture of residential unit types appropriate to the projected housing needs as identified in the San Benito County General Plan Housing Element;*
- *Provide space for retail and professional services, including a resort hotel site designed to provide convenient services to residents and guests and to complement and support the existing golf course;*
- *Provide a local use vehicle, pedestrian, and bicycle roadway network that accommodates both traditional and alternative modes of transportation to minimize auto use for shopping, services, and leisure activities;*

- *Provide flexibility in land use regulations to allow for site constraints, variations in housing styles, and changing market conditions;*
- *Promote a long-term project that provides for the creation of new jobs, recreational opportunities, and expanded housing opportunities;*
- *Create a project that has a fiscally-neutral impact on the County's financial and services resources;*
- *Integrate the natural and built environments to minimize the disruption of natural features, and to the extent practicable, blend with the landforms, trees, and water courses of the site;*
- *Establish residential neighborhoods that are inviting for residents and buffered from noise and other nuisance factors associated with agricultural practices, in accordance with County requirements; and*
- *Maintain San Benito County's natural, rural and agricultural character by establishing an approximately 1,243 permanent wildlife habitat preserve and over 190 acres of on- and off-site agricultural preservation.*

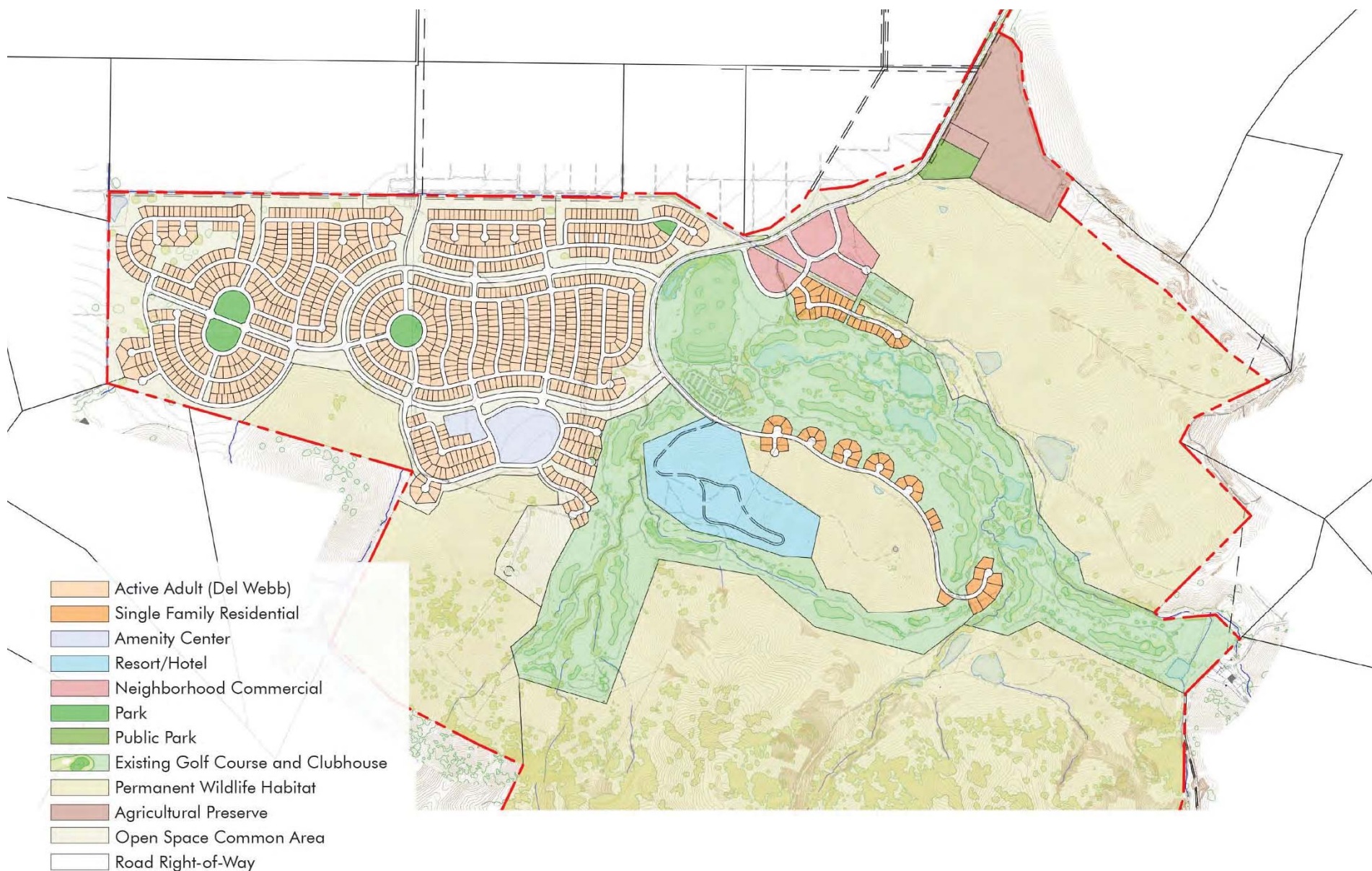
2.4.2 Project's Land Use Plan and Development Potential

The Project, as set forth in the Specific Plan, contemplates development at full build out of up to 1,084 residential units, up to 25,000 square feet of amenity space, a 200-room hotel, an approximately four-acre assisted living/skilled nursing/memory care facility, and up to 65,000 square feet of neighborhood commercial uses. The development of residential, commercial, and resort land uses would occur within the northwestern portion of the Project Site, which is hereafter referred to as the Development Areas (see Figure 2-4b). The Project would also include approximately seven acres of private neighborhood parks to serve the Project's residents, approximately 114 acres of common area open space, approximately 41 acres of on-site agricultural preserve and approximately 1,243 acres of on-site permanent wildlife habitat. In addition, the Project includes provision for approximately 153 acres of agricultural preserve off-site. Table 2-3 summarizes the proposed land uses and associated build-out potential and acreages. Figures 2-4a and 2-4b illustrate the Project's proposed land use plan. In addition to the new construction, the Project also contemplates the upgrading of the Existing Golf Club.



Proposed Land Use Plan

Figure 2-4a
County of San Benito



Proposed Land Use Plan
(Development Areas)

Source: Kimley Horn, 2015

Figure 2-4b
County of San Benito



**Table 2-3
Project Land Use Summary**

Land Use	Total Net (Approx.) Acreage	Net Density	Total Development Potential
Single Family Residential	176	6 du/ac	1,084 units
Amenity Center	10	-	25,000 sf
Resort Hotel	35	-	200 rooms
Community Parks	17	-	-
Neighborhood Commercial ¹	14	0.14 (FAR)	65,000 sf +100 beds
Neighborhood Parks	7	-	-
Open Space Common Area	114	-	-
Golf Course & Clubhouse (existing)	262	-	-
On-site Agricultural Preserve ²	41	-	-
On-site Permanent Wildlife Habitat	1,243	-	-
Roadways	88	-	-
TOTAL	1,994³		

FAR = Floor Area Ratio; sf = square feet

- 1. Includes an approximately four-acre assisted living/skilled nursing/memory care facility with up to 100 beds (in addition to the 65,00 sf).*
- 2. The Agricultural Preserve includes an approximately 13-acre easement located within the community park parcels, and approximately two acres that would be reserved for a potential future public safety station site. An additional approximately 153 acres of Agricultural Preserve land is located off-site.*
- 3. Due to permitted uses within SJO-AP, total acreages exceed total land area by approximately 13 acres. Actual total land area is shown.*

2.4.3 Land Use Categories and Development Standards

To implement the proposed Project, as set forth more fully in the Specific Plan, land uses have been grouped into ten land use categories. A description of these land use types and the development standards that apply (where applicable) can be found in the Specific Plan, Appendix B. See Table 2-4 for more detail on the permitted uses within each land use category.

a. Single Family Residential. Single Family Residential (SJO-SFR) is defined as a dwelling unit that is occupied by one family, does not share a common wall, is not attached to another home, and provides both front door and garage access from a residential street or common driveway. The proposed Project would contain approximately 188 acres of residential neighborhoods accommodating up to 1,084 single-family detached residential units with an average density of six dwelling units per net acre. No attached or multi-family units are proposed.

Of the total 1,084 units proposed, 1,017 units would be located within the active-adult community component of the Project, located in the western portion of the Project Site (see Figure 2-4b). These units would be age-restricted (55 years and older) and would be part of a separate active adult community homeowners association (AHOA).

An additional 67 units would be constructed as conventional or non-age restricted single-family residences, which would be separate from the 1,017 units described above (see Figure 2-4b) and would be part of a separate market rate homeowners' association (MHOA). Of the additional 67 single-family units, 37 units would be constructed south and east of the Existing Golf Club

clubhouse along a new roadway which would be an extension of San Juan Oaks Drive. The remaining 30 units would be located south of the proposed neighborhood commercial center and the existing golf maintenance facility.

Each of the SJO-SFR neighborhoods would contain a mix of lot sizes and types, intermingled as the market and site conditions require. Single family homes would be constructed on lots ranging in size between approximately 4,500 and 10,000 square feet with private rear yard space. However, eight estate lots may be up to approximately 20,000 square feet with private yard space. These lots would be located near the center of the Project Site, adjacent to the existing San Juan Oaks Golf Club (refer to Figure 2-4a). Proposed single family units would generally face a residential street or common driveway and accessory structures are allowed in conformance with the San Benito County Zoning Ordinance. Development standards for this land use category within the Specific Plan include principal dwellings, accessory dwelling units and structures, and other development standards. See Specific Plan, Appendix B.

b. Amenity Center. The proposed Project, as set forth more fully in the Specific Plan, includes an amenity center (SJO-AC) located on land totaling approximately ten acres. The amenity center is intended to serve as the “focal point” for the active-adult community component of the Project, hosting social and recreational activities. The amenity center would be located at the southern edge of the core residential community and at the base of the Hollister foothills (see Figure 2-4b).

The main building would range in size from approximately 17,500 to 25,000 square feet and may contain a number of facilities including, for example, a multi-purpose room for community events, a fitness center, a craft room, locker rooms, administrative spaces, and an indoor swimming pool (which may be included in the main building or in a separate building). Outdoor recreation uses may include areas for a range of activities as well, including, for example, a separate outdoor swimming pool, tennis courts, and pickle ball and bocce courts, all with benches and shade structures.

The amenity center would be linked to the rest of the Project Site through pedestrian, bicycle, and local use vehicle path connections. It would be operated by the AHOA formed in connection with the active-adult community for the use of AHOA members and their guests.

