

EXECUTIVE SUMMARY

2.1 PROJECT SUMMARY

The project would include all actions necessary to update the 1992 San Benito County General Plan (1992 General Plan), including reorganizing and updating the 1992 General Plan to address the seven mandatory general plan elements required by state planning and zoning laws. The proposed 2035 San Benito County General Plan (2035 General Plan) would include two additional chapters on administration and economic development, as well as revised Land Use and Circulation Diagrams. The 2035 General Plan Housing Element was previously updated in 2010 in compliance with state deadlines; see Chapter 3, Project Description.

2.2 SUMMARY OF PROJECT ALTERNATIVES

Section 15126.6 of the California Environmental Quality Act (CEQA) Guidelines requires that an Environmental Impact Report (EIR) describe and comparatively evaluate a range of reasonable alternatives to a project that would feasibly attain most of the basic objectives of the project, but would avoid or substantially lessen any of the significant effects of the project. Thus, the range of alternatives evaluated in the following analysis is dictated by the range of significant impacts identified in this Revised Draft EIR (RDEIR), and evaluated alternatives are limited to those that would reduce or eliminate identified environmental impacts. As discussed in Chapter 21, Alternatives Analysis, there are 21 secondary or indirect impacts of implementing the 2035 General Plan that would lead to significant adverse and unavoidable impacts. Three alternatives were selected to illustrate potential alternatives to the 2035 General Plan.

- Alternative 1 – No Project Alternative
- Alternative 2 – City-Centered Growth Alternative
- Alternative 3 – Increase Minimum Parcel Size for Agriculture Designation Alternative.

Based on the comparative evaluation contained in the RDEIR, Alternative 2 – City-Centered Growth Alternative would reduce the magnitude of the most impacts as an action alternative, and it would be the environmentally superior alternative.

2.3 AREAS OF CONTROVERSY/ISSUES TO BE RESOLVED

The potential areas of controversy and issues to be resolved through the EIR process were identified in the Notice of Preparation (NOP) (See [Appendix A, Notice of Preparation](#)). These areas are summarized as follows:

Environmental Topic	RDEIR Chapter Where Evaluated
Aesthetics/Visual Resources	Chapter 5, Aesthetics/Visual Resources
Agriculture/Forestry Resources	Chapter 6, Agriculture and Forestry Resources
Air Quality	Chapter 7, Air Resources
Biological Resources	Chapter 8, Biological Resources
Cultural Resources	Chapter 9, Cultural Resources
Geology, Soils, and Minerals	Chapter 10, Geology, Soils, and Mineral Resources
Greenhouse Gas Emissions	Chapter 11, Global Climate Change
Hazards and Hazardous Materials	Chapter 12, Hazards and Hazardous Materials
Hydrology and Water Quality	Chapter 13, Hydrology and Water Resources
Land Use/Planning	Chapter 14, Land Use
Noise	Chapter 15, Noise
Population and Housing	Chapter 16, Population and Housing
Public Services	Chapter 17, Public Services
Recreation	Chapter 18, Recreation
Transportation/Traffic	Chapter 19, Transportation and Circulation
Utilities and Service Systems	Chapter 20, Utilities and Service Systems
Cumulative Impacts	Chapter 22, Other CEQA Considerations
Growth Inducement and other CEQA topics	Chapter 16, Population and Housing Chapter 22, Other CEQA Considerations

In addition, responses received from public agencies and the public during circulation of the NOP raised the following major concerns. Each concern is followed by a notation indicating the RDEIR chapter where the topic of the comment is addressed.

- Flood hazards (Chapter 13, Hydrology and Water Resources)
- Stream channels and riparian lands (Chapters 8, Biological Resources; 10, Geology, Soils & Mineral Resources; and 13, Hydrology and Water Resources)
- Erosion (Chapter 10, Geology, Soils and Mineral Resources)
- Open Space (Chapters 5, Aesthetics and Visual Resources and 6, Agriculture and Forestry Resources)
- Seismic and geologic hazards (Chapter 10, Geology, Soils & Mineral Resources)
- Emergency evacuation (Chapters 12, Hazards and Hazardous Materials and 19, Transportation and Circulation)
- Airport land use (Chapter 19, Transportation and Circulation)
- Wildland fire hazards (Chapter 12, Hazards and Hazardous Materials)
- Archaeological and historic resources (Chapter 9, Historical and Cultural Resources)
- Rail Crossings (Chapter 19, Transportation and Circulation)
- Water Quality (Chapter 13, Hydrology and Water Resources)
- Groundwater Recharge (Chapter 13, Hydrology and Water Resources and 20, Utilities and Service Systems)
- Wastewater treatment capacity (Chapter 20, Utilities and Service Systems)
- Water supply (Chapter 20, Utilities and Service Systems)
- Biological Resources and Habitat Conservation Planning (Chapter 8, Biological Resources)
- Growth Inducement (Chapter 16, Population and Housing)

2.4 SUMMARY OF ENVIRONMENTAL IMPACTS AND MITIGATION MEASURES

Table 2-1 presents a summary of project impacts and proposed mitigation measures that would avoid or minimize potential impacts. The level of significance for each environmental impact both before and after mitigation is indicated. For a detailed discussion of the impacts and mitigation measures of the 2035 General Plan, see Chapters 5 through 20 of the RDEIR.

Table 2-1 Summary of Impacts, Mitigation Measures, and Levels of Significance

Environmental Impacts	Mitigation Measures	Level of Significance	
		Before Mitigation	After Mitigation
Aesthetics			
AES-1: Have a substantial adverse effect on a scenic vista. (I.a)	None required.	LS	LS
AES-2: Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within state scenic highways or County scenic corridors. (I.b)	None required.	LS	LS
AES-3: Substantially degrade the existing visual character or quality of the site and its surroundings (I.c).	<p>AES-3a: Amend the following policy in the 2035 General Plan Natural and Cultural Resources Element:</p> <p>Policy NCR-8.9: Hillside <u>and</u> Ridgeline Protection</p> <p>The County shall use design review for development on hillsides and within Scenic Corridors to protect the hillsides and ridgelines that are a unique scenic resource in the County. <u>The County shall prohibit development within 100 vertical feet of any ridgeline unless there are no site development alternatives.</u></p>	PS	LS

Environmental Impacts	Mitigation Measures	Level of Significance	
		Before Mitigation	After Mitigation
	<p>AES-3b: Add the following policies to the 2035 General Plan Natural and Cultural Resources Element:</p> <p><u>Policy NCR-8.11: Landscaping in Areas Designated for Agriculture or Rural Land Uses</u></p> <p><u>The County shall ensure that new development and structures, within areas that are not regulated by a Specific Plan, are screened and/or developed in a manner to appear similar to existing agricultural, rural, or low intensity uses in the vicinity.</u></p> <p><u>Policy NCR-8.12: Landscaping in New Community Study Areas and Wine/Hospitality Priority Areas</u></p> <p><u>To the greatest extent feasible, the County shall require that new development within these areas be screened from existing agricultural, rural, or low-intensity uses in the vicinity by using existing topography and vegetative screening.</u></p>	PS	LS
<p>AES-4: Create a new source of substantial light or glare which would adversely affect day or nighttime views in the County. (I.d)</p>	<p>AES-4: Add the following goal and policy to the 2035 General Plan Natural and Cultural Resources Element:</p> <p><u>Goal NCR-9: Nighttime Dark Skies</u></p> <p><u>The County shall promote the preservation of dark skies necessary for nighttime astronomical viewing at local observatories.</u></p> <p><u>Policy NCR-9.1: Light Pollution Reduction</u></p> <p><u>The County shall continue to enforce the development lighting ordinance (SBC Code Chapter 19.13) and restrict outdoor lighting</u></p>	PS	SU