Table 2-4
Permitted and Conditionally Permitted Uses By Land Use Category

Use	Single Family Residential (SJO-SFR)	Amenity Center (SJO-AC)	Resort Hotel (SJO-RH)	Neighborhood Commercial (SJO-C-2)	Community /Neighborhood Parks (SJO-CP/NP)	Open Space Common Areas (SJO-OS)	Golf Course & Clubhouse (SJO-GC)	Agricultural Preserve (SJO-AG)	Permanent Wildlife Habitat (SJO-W)
Agriculture	P	P	P	P	P	P	P	A	A
Assisted Living/Skilled Nursing/Memory Care	P	P	P	A	P	P	P	P	P
Drive-through and Drive-in Businesses	P	P	P	C ¹	P	P	P	P	P
Golf Course	P	P	P	P	P	P	A	P	P
Local Use Vehicles (LUV)	P	P	P	A	P	P	P	P	P
Lodging	P	P	A	P	P	P	P	P	P
Live/Work Unit	A	P	P	P	P	P	P	P	P
Neighborhood Commercial	P	P	P	A	P	P	P	P	P
Park	P	P	P	P	A	P	P	P	P
Residential Single Family	A	P	P	P	P	P	P	P	P
<i>Home Occupation</i> ²	A	P	P	P	P	P	P	C	P
<i>Accessory Building</i>	A	P	P	P	P	P	P	C	P
<i>Accessory Structure/Second Dwelling Unit</i> ³	C ¹	P	P	P	P	P	P	C	P
Storage Facility	P	P	P	A	P	P	P	P	P
Subdivision Sales Office	A	A	P	A	P	P	P	P	P
Temporary Use ⁴	A	A	A	A	A	A	A	A	P

A = Allowed

P = Prohibited

C = Conditional Use Permit

1. In accordance with the San Benito County Code, Title 25 (Zoning Ordinance) Chapter 25.15 (Commercial Thoroughfare (C-1) and Neighborhood Commercial (C-2) Districts, Article II (Commercial Thoroughfare (C-1) District, Section 25.15.023 (Permitted Uses, Use Permit Required in Each Case), and Chapter 25.43 (Conditional Use Permits)
2. As defined by the San Benito County Code, Title 25 (Zoning Ordinance), Chapter 25.29 (General Requirements), Article IV (Businesses in the Home), Section 25.29.090 (Home Occupation and Rural Home Enterprise Defined). Allowed if regulations in Sections 25.29.093 are met.
3. As defined by the San Benito County Code, Title 25 (Zoning Ordinance), Chapter 25.03 (Definitions), Section 25.03.002.
4. As defined by the San Benito County Code, Title 25 (Zoning Ordinance), Chapter 25.25 (Mobile Homes and Recreational Vehicles), Sections 25.25.003 (Temporary Use Permits) and Chapter 25.29 (General Requirements), Article I (General Provisions), Section and 25.29.015 (Temporary Uses). Requires Conditional Use Permit as outlined in San Benito County Code, Title 25 (Zoning Ordinance), Chapter 25.43 (Conditional Use Permits).



c. Resort Hotel. A resort hotel (SJO-RH) with up to 200 guest rooms¹ is proposed to be located on approximately 35 acres south of San Juan Oaks Drive and the Existing Golf Club clubhouse (see Figure 2-4b). Guest rooms may be traditional hotel rooms, timeshares or fractional units, or a combination thereof.

The preliminary concept envisions a hotel designed as a series of structures accessed from an internal loop road. A separate primary building would provide additional hotel rooms and various amenities such as a small meeting room(s), a restaurant, a fitness gym, a spa facility, and operations facilities, such as laundry, maintenance and administrative space.

The resort hotel may include the following:

- *Guest rooms with a minimum size of approximately 300 square feet*
- *Restaurant/snack bar*
- *Central air conditioning (window- and wall-mounted units are discouraged)*
- *Indoor or outdoor pool and/or spa*
- *Weight room/fitness center*
- *Business center*
- *Conference rooms*
- *Lobby*

d. Neighborhood Commercial. Up to 65,000 square feet of Neighborhood Commercial (SJO-C-2) uses are proposed on approximately 14 acres adjacent to San Juan Oaks Drive and east of the proposed active-adult community (see Figure 2-4b). Uses would be primarily small scale retail, medical, and professional services meant to serve the daily convenience needs of the Project's residents and visitors. The specific uses could include, but would not be limited to: a bank, medical offices and out-patient services, a restaurant, a small market, a coffee shop and bakery, professional services (e.g., insurance, financial brokerage, etc.), local use vehicle sales and service, storage including recreational vehicle (RV) storage, and other similar services that would support the community's needs.

Also envisioned within the neighborhood commercial area is an approximately four-acre assisted living/skilled nursing/memory care facility with up to 100 beds (in addition to the 65,000 sf of proposed neighborhood commercial uses). This facility would be designed for elderly residents and other individuals who need assistance with daily living activities. This facility would include individual and shared dwelling accommodations with some units providing a private kitchen area, bathroom, and sleeping area or bedroom.

e. Community Parks. Two Community Parks (SJO-CP) (totaling approximately 17 acres) would be constructed as part of the Project. Both public community parks would provide passive recreation amenities to all Project residents and the general public. These proposed parks are described more fully below.

An approximately 13-acre Community Park would be constructed on both sides of San Juan Oaks Drive near the intersection of Union Road. Located on hillsides with existing olive

¹ The hotel was previously approved as part of the vesting tentative map described in Section 1.0, Introduction, of this EIR.

orchards, Olive Hill Park East and West would include a series of walking trails, hilltop sitting/picnic areas (offering views of the surrounding valley), a gravel parking lot, and a pedestrian crossing over San Juan Oaks Drive to connect the two park areas. The majority of the existing olive trees within this community park area would be preserved and the orchard would continue to be farmed.

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

Both Community Parks would be constructed by the Project applicants and owned by the County, with operations and maintenance to be funded through the formation of a community facilities district (CFD) or other acceptable financing district/mechanism.

f. Neighborhood Parks. Four neighborhood parks/recreational areas (SJO-NP) are proposed within the active-adult community to serve Project residents and their guests, totaling approximately seven acres (see Figure 2-4b). These parks would be located in the western, central, and northeastern portions of the active-adult community, and would provide passive recreation amenities such as walking paths, picnic tables, and barbeque grills, as well as providing opportunities for stormwater management. They would also function as aesthetic landmarks that would be landscaped with signature trees, shrubs and flowers, and/or other structural features appropriate to the sites, with a conservation focus on native and drought-tolerant plants and trees.

These four neighborhood parks/recreation areas would be private, for use by Project residents and their guests, and would be owned, maintained and funded by the AHOA.

g. Open Space Common Area. For purposes of the Project, open space common area (SJO-OS) refers to open space land that would be located within the active-adult community. This area would be approximately 114 acres in size and would consist of landscaped areas that would include informal trails in some areas and “natural” style planting design (see Figures 2-4a and 2-4b). These areas would also potentially be used for stormwater biofiltration and storage. These areas would include existing and proposed drainage channels that would convey stormwater flows through the Project Site. The open space areas would utilize low-impact development measures, sustainable practices such as recycled water for irrigation, if available, and drought-tolerant plant materials.

The landscape elements (planting, lighting, fencing, walls, etc.) for these areas would be designed to reflect the character of the region in San Benito County, with special attention to the “early California” and natural rural look. Planting options would emphasize drought-tolerant, hardy materials and compatibility with existing surrounding native and adaptive plants in the region.

Development within the SJO-OS category would be restricted to landscaping, trails, and associated elements, including lighting, fencing, walls, benches, signage, irrigation systems, and utilities.

h. Golf Course and Clubhouse. The existing San Juan Oaks Club (SJO-GC) would remain largely unchanged. However, minor course modifications are proposed to suit the needs of the Project and to upgrade and improve golf course playability. The proposed improvements include the following types of changes:

- *The tee box to course hole number nine would be moved south, away from the proposed residential lots south of the existing golf maintenance facility.*
- *Course hole number 14 would be reconfigured from a dual fairway to a single fairway to accommodate and buffer from the proposed resort hotel.*
- *Tee boxes for course holes 10 and 11 would be relocated.*
- *The existing clubhouse would be remodeled and upgraded, with no change in use.*
- *A portion of the golf course's existing water demand may be served with recycled water, if available.*
- *Other miscellaneous modifications (e.g., sand trap elimination, addition of trees, etc.)*

Development within this land use category would be limited to the existing 18-hole golf course, clubhouse and associated facilities (with dining and retail establishments), practice areas (e.g., putting green and driving range), and associated roadways, cart paths, parking, and maintenance buildings, as modified by the improvements described above. The above-referenced modifications are preliminary, and may be refined as part of the final design plans.

i. Agricultural Preserve (On- and Off-Site). An on-site approximately 41-acre Agricultural Preserve (SJO-AP) would be located north of the Neighborhood Commercial area and on the east side of San Juan Oaks Drive. Of this, approximately 13 acres located just south of Union Road would be developed as a community park. While most of the existing olive orchards would be retained, approximately three acres would be used for parking, trails, and sitting/picnic areas. Additionally, an approximately two-acre area further south but also within the Agricultural Preserve would be reserved for the possible future construction of a public safety station (i.e., fire/law enforcement). Despite these recreational and potential future public safety station uses, the intent of the 41-acre area overall is for agricultural preservation and would be used for these purposes.

Off-site, the Project proposes an agricultural easement on approximately 153 acres of Prime Farmland, located on San Justo Road north of the City of San Juan Bautista (the Silva Property) (see Figure 2-5). This land consists of two contiguous parcels, including an approximately 80-acre parcel and an approximately 73-acre parcel. Each parcel is currently utilized for row crops and they each have a single-family residential dwelling on them which would remain. This land would be permanently preserved for agricultural uses in perpetuity.

Both on- and off-site agricultural preservation areas would be preserved for agricultural use by the recording of conservation easements, or the imposition of other appropriate legal mechanism(s), over the land to ensure they are permanently preserved for agricultural purposes. Minor improvements such as the proposed community park, potential future public safety station roadway improvements, signage, agricultural support facilities, and utilities would be permitted on the agricultural preserve areas, so long as such improvements were determined to be consistent with the agricultural purpose of the area.

j. Permanent Wildlife Habitat. Approximately 1,243 acres in the southern, eastern, and northern portions of the Project Site would be set aside as a permanent wildlife habitat (SJO-WH) area. With the exception of associated access roads and trails, this land would be designated as non-buildable through deed restrictions or another similar, legally enforceable method.