Environmental Impacts	Mitigation Measures	Level of Significance	
		Before Mitigation	After Mitigation
	<p><u>and glare from development projects in order to ensure good lighting practices, minimize nighttime light impacts, and preserve quality views of the night sky. The ordinance shall continue to recognize lighting zones and contain standards to avoid light trespass, particularly from developed uses, to sensitive uses, such as the areas surrounding Fremont Peak State Park and Pinnacles National Park.</u></p>		
Agriculture and Forestry			
<p>AG-1: Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agriculture use (II.a).</p>	<p>AG-1a: Amend the following policy in the 2035 General Plan Land Use Element:</p> <p>Policy LU-3.10 Agricultural Land Mitigation</p> <p>If new development permanently converts Prime Farmland that is Class 1 soil to non-agricultural uses, the County shall encourage project applicants to preserve up to an equal number of Prime Farmland acres (i.e. up to a 1:1 ratio) either on- or off-site. An applicant may pay mitigation fees for some or all of that mitigation as agreed in a development agreement. <u>Further, the County shall work with the City of San Juan Bautista and the City of Hollister to encourage them to adopt a similar agricultural conversion mitigation ratio.</u></p>	PS	SU

Environmental Impacts	Mitigation Measures	Level of Significance	
		Before Mitigation	After Mitigation
	<p>AG-1b: Add the following policy to the 2035 General Plan Natural and Cultural Resources Element:</p> <p><u>Policy NCR-5.15 Mining Activity Conservation Easements</u></p> <p><u>Require mining or mineral or aggregate extraction projects to obtain agricultural conservation easements of similar quality to those Prime Farmland acres, that are Class 1 soil, converted at a minimum of 1:1 ratio, or as necessary to assure no net loss of agricultural productivity or value for each acre of productive agricultural land converted as a result of mining and not returned to agricultural production.</u></p>	PS	SU
	<p>AG-1c: Amend the following policy in the 2035 General Plan Natural and Cultural Resources Element:</p> <p>Policy NCR-6.3 Energy Facilities</p> <p>The County shall encourage the siting of energy facilities in a manner that is compatible with surrounding land uses and protects scenic <u>and agricultural resources, such as Prime Farmlands.</u></p>	PS	SU
	<p>AG-1d: Implement Mitigation Measures AG-1a through AG-1c.</p>	PS	SU
<p>AG-2: Conflict with existing zoning for agricultural use, or the provisions of Williamson Act contracts (II.b).</p>	<p>AG-2a: Amend the following policy in the 2035 General Plan Land Use Element:</p> <p>Policy LU-3.11 Williamson Act Contracts Non-Renewal on Small Parcels</p> <p><u>For parcels not operated as part of a larger farming operation,</u> †The County shall consider not renewing current Williamson Act</p>	PS	SU

Environmental Impacts	Mitigation Measures	Level of Significance	
		Before Mitigation	After Mitigation
	<p>contracts on small parcels that are not devoted to commercial agriculture.</p> <p>AG-2b: Add the following policy to the 2035 General Plan Land Use Element:</p> <p><u>Policy LU-3.15 Williamson Act Minimum Parcel Size</u></p> <p><u>For parcels not operating as part of a larger farming operation, the County shall encourage larger parcel size minimums (40 or more acres) and/or evidence of commercial agricultural use for entering new Williamson Act contracts.</u></p>		
AG-3: Involve other changes in the existing environment which, due to their location or nature, could result in conversion of farmland to non-agricultural uses (II.e).	AG-3a. Implement Mitigation Measures AG-1a through AG-1c, AG-2a and AG-2b.	PS	SU
	AG-3b. Implement Mitigation Measures AG-1a and AG-3b.	PS	SU
AG-4: Conflict with existing zoning or cause rezoning of forest land or timberland zoned Timberland Production (II.c); result in the loss of forestland or conversion of forestland to non-forest use (II.d); or cause other changes in the existing environment which, due to their location or nature, could result in the conversion of forest land to non-forest uses (II.e).	None required.	NI	NI