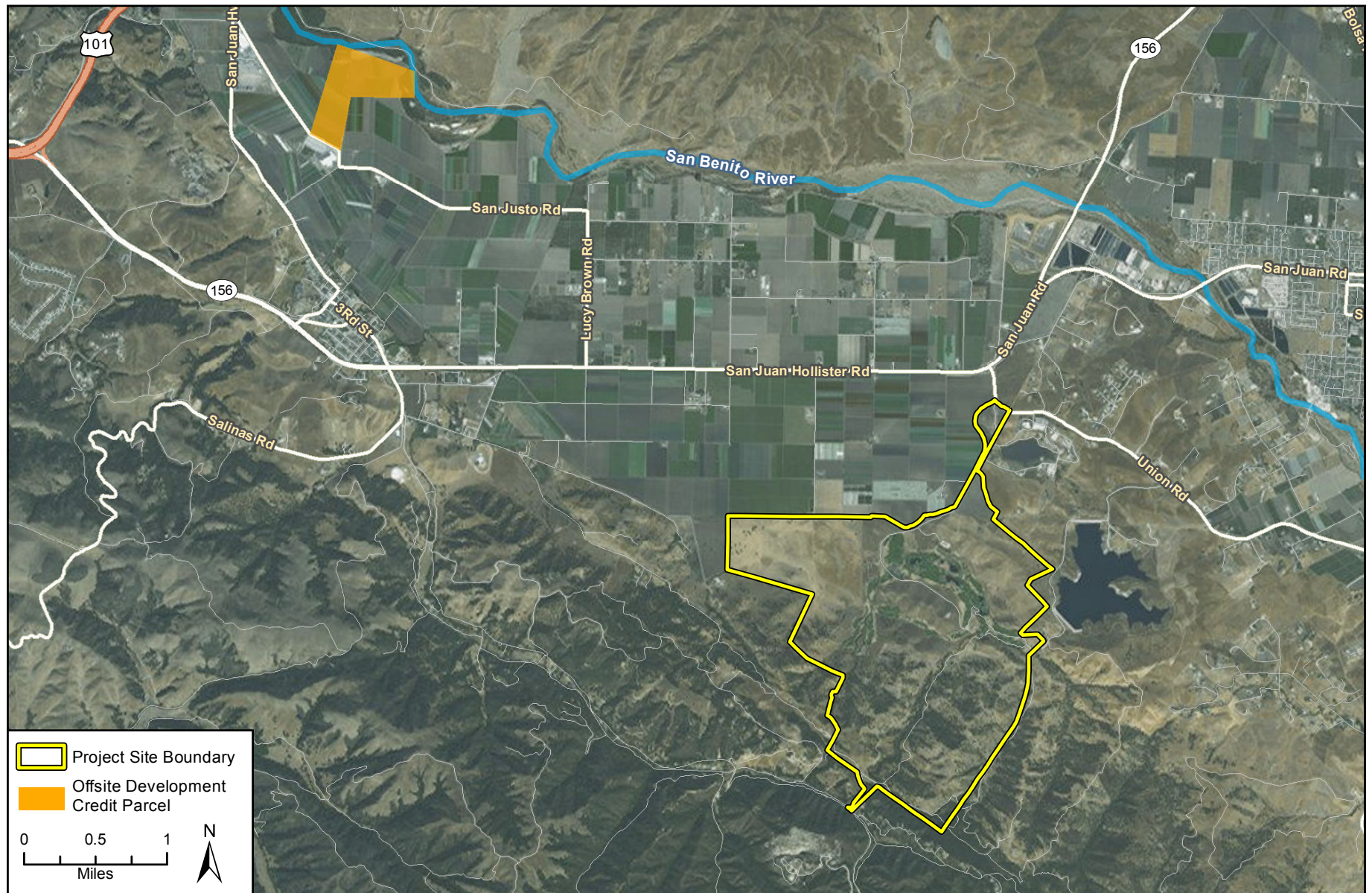
It is anticipated that a conservation easement would be placed on the identified parcels (see Figure 2-4a), and an approved funding mechanism would be established to perpetually fund management activities for the easement area [see further discussion regarding this funding mechanism in Section 2.4.7 (b) (Geologic Hazard Abatement District (GHAD)), below]. Development within the SJO-WH land use category would be prohibited through use of deed restrictions or another similar method, as approved by the applicable resource agencies. Improvements associated with infrastructure improvements (e.g., stormwater, water tanks, pipes, erosion control devices, etc.), trails and associated amenities (e.g., benches, signage), and hiking and grazing activities would, however, be permitted, as approved by the relevant resource agencies. Limited, low-impact recreation activities such as camping, horseback riding, cattle grazing and hunting would continue to be allowed, so long as such uses were otherwise consistent with any applicable resource agency permitting requirements.

2.4.4 Roadways and Circulation

Access to and from the Project Site would be provided by the existing San Juan Oaks Drive, which would be enhanced to include an approximately four-foot bike lane on each side of the road connecting the Project to Union Road. New roadways and circulation improvements proposed for the Project Site are described below, and the proposed street network for the Project Site is shown on Figure 2-6. Refer to Section 4.13, *Transportation and Circulation*, for additional discussion of the existing road network, and off-site improvements required to mitigate Project impacts.

a. On-Site Roadway Improvements. On-site roadway improvements would include the extension of existing roadways and construction of new roadways within the Project Site. The existing San Juan Oaks Drive would be extended approximately 4,000 feet eastward to provide access to approximately 37 proposed residential lots. New on-site roadways would be constructed to provide access to the neighborhood commercial area and residential lots proposed within and outside of the active-adult community. It is anticipated that the on-site roadways within the Project Site would be privately owned and maintained by either the active-adult community AHOA or other private entity. In addition, an approximately four-foot bike lane has been proposed on both sides of San Juan Oaks Drive to provide access to SR 156 and the County's regional bicycle network.

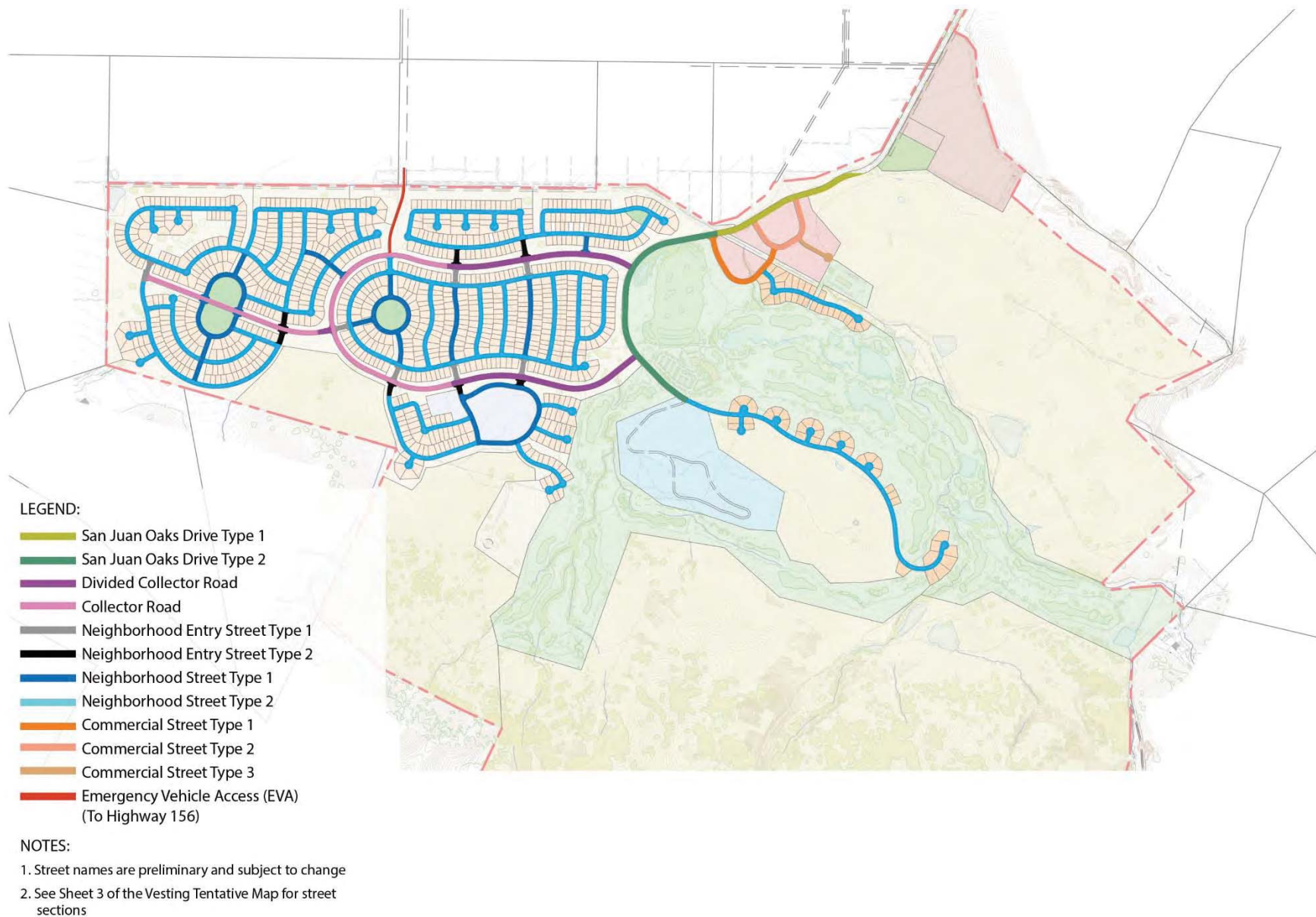
Additional information on the roadway hierarchy and circulation, including roadway cross sections, is provided in Chapter 4 of the proposed Specific Plan (Appendix B).



Imagery provided by ESRI and its licensors © 2014.

Off-Site Transfer of
Development Credit Parcel

Figure 2-5
County of San Benito



Specific Plan Street Network

Figure 2-6
 County of San Benito



b. Emergency Vehicle Access. Although primary access to the Project Site would be via San Juan Oaks Drive, a secondary emergency vehicle access route is also proposed. The route would be constructed within an existing 60 to 85 foot wide right-of-way that extends approximately 5,320 feet north from the boundary of the proposed active-adult community area to the south side of the existing SR 156 alignment (see Figure 2-7). This roadway would only be open to vehicle traffic during emergencies. It could also be used as an easement for utilities, if necessary. Additionally, on-site emergency vehicle access (EVA) easements would be included in select locations on expanded golf course cart paths.

2.4.5 Project Design Guidelines

The Project's Design Guidelines are set forth in the Specific Plan, Appendix B, and are design features for the Project. They describe and illustrate building designs, concepts, and features intended to promote cohesive design and community identity, and are intended to be used in conjunction with the development standards described in Section 2.4.3, *Land Use Categories and Development Standards*, above. These guidelines are generally consistent with otherwise applicable County development standards and design guidelines, except under some circumstances where the Specific Plan either provides additional or supplemental guidance and/or modifies specific standards to take into account the particular design issues that are specific to the Project (in which case the Specific Plan would control).

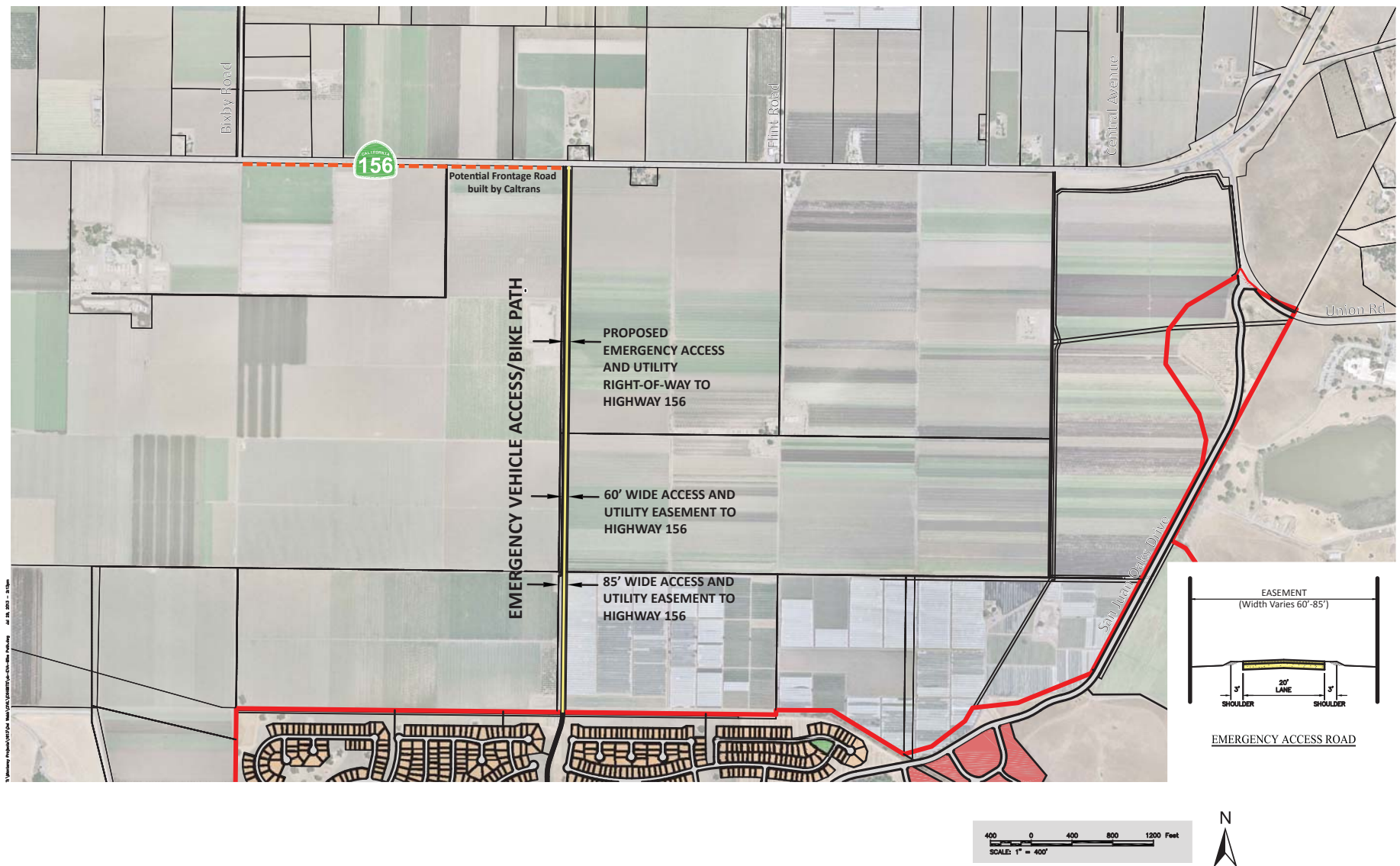
For more detailed specific design guidelines that apply to particular land use categories (e.g., single family residential, amenity center, neighborhood commercial, and resort hotel uses, etc.) refer to Chapter 3 of the Specific Plan, Appendix B.

2.4.6 Landscape Design

Landscape elements within the Project, including planting, irrigation, and lighting are planned to reflect the character of the region in San Benito County, with special attention to "early California" and a natural rural look that gives the greater area its distinct and informal identity.

For this, as well as conservation efforts, planting and irrigation options are proposed to emphasize drought-tolerant, hardy materials and compatibility with existing surrounding native and adaptive plants in the region. The landscape element of the Specific Plan seeks to achieve a balance between "natural" open space landscaping, designed to blend into existing surroundings, and more structured landscape elements, such as streetscape trees, Project Site entry statements, and the amenity center, that would be part of the interior character of the community. However, all areas of the Project are proposed to be compatible with each other in form, color, materials, and theme.

Landscaping throughout all areas of the Project would be based on water conservation principles and be aesthetically compatible with each other in form, color, materials, and theme. Landscape (planting and irrigation) techniques would incorporate Low Impact Development (LID) measures with regard to storm drainage, re-vegetating open drainage basins and swales with appropriate materials that (1) maintain a "natural" look, (2) can withstand both drought and storm conditions and (3) would establish themselves without the need for permanent irrigation support.



Proposed Emergency Vehicle
 Access Route

Source: Whitson Engineers, July 26, 2013

Figure 2-7
 County of San Benito

Irrigation methods and water budgets would follow the U.S. Environmental Protection Agency's Water Conservation Plan's Maximum Applied Water Allowance (MAWA) and Estimated Total Water Use (ETWU) guidelines, as well as all applicable State and County water efficiency and irrigation regulations and standards.

2.4.7 Resource Management

a. Jurisdictional Drainages. The Project has been designed to avoid fill in either of the two jurisdictional drainages located within the Project Site. The presence of two jurisdictional drainages (D & G) was verified by the USACE during previously completed resource agency permitting efforts. A small (+ 280 linear feet) section of Drainage G was previously permitted for fill but would now not be filled due to proposed revisions to the Development Areas and the use of a new span bridge, arch culvert or equivalent. Drainage G, as it flows along and outside the northerly property line, would remain unchanged. A parallel on-site perimeter drainage feature would be constructed to convey site runoff through a series of ponds to the northwest corner of the Project Site and then back to Drainage G offsite to the north. No fill would occur in Drainage D beyond what was authorized for the previously approved VTM through permits issued by the USACE and RWQCB. Stream crossings to support necessary roadways and trails would be clear span bridges, arch culverts or the equivalent and would avoid fill within the flow line of the stream channel. Repair and/or replacement of in-stream facilities (e.g. culverts, weirs), and ongoing maintenance of drainage capacity in channels would be allowed in drainages.

b. Geologic Hazard Abatement District (GHAD). The Project proposes to create a GHAD to provide for long-term monitoring and maintenance of open-space slopes, in-tract slopes, drainages, storm water detention and treatment improvements, and other improvements as appropriate and permitted under applicable law, and to respond to slope maintenance issues in a timely and efficient manner.

A GHAD is created to finance the prevention, mitigation, abatement or control of a geologic hazard. A geologic hazard is defined as an actual or threatened landslide, land subsidence, soil erosion, earthquake, fault movement, or any other natural or unnatural movement of land or earth. A GHAD may also be used to finance the mitigation or abatement of structural hazards that are partly or wholly caused by geologic hazards, and may own land. It is anticipated that the GHAD would be structured in a manner so that, once formed, it may assume the attendant responsibility of such ownership (e.g., proper maintenance, management of biological resources, etc.). A GHAD can also be used as a funding mechanism to properly manage property owned/controlled by a GHAD in accordance with the applicable Plan of Control (discussed further below).

As part of the formation of a GHAD, a "Plan of Control" must be prepared that describes the geologic hazards and includes a plan for the prevention, mitigation, abatement, or control of the identified hazards. This Plan of Control must be prepared by a Certified Engineering Geologist. The Plan of Control would need to be adopted by the legislative body forming the GHAD (along with other relevant resolutions) and would set forth the activities to be undertaken by the GHAD and the priorities therefor.

The land comprising the GHAD need not be contiguous so long as all lands included within said district are specifically benefited by the proposed activities to be undertaken by the GHAD in the Plan of Control. A draft Plan of Control has been prepared for the Project (ENGEO, San Benito Geologic Hazard Abatement District Plan of Control, San Benito County, CA; Project No. 9901.000.000, Oct. 25, 2013(draft)). The boundaries of the proposed GHAD are coterminous with the boundaries of the Project Site. Prior to inclusion of the Plan of Control with the petition for GHAD formation, it is anticipated that the Plan of Control would be revised to include GHAD responsibilities outlined in other relevant documents, as may be prepared, such as a Resource Management Plan, Habitat Management Plan, Conservation Easement, Conditions of Approval, and/or Covenant, Conditions and Restrictions (CC&Rs).

The GHAD's source of funding would be through the landowner assessments, after the GHAD is formed pursuant to applicable law. These assessments, which attach as liens on property if not timely paid, are collected at the same time in the same manner as general taxes on real property.

The GHAD, upon taking title to the applicable lands, would assume specified responsibilities in connection with these areas as set forth in the Plan of Control. These include, but are not limited to, the monitoring and maintenance of facilities that enhance site stability, such as drainage facilities and associated improvements. They can also include funding of monitoring and maintenance of biotic resources, as required and consistent with the Plan of Control and so long as otherwise permitted under applicable law, within GHAD-owned parcels.

Specifically, it is anticipated that the GHAD would assume monitoring and maintenance responsibilities for the following site improvements and activities:

- *Slopes*
- *Debris benches and berms*
- *Subdrains*
- *Concrete-lined drainage ditches*
- *Restored and unaltered creek channels including grade control structures*
- *Settlement instruments*
- *Retaining walls*
- *Emergency vehicle access/maintenance roads*
- *Detention basin/water quality and bioretention facilities*
- *Trails and fire roads within the Permanent Wildlife Habitat Area*
- *Selected Resource Management Plan activities within the conservation easement area*

Land management activities that are within the purview of the GHAD manager (e.g., trail maintenance, erosion control, grazing contracts) would be coordinated to insure compatibility with habitat management policies and mitigation programs (described in the Specific Plan; refer to Appendix B).

Initial capital and ongoing funding for biological assessment, non-native species/predator control, habitat restoration work, monitoring, reporting and other habitat-related activities would be estimated as part of a San Juan Oaks Property Analysis Record (PAR). It is anticipated that this PAR and other relevant documents would be used as the basis for habitat management

funding via the GHAD assessment or through an endowment, as approved by the applicable resource agencies.

It is anticipated that the perpetual conservation easement for the Permanent Wildlife Habitat Area would be granted to Wildlife Heritage Foundation or a similar organization (“Natural Lands Manager”). Long-term management, monitoring, and maintenance of habitat features and values would be the responsibility of a conservation easement manager and land manager. A designated biologist, hired by and reporting to the Natural Lands Manager, would be responsible for conducting all biological monitoring, as well as preparing all annual reports that would be submitted to the Natural Lands Manager, third-party beneficiaries and regulatory agencies. Funding for the duties of the Natural Lands Manager for biological resource-related activities, including the responsibilities within the Conservation Easement, proposed Resource Management Plan and other regulatory requirements either would be included in the GHAD assessment or funded through an endowment, as approved by the applicable resource agencies.

The GHAD would comply with the requirements of the proposed Resources Management Plan and would obtain necessary State and federal authorization required before performing any maintenance that affects any listed threatened or endangered species and/or the bed, channel or bank of streams, wetlands, or riparian habitat associated with the creeks and the water quality basin, and the associated improvements. All activities in GHAD-owned open space parcels shall be subject to approval of the GHAD and otherwise be consistent with any applicable resource agency requirements and applicable laws and regulations.

c. General Resource Management Policies. The following resource management policies would apply to the Project Site and natural resources therein:

- *All resource management activities shall occur in compliance with this Specific Plan, the San Juan Oaks Specific Plan Subsequent EIR, the project development agreement, all relevant San Benito County Code ordinances, and the conditions of any permits required by federal, state or local agencies.*
- *Maintain important existing ecological functions and values, including species and habitat management, stormwater management, and permanently protecting areas containing sensitive natural resources.*
- *Avoid and enhance the Project Site’s natural resources wherever feasible, including the preservation and enrichment of wetland resources; preservation and replanting of oak trees and woodlands and native grassland and understory species.*
- *Avoid direct impacts to wetlands (“fill”) beyond those authorized (and implemented) for the previously approved VTM through permits issued by the U.S. Army Corps of Engineers and the California Regional Water Quality Board, Central Coast Region.*
- *Avoid direct impacts to riparian habitat by establishing appropriate building setbacks from the edge of riparian canopy in any development areas near riparian areas as determined by a qualified biologist. Setbacks will be waived to allow for stormwater management facilities (e.g., detention basins, bioswales) and stream crossings to support necessary roadways and trails. All such crossings will be clear span bridges, arch culverts or the equivalent and will avoid fill within the flowline of the stream channel. Repair and/or replacement of instream facilities (e.g., culverts, weirs), and ongoing maintenance of drainage capacity in channels will also be allowed in riparian areas.*

- *Provide contiguous open space corridors to provide for wildlife movement and reduce impacts of fragmentation by preserving and enhancing existing corridors.*
- *Reduce the impact of edge effects on interior spaces through the development of transitional or buffer areas between open space resources and development.*

Specific management policies for grazing and agricultural resources, biological resources, cultural resources, water quality, groundwater management, geotechnical constraints, air quality and dust control, and noise are described in Chapter 7 of the proposed Specific Plan, which is attached to the SEIR as Appendix B.