Environmental Impacts	Mitigation Measures	Level of Significance	
		Before Mitigation	After Mitigation
Air Quality			
AIR-1: Conflict with or obstruct implementation of the applicable air quality plan (III.a).	<p>AIR-1. Add the following policies to the 2035 General Plan Health and Safety Element:</p> <p><u>HS-5.9 Air Quality Management Plans</u></p> <p><u>The County shall encourage regional planning agencies to consider the County’s population projections during the preparation of future Air Quality Management Plans.</u></p> <p><u>HS-5.10: Reduce Air Pollution from Wood Burning</u></p> <p><u>No permanently installed wood-burning devices shall be allowed in any new development, except when necessary for food preparation in a restaurant or other commercial establishment serving food.</u></p>	PS	SU
AIR-2: Violate any air quality standard as established by the US EPA or CARB, or contribute substantially to an existing or projected air quality violation, in comparison to the MBUAPCD thresholds (III.b).	None required.	LS	LS
AIR-3: Result in a cumulatively considerable net increase of any criteria air pollutant for which the NCCAB is in non-attainment under an applicable federal or state ambient air quality standard	None required.	LS	LS

Environmental Impacts	Mitigation Measures	Level of Significance	
		Before Mitigation	After Mitigation
(including releasing emissions that exceed quantitative thresholds for ozone precursors) (III.c).			
AIR-4: Generate construction-related emissions that may expose sensitive receptors to temporary substantial pollutant concentrations (III.d).	None required.	LS	LS
AIR-5: Expose sensitive receptors to substantial criteria air pollutant concentrations (III.d).	None required.	LS	LS
AIR-6: Create or expose a substantial number of people to objectionable odors (III.e).	None required.	LS	LS
Biological Resources			
BIO-1: Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special-status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service. (IV.a)	<p>BIO-1a: Add the following policies to 2035 General Plan Natural and Cultural Resources Element:</p> <p><u>NCR-2.8 Pre-Development Biological Resource Assessment</u></p> <p><u>The County shall require the preparation of biological resource assessments for new development proposals as appropriate. The assessment shall include the following: a biological resource inventory based on a reconnaissance-level site survey, and an analysis of anticipated project impacts to: potentially occurring special-status species (which may require focused special-status</u></p>	PS	SU

Environmental Impacts	Mitigation Measures	Level of Significance	
		Before Mitigation	After Mitigation
	<p><u>plant and/or animal surveys); an analysis of sensitive natural communities; wildlife movement corridors and nursery sites on or adjacent to the project site; an analysis of wildlife and/or fish nursery sites potentially jurisdictional wetlands/ waterways; and locally protected biological resources such as trees. The assessment shall contain suggested avoidance, minimization, and/or mitigation measures for significant impacts to biological resources.</u></p> <p><u>NCR-2.9 Mitigation Funding and Site Protection</u></p> <p><u>The County shall require that project applicants demonstrate that adequate funding can be provided to implement all required biological mitigation and monitoring activities. Habitat preserved as part of any mitigation and monitoring plan shall be preserved through a conservation easement, deed restriction, or other method to ensure that the habitat remains protected.</u></p>		
	BIO-1b. Implement Mitigation Measures BIO-2b through BIO-2c.	PS	SU
BIO-2: Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Wildlife or US Fish and Wildlife Service. (IV.b)	BIO-2a: Implement Mitigation Measure BIO-1a.	PS	SU

Environmental Impacts	Mitigation Measures	Level of Significance	
		Before Mitigation	After Mitigation
	<p>BIO-2b: Amend the following policy in the 2035 General Plan Natural and Cultural Resources Element:</p> <p>Policy NCR-2.5 Mitigation for Wetland Disturbance Removal</p> <p><u>The County shall protect the habitat value and biological functions of oak woodlands, native grasslands, riparian and aquatic resources, and vernal pools and wetlands. The County shall require that development avoid encroachment and require buffers around on wetlands these habitats to the extent practicable and. The County shall further require mitigation for any development proposals that have the potential to reduce wetland these habitats. Recreational trails and other features established within natural wetlands and aquatic and riparian buffer areas shall be unpaved, as long as such areas are not required to meet the Americans with Disabilities Act, and located along the outside of the sensitive habitat whenever possible to minimize intrusions and maintain the integrity of the habitat. Exceptions to this action include irrigation pumps, roads and bridges, levees, docks, public boat ramps, and similar uses. In all cases where intrusions into these buffers are made, only the minimum amount of vegetation necessary to construct the feature shall be removed.</u></p>	PS	SU
	<p>BIO-2c: Add the following policy to the 2035 General Plan Natural and Cultural Resources Element:</p> <p>NCR- 2.10 Invasive Species</p> <p><u>The County shall require that new developments avoids the introduction or spread of invasive plant species during construction by minimizing surface disturbance, seeding and</u></p>	PS	SU