2.4.8 Infrastructure and Services

a. Storm Drainage. Located at the base of a hillside, the Project Site is subject to potentially large stormwater flows which ultimately flow northwest into San Benito River. The proposed Project would implement a multi-tier stormwater management strategy, including use of site design features to limit rainfall runoff, collecting and retaining or detaining runoff, providing water quality treatment, and managing peak flows leaving the Project Site (see Figure 2-8).

Preliminary sizing analysis conducted by Balance Hydrologics as part of the proposed Project indicated that a combined additional detention volume of approximately 63 acre-feet would be required to ensure that post-Project peak flow rates do not exceed pre-Project levels, consistent with applicable standards and requirements.

The Project has been designed to avoid fill in either of the two jurisdictional drainages located within the Project site. The presence of two jurisdictional drainages (D & G) was verified by the USACE during previously completed resource agency permitting efforts.

A small (+ 280 linear feet) section of Drainage G was previously permitted for fill but would now not be filled due to proposed revisions to the Development Areas and the use of a new span bridge, arch culvert or equivalent. Drainage G, as it flows along and outside the northerly property line, would be widened and expanded (and enhanced with riparian plantings). A parallel on-site into a perimeter drainage feature would be constructed as part of the Project to convey site runoff through a series of ponds to the northwest corner of the Project Site and then back to Drainage G offsite to the north.

No fill would occur in Drainage D beyond what was authorized for the previously approved 2003 project through permits issued by the USACE and RWQCB. Stream crossings to support necessary roadways and trails would be clear span bridges, arch culverts or equivalent and would avoid fill within the flow line of the stream channel. Repair and/or replacement of in-stream facilities (e.g. culverts, weirs), and ongoing maintenance of drainage capacity in channels would be allowed in drainages.

The Project would implement a multi-tier stormwater management strategy specifically designed to mitigate any potential hydrologic impacts and to protect and enhance the functions and values of aquatic resources on-site and in downstream areas. Aspects of the overall stormwater management plan would include use of site design features to limit rainfall runoff,

efficiently collecting and retaining or detaining runoff, providing water quality treatment, and managing peak flows leaving the Project Site.

As shown in Figure 2-8, 21 stormwater basins are conceptually proposed west of San Juan Oaks Drive and three additional basins are proposed within the Existing Golf Club (for a total of 24 new basins). Additionally, an existing basin located to the northwest of the clubhouse (Basin DE1) is proposed to be expanded. Six existing basins located in the vicinity of the Existing Golf Club would remain unchanged and continue to provide stormwater detention.

In addition to meeting the criteria contained within the State's Water Quality Control Board Construction General Permit (Order 2009-0009-DWQ), the Project, as described more fully in the Specific Plan, proposes to meet the more stringent standards related to water quality treatment control measures outlined in the California Stormwater Quality Association Stormwater Best Management Practice (BMP) Handbook. More specifically, the Project intends to use either the flow-based or volume based BMP design criteria from this document to size treatment controls such as rain gardens, in-ground planters, vegetated swales, and wet ponds. Project development may also incorporate drain inserts and media filters in a limited number of constrained locations to meet the stated water quality objectives.

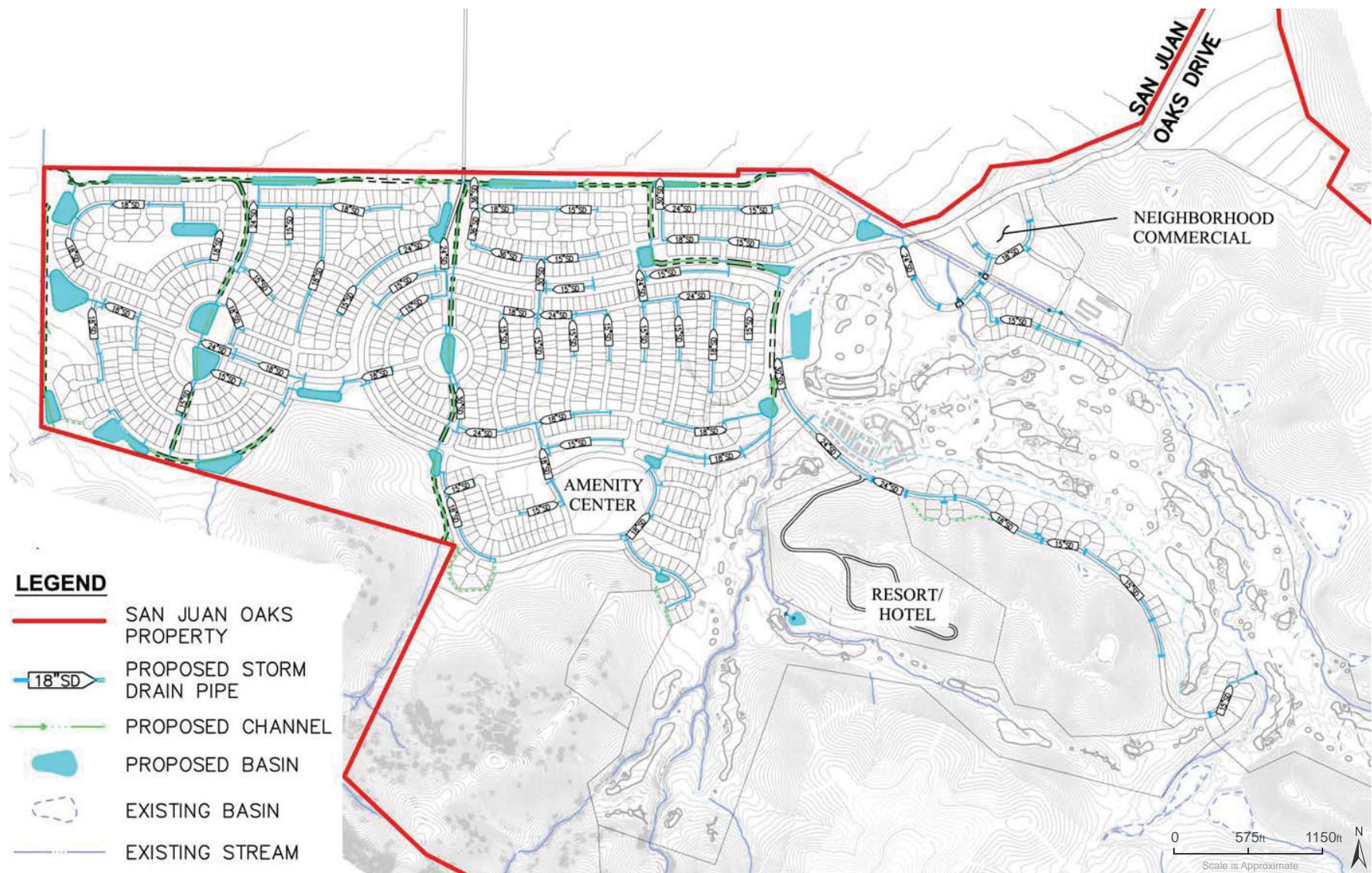
b. Wastewater. The existing wastewater system at the Project Site consists of gravity flow sanitary sewer lines that extend west from the Existing Golf Club clubhouse to a septic leach field located just west of San Juan Oaks Drive. There is no existing wastewater infrastructure in the majority of the Project Site.

As shown in Figures 2-10a and 2-10b, wastewater generated from the Project Site would be collected and conveyed through a proposed new conventional gravity system of pipes located beneath the new street right-of-ways on the Project Site. Wastewater would then be collected at one of two new pump stations to be located in common open space areas at the northern boundary of the Project Site. Wastewater would then be conveyed approximately 1.6 miles north via a sanitary sewer force main to the end of San Juan Oaks Drive and approximately 1.3 miles along Union Road and San Juan Hollister Road to the City of Hollister's domestic wastewater treatment plant/water reclamation facility (DWWTP/WRF), located just north of San Juan Road.

Optional On-Site Wastewater Treatment Plant. In the event that Project wastewater cannot be conveyed to the City of Hollister's DWWTP/WRF for treatment and disposal, the Project applicants propose the construction of an optional on-site wastewater treatment plant (WWTP) within a portion of the neighborhood commercial area. The wastewater facility would be a stand-alone on-site wastewater reclamation system (aka "package" or "batch plant") that would serve the proposed Project.

The approximately three-acre site for this WWTP would be fully enclosed with fencing and landscaping and all operations and maintenance and employee vehicle parking would be located inside the fenced area.² The building(s) would be one story structure(s) and would be

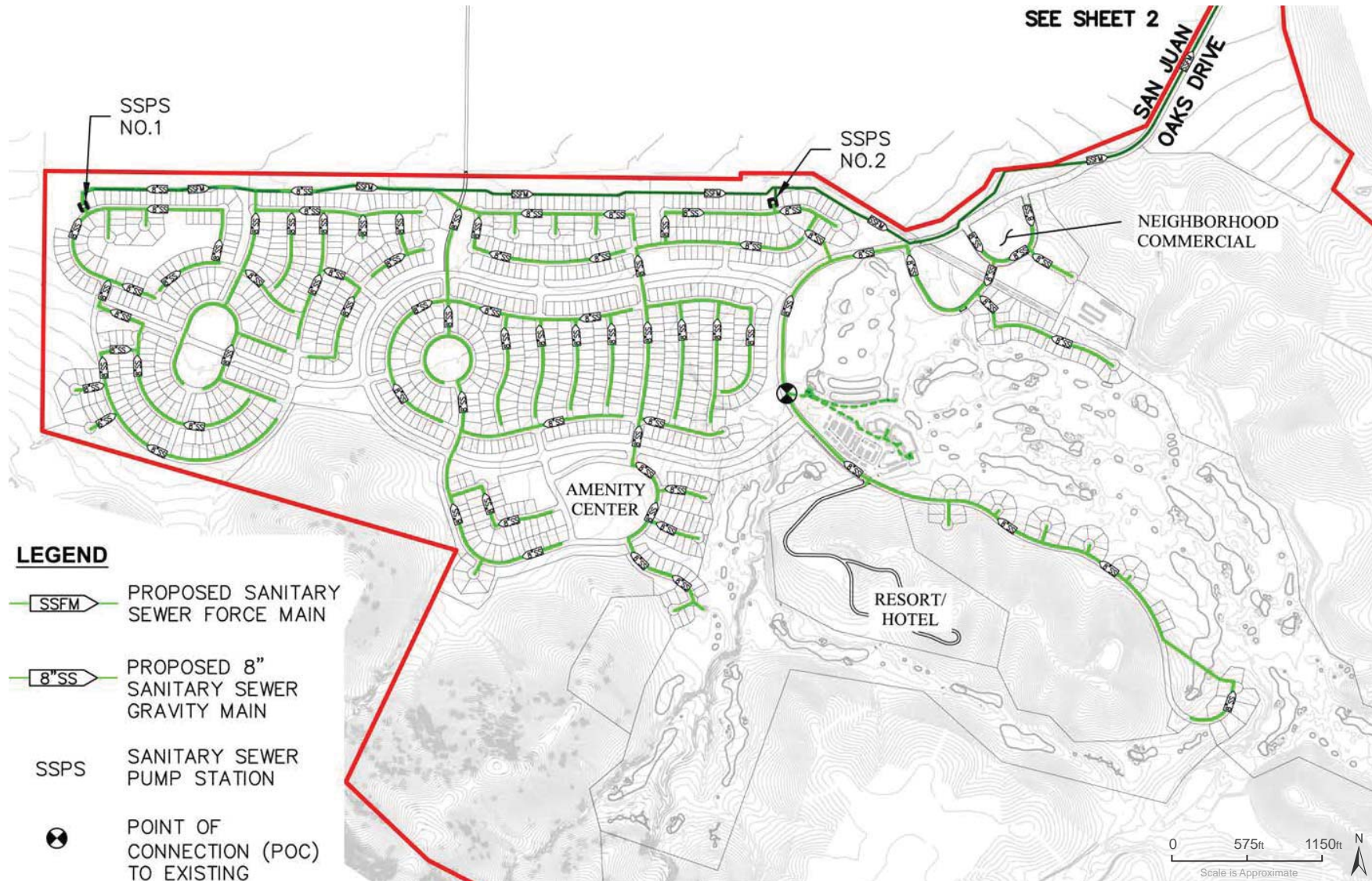
² The location of the on-site WWTP within the neighborhood commercial area would not reduce the amount of developable neighborhood commercial square footage.



Proposed Stormwater Drainage
and Detention System

Source: Kimley Horn, 2015

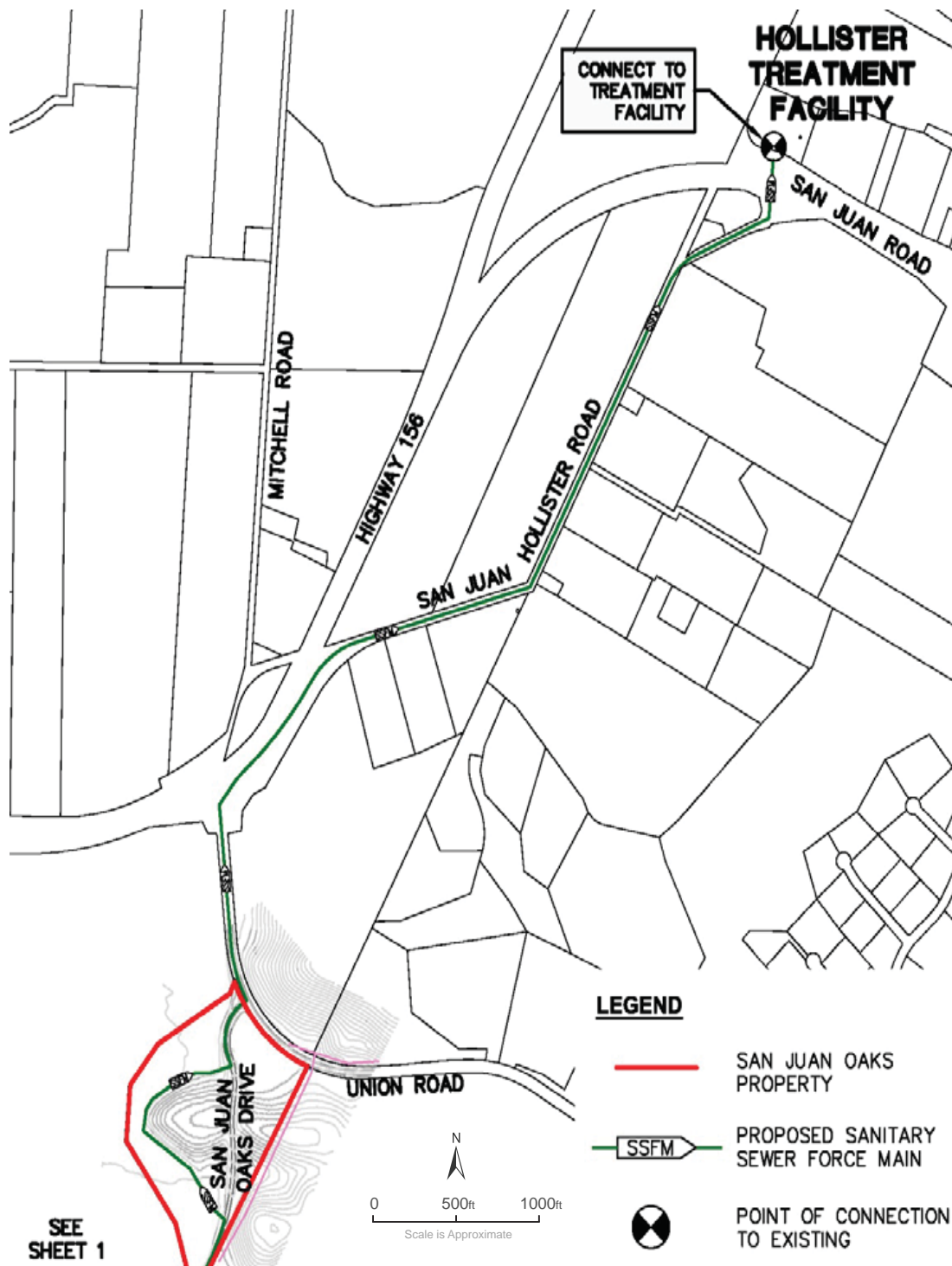
Figure 2-8
County of San Benito



Source: Kimley Horn, 2015

Proposed Sanitary Sewer System

Figure 2-9a
County of San Benito



Proposed Sanitary Sewer Extension
along San Juan Hollister Road

consistent with the design guidelines for the neighborhood commercial area as described in the Specific Plan. The plant would operate on a 24-hour basis, with approximately 16 hours of operational staff time per week. The plant would be configured with local controls, odor minimizing features, and aesthetic features to blend the plant into the overall development to the extent feasible. The on-site WWTP would use a membrane bioreactor (MBR) process to treat up to approximately 0.16 million gallons per day (mgd) of wastewater. Pumps would be constructed inside a facility building.

To ensure complete capture of all odors, the on-site WWTP would be constructed within a covered structure(s) over the sources where odor can be emitted. This includes such areas as the holding tanks, aeration basins, clarifiers, and sludge thickeners. The collected odorous air would then be treated using wet air scrubbers and/or activated carbon adsorption system.

Wastewater from the on-site WWTP would be treated to a tertiary-quality effluent level that would meet all State Title 22 recycling criteria for unrestricted irrigation uses – e.g., recycled water. There would be several options for use of the treated water. The treated water could be used for irrigation on the Project Site including the golf course, open space areas, and public landscaped medians. During the non-irrigation periods (winter months), the treated water would be stored in existing dedicated ponds within or adjacent to the golf course. The bio-solids removed during the treatment process would be transferred via truck to the Monterey Regional Waste Management District (MRWMD) landfill for disposal.

c. Water Supply. The Project applicants would be responsible for building the on-site water supply infrastructure system for the proposed Project. Once constructed, the system would be operated and managed by a separate entity – either a regulated public utility or a mutual water company. There are two existing and available sources of water supply for the proposed Project: groundwater and imported Central Valley Project water. Recycled water is not presently available to the Project Site, but may be in the future available to the Project. Both imported water and recycled water would be limited to non-potable uses such as irrigation as they would not be treated for human consumption.

Imported Central Valley Project Water. Water from the Central Valley Project (CVP) is transported to San Benito County and stored in the San Justo Reservoir, immediately east of the Project Site. The San Benito County Water District (SBCWD) has a 40-year contract with the United States Bureau of Reclamation (extending to 2027) for a maximum of 8,250 acre-feet per year (AFY) of municipal and industrial (M&I) water and 35,550 AFY of agricultural water. The SBCWD contracts with local agricultural and municipal and industrial users for the delivery of CVP water for use within a defined zone of benefit within the SBCWD's boundaries – Zone 6 (San Felipe Project). Lands within Zone 6 are entitled to purchase and take delivery of CVP water. Municipal and industrial users are entitled to a maximum allocation of 1.2 AFY, excluding paved portions of the land. The SBCWD's San Felipe Project water is non-potable supplemental and interruptible. The Project Site is located within Zone 6.

The Existing Golf Club currently uses a blend of CVP water and groundwater to irrigate the golf course and to operate the related facilities. In 2005, the Existing Golf Club used approximately 400.8 AFY of CVP water and approximately 40 AF of groundwater. In 2010, it used approximately 182 AFY of CVP water and approximately 233 AF of groundwater. As

shown, the type of water used for golf course irrigation has changed over time due to rising costs of imported water, causing a shift to the use of additional groundwater. Initially, the Existing Golf Club was irrigated with up to 90 percent CVP water. More recently, CVP water use has been reduced so that it generally makes up approximately 40 to 65 percent of irrigation supply, with the remaining demand met with groundwater. In the future, CVP water will continue to be used, in combinations with groundwater, to serve existing non-potable demand and may also be used to serve the Project's non-potable demand. In the event recycled water becomes available for use in the Project Site, CVP water may continue to be used in combination with groundwater and recycled water.

Groundwater. Groundwater in San Benito County is managed by the SBCWD. The Project Site is located on the southwestern edge of the San Juan Subbasin, which is part of the larger Gilroy-Hollister groundwater basin. As identified in the Water Supply Assessment prepared for the proposed Project (included as Appendix J of this SEIR), the Project Site overlays the San Juan Subbasin.

There are currently two active wells (Well 1 and Well 2) within the Project Site that supply groundwater from the San Juan Subbasin to the Existing Golf Club for both potable and non-potable purposes. Well 1 is the primary groundwater supply source, while Well 2 functions as a backup in case of operational disruption of Well 1. Well 1 was constructed in 1995 and is capable of producing up to 1,200 gallons per minute (gpm). Well 2 was constructed prior to construction of the Existing Golf Club and is capable of producing up to 500 gpm. In 2005, total groundwater use for the Project Site was approximately 40 AFY; in 2010, it was approximately 233 AFY.

As shown in Figure 2-10, the Project provides for construction of two additional groundwater wells in the San Juan Subbasin. Potable water from the active-adult portion of the Project would be derived from a new well to be located close to the existing San Juan Oaks Well 1. A second backup well would also be constructed. This groundwater would be treated and pumped to a new water tank on a hillside located south of the proposed amenity center. Potable water for the remainder of the Project uses, which would include the non-age restricted housing, the resort hotel, the neighborhood commercial uses, and the existing San Juan Oaks Golf Club, as well as associated landscape areas, would be derived from existing wells.

Recycled Water. If and to the extent available, a portion of the total Project's non-potable water demand could be met with recycled water. Recycled water may be used to satisfy non-potable irrigation demands associated with the common open space area, resort hotel, amenity center, and golf course. Some blending of recycled water with either CVP imported water or groundwater may be necessary to meet the water quality needs of these irrigated areas. The proposed recycled water system is shown in Figure 2-10.

The City of Hollister owns and operates the DWWTP/WRF, located about 2.5 miles north of the Project Site boundary and north of San Juan Road. This facility has the capacity to meet the requirements for disinfected tertiary recycled water as defined by Title 22. However, the effluent streams from the treatment facilities have high levels of total dissolved solids (TDS), which may preclude reuse on orchards and vineyards or non-food bearing trees.

Currently, the DWWTP/WRF produces approximately 230 AFY of recycled water for use within the City of Hollister (Todd Engineers, 2013). At present, the Project Site does not use recycled water. The DWWTP/WRF plans to increase the quantity of disinfected tertiary recycled water that it produces as demand for recycled water increases, in accordance with the Hollister Urban Area Water and Wastewater Master Plan (2011). Through a Memorandum of Understanding included in the Hollister Urban Area Water and Wastewater Master Plan, marketing and distribution of recycled water for purposes outside of the city limits of the City of Hollister is the responsibility of the SBCWD.