Environmental Impacts	Mitigation Measures	Level of Significance	
		Before Mitigation	After Mitigation
	<u>mulching disturbed areas with certified weed-free native mixes, and using native or noninvasive species in erosion control plantings.</u>		
BIO-3: Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means (IV.c).	BIO-3. Implement Mitigation Measures BIO-1a, BIO-2b and BIO-2c.	PS	LS
BIO-4: Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites (IV.d).	BIO-4. Implement Mitigation Measure BIO-1a.	PS	LS
BIO-5: Conflict with local policies or ordinances protecting biological resources, such as tree preservation policies or ordinances (IV.e).	None available.	PS	SU
BIO-6: Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan or other approved local, regional, or state habitat conservation plan (IV.f).	None required.	LS	LS

Environmental Impacts	Mitigation Measures	Level of Significance	
		Before Mitigation	After Mitigation
Cultural Resources			
CUL-1: Cause a substantial adverse change in the significance of a historical resource as defined in § 15064.5 of the State CEQA Guidelines. (V.a)	<p>CUL-1. Amend the following goal and policy in the 2035 General Plan Natural and Cultural Resources Element:</p> <p>Goal NCR-1 Open Space</p> <p>To preserve and enhance valuable open space lands that provide wildlife habitat and conserve natural, <u>historical, archaeological, paleontological, tribal</u>, and visual resources of San Benito County.</p> <p>Policy NCR-1.1 Integrated Network of Open Space</p> <p>The County shall maintain an integrated network of open space lands that support natural resources, recreation, <u>historical, archaeological, paleontological, and tribal</u> resources; recreation; wildlife habitat; water management; scenic quality; and other beneficial uses.</p>	PS	LS
CUL-2: Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5 of the State CEQA Guidelines (V.b); directly or indirectly destroy a unique paleontological resource or site, or unique geological feature (V.c); or disturb any human remains, including those interred outside of formal cemeteries (V.d).	<p>CUL-2a. Amend the following policies in the 2035 Natural and Cultural Resources Element:</p> <p>Policy NCR-7.10: Cultural Resources Education</p> <p>The County shall educate the public regarding laws, codes, and ordinances that forbid collecting items associated with tribal, archeological, historical, and paleontological sites, <u>and unique geological formations</u>, particularly artifacts or other objects found in association with human remains.</p> <p>Policy NCR-7.11: Prohibit Unauthorized Grading</p> <p>The County shall prohibit unauthorized grading, collection, or</p>	PS	LS

Environmental Impacts	Mitigation Measures	Level of Significance	
		Before Mitigation	After Mitigation
	degradation of tribal, archaeological, or paleontological resources, <u>or unique geological formations.</u>		
	CUL-2b: Implement Mitigation Measure CUL-1.	PS	LS
CUL-3: Result in the degradation of traditional cultural resource properties where Native American customs and traditions are practiced.	CUL-3: Implement Mitigation Measure CUL-1.	PS	LS
Geology and Soils			
GEO-1: Expose people or structures to potential substantial adverse effects, including the risk of loss, injury or death involving: rupture of a known earthquake fault as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map, strong seismic ground shaking or seismic-related ground failure including liquefaction, or in landslides (VI.a).	None required.	LS	LS