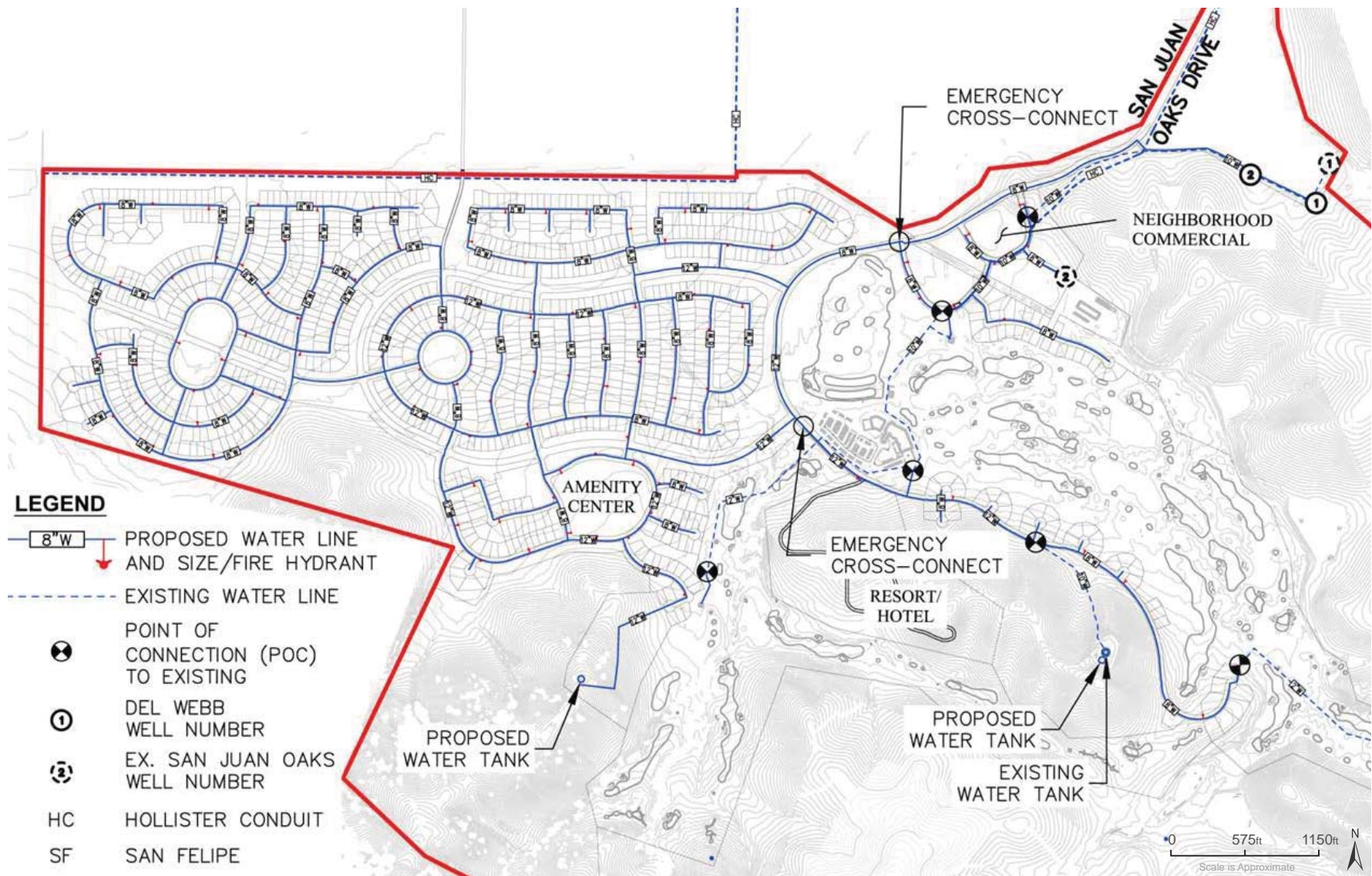
In addition, if the on-site WWTP is constructed, it could supply up to 177 AFY of recycled water for use on the Project Site (Todd Groundwater, May 2015).

Concurrent with the proposed construction of the on- and off-site sanitary sewer system, the Project includes the construction of an on-site recycled water system infrastructure (see Figures 2-12a and 2-12b). If and to the extent available, recycled water from the DWWTP/WRF would be conveyed to the Project Site and used for non-potable irrigation of all common area landscaped areas, as well as to supply a portion of the golf course demand. The on-site water supplier would have to contract with the City of Hollister and the SBCWD for this purpose. Off-site recycled water system infrastructure would also be required, which is not proposed as part of the Project.

d. Joint Trench (Gas, Electricity, and Telecommunications). Gas and electric service for the Project would be provided by Pacific Gas and Electric Company (PG&E). Telecommunications services would be provided by AT&T and Charter Communications. These utilities currently serve the existing uses on the Project Site and would be expanded to the rest of the site by the Project applicant(s) commensurate with each phase of the Project.

e. Fire Protection. Fire service to unincorporated San Benito County is provided by the City of Hollister Fire Department. Fire service would be provided to the Project from two locations. The first is the existing City of Hollister Fire Station Number 2, located at the intersection of Union Road and Highway 25, approximately five miles southeast of the Project Site. The second station is the San Juan Bautista Station, located in the City of San Juan Bautista, approximately five miles west of the Project Site. This station is being transitioned from a volunteer station to a fully-staffed station as part of the fire consolidation process with Cal Fire who until recently provided fire protection service to San Benito County. In addition, the Project applicants have incorporated into their proposal an offer of dedication to the County for an approximately two-acre site (consistent with the 2003 project conditions of approval), as a potential future site for an additional fire station or other public safety facility.³

³ To date, the County has no plans or funding for purposes of constructing any such facility, and has the discretion whether or not to accept such offer of dedication and/or pursue construction of these improvements; accordingly, there are no plans for development and thus any consideration of the potential environmental impacts of constructing such a facility would be speculative. In the event the County ultimately decides to accept such offer of dedication and pursues construction of said facility, the County would conduct the required environmental review at that time in accordance with applicable law based on site plans developed for such facility.



Source: Kimley Horn, 2015

Proposed Potable Water System

Figure 2-10
 County of San Benito

As part of Project design, all road widths and circulation, as well as the placement of fire hydrants and installation of automatic sprinkler systems, would be designed with the guidance of the City of Hollister Fire Department and developed in accordance with applicable requirements set forth in the Specific Plan and other governing code provisions. A road system that allows unhindered Fire Department access and maneuvering during emergencies shall also be provided.

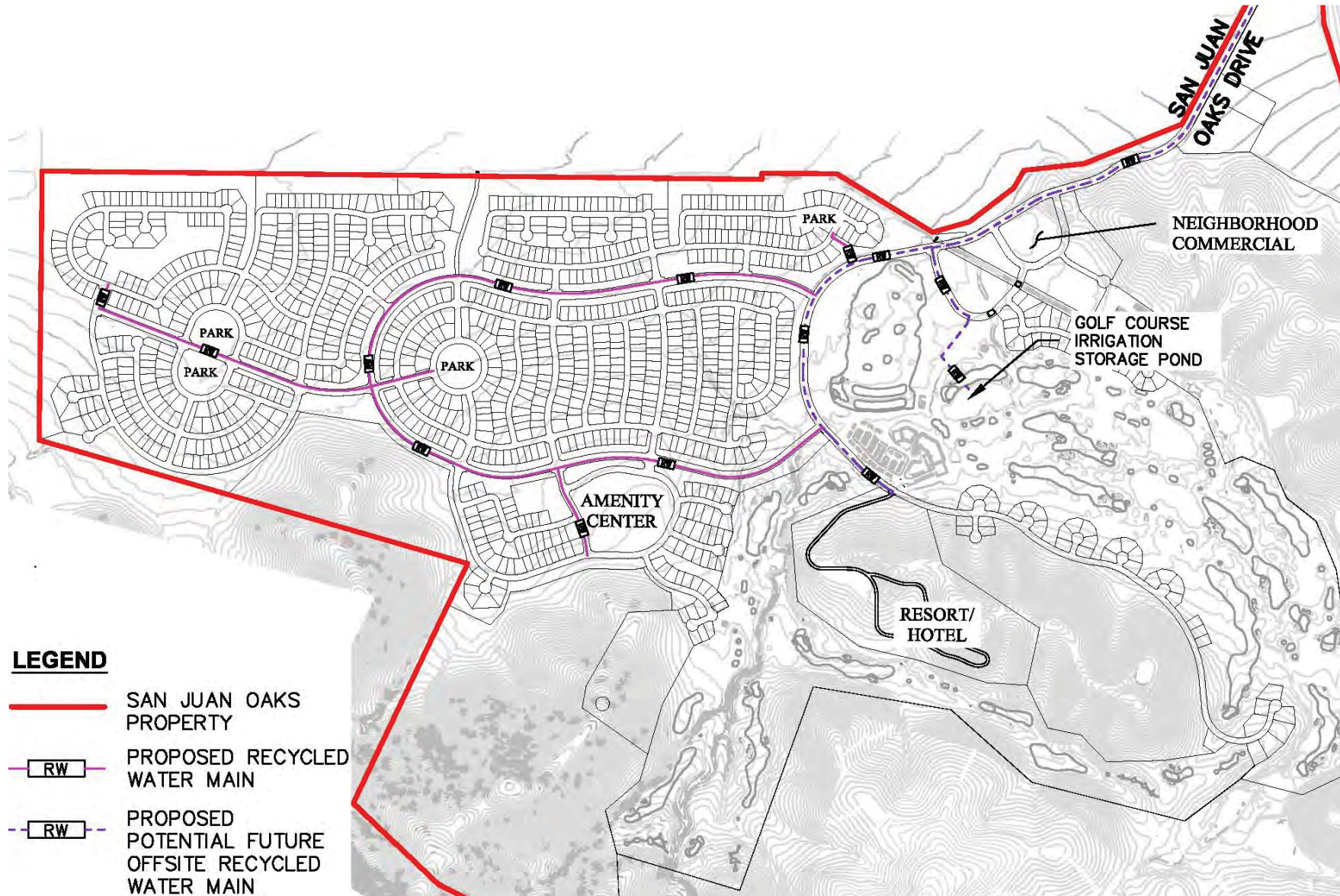
f. Police Protection. The San Benito County Sheriff's Department provides police service for the Project Site. The sheriff station nearest to the Project Site is the Hollister Main Office, located at 2301 Technology Parkway, approximately three miles east of the site. In addition, the Department maintains a field office in the City of San Juan Bautista, approximately three miles northwest of the site. This station would also be used to respond to emergencies at the Project Site.

g. Schools. The Aromas-San Juan Unified School District (USD) provides elementary, middle, and high school services to the Project Site. San Juan School (grades K-8), located at 2000 San Juan Highway, approximately seven miles south of the site, and Anzar High School (grades 9-12), located at 100 Nyland Drive, approximately four miles west of the site, would accommodate students from the Project Site. Because of the age-restricted nature of most of the units in the Project, it is not anticipated that the Project would generate many students who would need to be served by local schools. Specifically, it is anticipated that approximately 35 students would be generated as a result of the Project.

The School Facilities Act of 1998 (also known as Senate Bill [SB] 50), provides state funding for new school construction projects that can satisfy certain criteria for such funding, including eligibility due to growth, with Division of State Architect plan approval. However, the Act also dramatically limits the maximum amount of impact fees, which can be charged by school districts as mitigation for new residential, commercial, and industrial construction. The Act also prohibits local agencies from denying a development application on the basis of refusal to provide school facilities mitigation that exceeds the fee amount and refusing to approve any legislative or adjudicative act on the basis that school facilities are inadequate. The Project applicants would be required to pay the state-mandated school facilities fees as required under applicable law.

h. Solid Waste Management. Recology San Benito County is the exclusive franchise company that services most areas for solid waste and recycling within San Benito County, including the Project Site. Garbage, green waste, and recyclables collection service is currently and would continue to be collected once a week, at curbside.

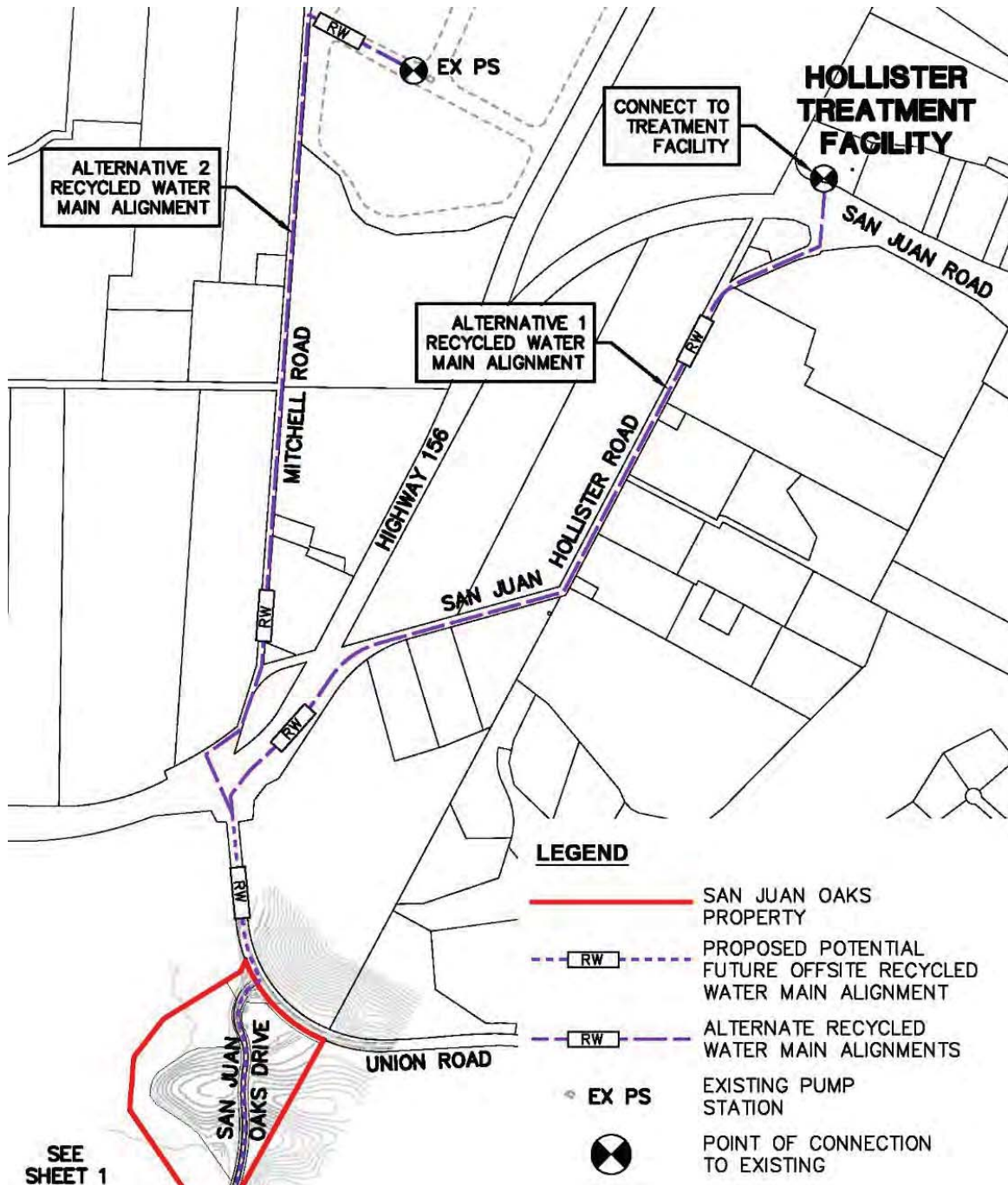
Waste from the Project Site would ultimately be disposed at John Smith Road Landfill, an approximately 90-acre landfill (58 acres of which are disposal area) located at 2650 John Smith Road, approximately eight miles east of the site. John Smith Road Landfill is a Class III landfill, and does not accept hazardous waste. It has a maximum permitted capacity of approximately 9,354,000 cubic yards, and has sufficient capacity to accommodate waste from the Project (see Chapter 4.14, Utilities).



Source: Kimley Horn, 2015

Proposed Recycled Water System

Figure 2-11a
County of San Benito



Proposed Recycled Water Extension
along San Juan Hollister Road

2.4.9 Phasing Plan

Development of the Project is proposed to include five development phases, with anticipated build-out occurring over a period of approximately ten years (phases are assumed to occur sequentially, although they could happen concurrently). The ultimate timing for development of the Project would depend on market demands, amongst other factors, and would occur according to orderly extension of roadways, infrastructure, public services, and utilities. Figure 2-12 and Table 2-5 identify proposed development phasing within the Project Site.

**Table 2-5
Phasing Plan**

Phase	Gross Area (acres)	Residential Units	Non-Residential
1	1,410	270	
2	85	262	25,000 sf ¹
3	82	278	
4	79	207	
5	338	67	200 rooms ² /65,200 sf ³
Total	1,994 acres⁴	1,084 units	

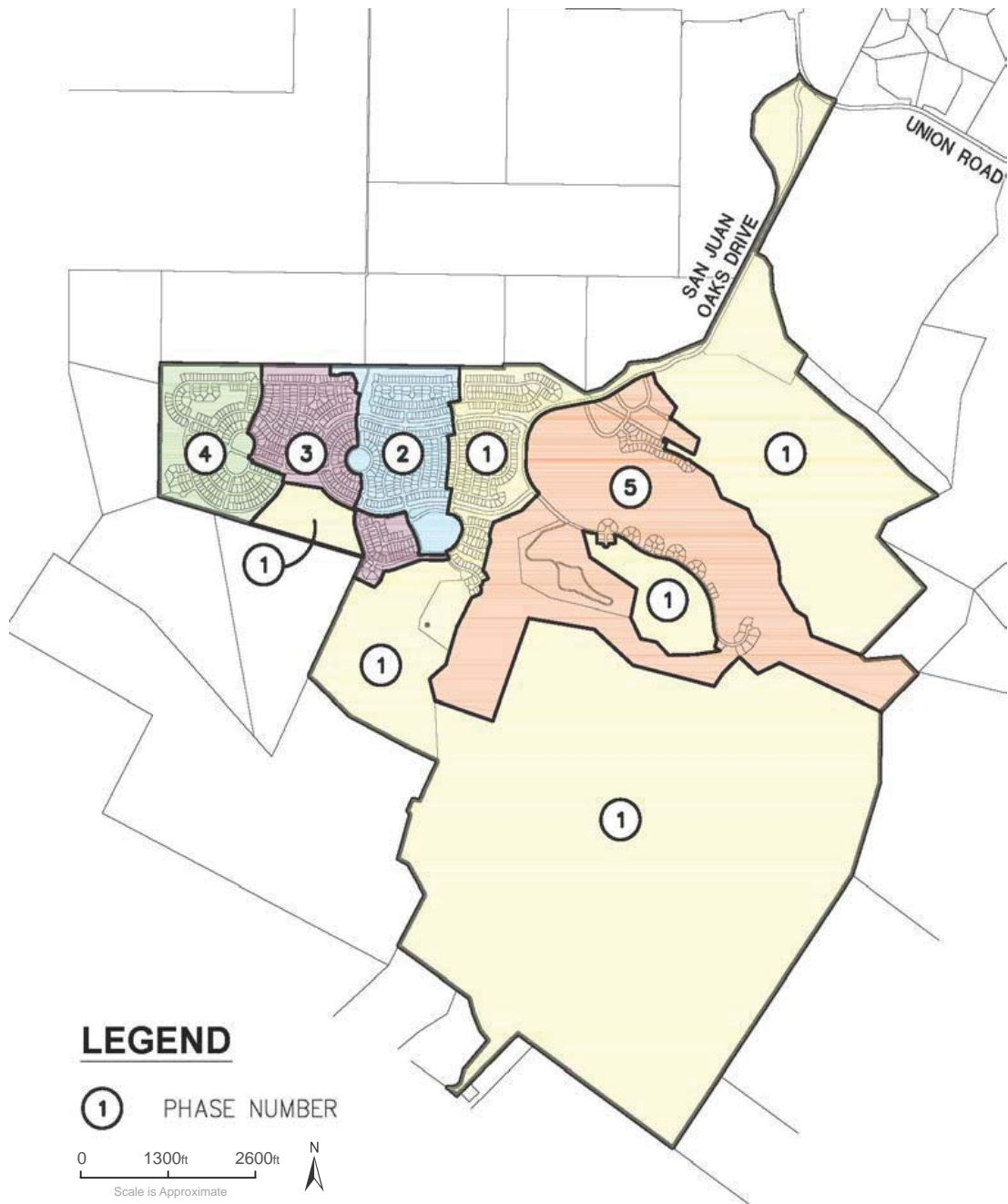
1. Amenity Center

2. Resort Hotel

3. Neighborhood Commercial

4. Due to rounding, numbers do not sum accurately

Over the course of the five phases, the proposed public park sites, private recreational facilities, and other improvements and amenities would be provided commensurate with the proposed residential and commercial development, and would be pursuant to the terms of a Development Agreement and the other entitlements, which would be established between the County and the Project applicants. Dedication of the permanent wildlife habitat area would occur prior to obtaining building permits for Phase 1 in accordance with applicable provisions of the Development Agreement and other conditions of approval.



2.5 REQUIRED APPROVALS

The proposed Project will require review and approval from a number of agencies. Provided below is a list of the anticipated discretionary permits requiring approval by the County of San Benito.

- *Certification of a Subsequent EIR*
- *General Plan Amendment*
- *Adoption of the proposed Specific Plan (including site & architectural, landscape and sign approval)*
- *County Code, Zoning Text and Zoning Map Amendments*
- *Approval of a Development Agreement*
- *Approval of Amended Vesting Tentative Map(s)*
- *Approval of Conditional Use Permit(s)*
- *Approval of a Tree Removal Permit*
- *Approval of a Water Supply Assessment*
- *Approval of a Grading Permit(s)*
- *Approval of Well Construction*

The following includes a list of other government agencies that would or may have some level of approval for one or more components of the proposed Project, as required by *State CEQA Guidelines* Section 15124(d):

- *City of Hollister*
- *San Benito County Local Agency Formation Commission*
- *California Bureau of Real Estate*
- *California Department of Fish & Wildlife*
- *California Department of Transportation*
- *California Department of Water Resources*
- *California Public Utilities Commission*
- *Regional Water Quality Control Board*
- *U.S. Fish & Wildlife Service*

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