Environmental Impacts	Mitigation Measures	Level of Significance	
		Before Mitigation	After Mitigation
<p>GEO-2: Locate development or structures on a geologic unit or soil that is unstable or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse (VI.c); or on expansive soils (as defined in Table 18-1-B of the 1994 Uniform Building Code), creating substantial risks to life or property (VI.d).</p>	None required.	LS	LS
<p>GEO-3: Result in substantial soil erosion or topsoil loss from heightened exposure to wind or water erosion (VI.b), result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state (XI.a); or result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan (XI.b).</p>	None required.	LS	LS

Environmental Impacts	Mitigation Measures	Level of Significance	
		Before Mitigation	After Mitigation
GEO-4: Allow the use of septic tanks where soils are incapable of adequately supporting their use, or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater (VI.e).	None required.	LS	LS
Global Climate Change			
GHG-1: Generate GHG emissions, either directly or indirectly, that may have a significant impact on the environment (VII.a).	<p>GHG-1: Add the following policies to the 2035 General Plan Health and Safety Element:</p> <p><u>HS-5.11: Prepare and Implement a GHG Reduction Strategy</u></p> <p><u>To reduce GHG emissions, the County shall prepare and adopt a greenhouse gas reduction strategy that meets the following CEQA Guidelines § 15183.5 standards:</u></p> <ol style="list-style-type: none"> <u>1. Quantifies greenhouse gas emissions, both existing and projected over a specified time period, resulting from activities within a defined geographic area.</u> <u>2. Establishes a level, based on substantial evidence, below which the contribution to greenhouse gas emissions from activities covered by the plan would not be cumulatively considerable, i.e., in alignment with General Plan Policy HS-5.8,</u> <u>3. Identifies and analyzes the greenhouse gas emissions resulting from specific actions or categories of actions anticipated within the geographic area.</u> 	SU	SU

Environmental Impacts	Mitigation Measures	Level of Significance	
		Before Mitigation	After Mitigation
	<p><u>4. Specifies measures or a group of measures, including performance standards, that substantial evidence demonstrates, if implemented on a project-by-project basis, would collectively achieve the specified emissions level, and</u></p> <p><u>5. Be adopted in a public process following environmental review.</u></p>		
<p>GHG-2: Conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases (VII.b).</p>	None available.	SU	SU
Hazards and Hazardous Materials			
<p>HAZ-1: Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials (VIII.a), or through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment (VIII.b).</p>	None required.	LS	LS

Environmental Impacts	Mitigation Measures	Level of Significance	
		Before Mitigation	After Mitigation
<p>HAZ-2: Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school (VIII.c).</p>	<p>HAZ-2: Add the following policy to the 2035 General Plan Public Facilities and Services Element:</p> <p><u>Policy PFS-10.8 New Land Uses Near Schools</u></p> <p><u>The County shall prohibit the siting of new land uses or facilities that use, store, emit, treat, or dispose of large quantities of hazardous materials within one-quarter mile of an existing public or private school facility.</u></p>	PS	LS
<p>HAZ-3: Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would create a significant hazard to the public or the environment (VIII.d).</p>	<p>None required.</p>	LS	LS
<p>HAZ-4: For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, or located within the vicinity of a private airstrip, would result in a safety hazard for people residing or working in the project area (VIII.e, VIII.f).</p>	<p>HAZ-4: Amend the following policy in the 2035 General Plan Health and Safety Element:</p> <p><u>Policy HS-7.4 Locations for New Air Strips or for New Development Adjacent to Existing Air Strips.</u></p> <p>The County shall require sites for proposed air strips to be outside of air traffic control zones and a safe distance from existing airports (generally three miles), and to be a reasonable distance from residential areas and compatible with the surrounding uses. <u>Similarly, the County shall encourage proposed residential uses or uses that result in a concentration of persons to be located at a reasonable distance from existing air strips to ensure safety.</u></p>	PS	LS

Environmental Impacts	Mitigation Measures	Level of Significance	
		Before Mitigation	After Mitigation
HAZ-5: Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan (VIII.g).	None required.	LS	LS
HAZ-6: Expose people or structures to a significant risk of loss, injury, or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands (VIII.h).	None required.	LS	LS
Hydrology and Water Resources			
HYD-1: Violate any water quality standards or waste discharge requirements (IX.a).	None required.	LS	LS
HYD-2: Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted) (IX.b).	None required.	LS	LS

Environmental Impacts	Mitigation Measures	Level of Significance	
		Before Mitigation	After Mitigation
HYD-3: Substantially alter existing drainage patterns within the County, including through the alteration of the course of a stream or river, in a manner which would result in flooding, substantial erosion, or siltation on- or off-site, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site (IX.c, IX.d).	None required.	LS	LS
HYD-4: Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff (IX.e).	None required.	LS	LS
HYD-5: Otherwise substantially degrade groundwater quality (IX.f).	None required.	LS	LS
HYD-6: Place housing or other structures within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map without adequate protection measures or which might impede or redirect flood flows (IX.g, IX.h).	None required.	LS	LS

Environmental Impacts	Mitigation Measures	Level of Significance	
		Before Mitigation	After Mitigation
HYD-7: Expose people or structures to a significant risk of loss, injury, or death involving flooding, including flooding as a result of the failure of a levee or dam (IX.i).	None available.	PS	SU
HYD-8: Expose people or structures to a significant risk of loss, injury or death due to inundation by seiche, tsunami, or mudflow. (IX.j)	None required.	LS	LS
Land Use Compatibility			
LU-1: Physically divide an established community (X.a).	<p>LU-1a: Amend the following policies in the 2035 General Plan Circulation Element:</p> <p>Policy C-1.2 Complete Streets (Bullet “c.”)</p> <p>c. Creating multi-modal street connections in order to establish a comprehensive, integrated, and connected transportation network <u>designed to avoid the construction of new roadways and rail lines that would cause the physical division of existing communities;</u></p> <p>Policy C-1.3 Roadway Improvement Aesthetics</p> <p>The County shall require roadway improvements, such as roadway alignment and grading, landscaping, and/or other treatments, to reflect a context sensitive approach and be based on the intended character, whether urban or rural, of a particular location <u>to be designed to conform to existing landforms and to</u></p>	PS	LS

Environmental Impacts	Mitigation Measures	Level of Significance	
		Before Mitigation	After Mitigation
	<p><u>include landscaping and/or other treatments to ensure that aesthetics are preserved, including the County's rural character.</u></p> <p>Policy C-3.2 Future Connections to High-Speed Rail</p> <p>The County shall pursue potential opportunities to connect <u>transit to future high-speed rail if a high-speed rail station is built in Gilroy and ensure that proposed connection alignments are carefully planned to maximize accessibility and minimize related environmental impacts associated with visual obstructions and noise, as appropriate.</u></p> <p>Policy C-3.3 Connections to Gilroy Transit Center</p> <p>The County shall encourage the use of shuttles/transit services at the Gilroy Transit Center <u>to connect to appropriate and carefully planned locations that maximize use and minimize impacts to existing communities.</u> The County shall also encourage the expansion of passenger rail between the Gilroy Caltrain Station and Hollister.</p>		
	<p>LU-1b: Add the following policy to the 2035 General Plan Land Use Element:</p> <p><u>Policy LU-8.10 New Community Connectivity Requirements</u></p> <p><u>To support integrated land use planning that fosters connectivity between land uses and the circulation system in New Communities, the County shall encourage the following parameters to reduce barriers to connectivity:</u></p>	PS	LS

Environmental Impacts	Mitigation Measures	Level of Significance	
		Before Mitigation	After Mitigation
	<ol style="list-style-type: none"> <u>1. Limit the use of fences and walls around New Communities or Planned Developments, or public thoroughfares that create barriers for multi-modal travel and an integrated circulation system;</u> <u>2. Design parking areas near mixed-use, multi-family, and other high-density housing planned developments to be well-connected, and to accommodate pedestrian routes, as appropriate to the context;</u> <u>3. Provide multiple access points (roadways, bicycle paths through cul-de-sacs) for multi-modal types of transportation (vehicular, bicycle, pedestrian) so that the new communities are well-connected and provide a comprehensive network of traffic without undue concentration;</u> <u>4. Discourage sound walls within New Communities and instead encourage other design solutions to address noise issues, that may include traffic distribution across a well-connected and configured network, narrower roadways, and traffic calming measures, as appropriate to the context; and</u> <u>5. Encourage additional trail and street connections between proposed New Communities and Planned Developments and established neighborhoods, as appropriate to the context.</u> 		

Environmental Impacts	Mitigation Measures	Level of Significance	
		Before Mitigation	After Mitigation
LU-2: Conflict with any applicable plan, policy, or regulation of a government agency with jurisdiction over land in unincorporated San Benito County that has been adopted for the purpose of avoiding or mitigating an environmental effect (X.b).	None required.	LS	LS
LU-3: Conflict with any applicable habitat conservation plan or natural community conservation plan (X.c).	None required.	NI	NI
Noise			
NSE-1: Existing noise levels and future noise levels at the locations of proposed noise sensitive developments allowed for under the 2035 General Plan could expose people to or generate noise levels that exceed the County’s noise thresholds of acceptability, established in the current General Plan or Noise Ordinance, or applicable standards of other agencies (e.g., City of Hollister General Plan) (XII.a).	<p>NSE-1: Add the following policy to the 2035 General Plan Health and Safety Element:</p> <p><u>Policy HS-8.9 Interior Noise Standards</u></p> <p><u>Adopt the State of California Code of Regulations’ (Title 24) minimum noise insulation interior performance standard of 45 dBA Ldn for all new residential construction including hotels, motels, dormitories, apartment houses, and single-family dwellings.</u></p>	PS	SU

Environmental Impacts	Mitigation Measures	Level of Significance	
		Before Mitigation	After Mitigation
<p>NSE-2: New noise-producing land uses could expose persons or generate noise levels that would exceed the County’s noise thresholds of acceptability established in the current General Plan or Noise Ordinance, or applicable standards of other agencies (e.g., City of Hollister General Plan) (XII.a).</p>	<p>None available.</p>	<p>PS</p>	<p>SU</p>
<p>NSE-3: Expose people to or generate excessive groundborne vibration or groundborne noise levels. (XII.b)</p>	<p>None required.</p>	<p>LS</p>	<p>LS</p>
<p>NSE-4: The anticipated increase in vehicular traffic and other sound-generating activities resulting from development under the 2035 General Plan would result in a permanent increase in ambient noise levels above levels existing without the 2035 General Plan, and in some cases, the increases would be substantial (XII.c).</p>	<p>NSE-4: Add the following policies to the 2035 General Plan Health and Safety Element:</p> <p><u>Policy HS-8.10 Reduction in Noise Levels at Existing Land Uses</u></p> <p><u>Reduce traffic noise levels where expected to significantly impact sensitive receptors through the installation of noise control measures such as quiet pavement surfaces, noise barriers, traffic calming measures, and interior sound insulation treatments.</u></p> <p><u>Policy HS-8.11 New Project Noise Mitigation Requirements</u></p> <p><u>Require new projects to include appropriate noise mitigation measures to reduce noise levels in compliance with the Table 9-1 and 9-2 standards within sensitive areas. If a project includes the</u></p>	<p>PS</p>	<p>SU</p>

Environmental Impacts	Mitigation Measures	Level of Significance	
		Before Mitigation	After Mitigation
	<p><u>creation of new non-transportation noise sources, require the noise generation of those sources to be mitigated so they do not exceed the interior and exterior noise level standards of Table 9-2 at existing noise-sensitive areas in the project vicinity, unless an exception is made by the County on a case-by-case basis.</u></p> <p><u>However, if a noise-generating use is proposed adjacent to lands zoned for residential uses, then the noise generating use shall be responsible for mitigating its noise generation to a state of compliance with the standards shown in Table 9-2 at the property line of the generating use in anticipation of the future residential development, unless an exception is made by the County on a case-by-case basis.</u></p>		
<p>NSE-5: Construction noise could cause a temporary or periodic increase in noise exposure above ambient levels existing without the 2035 General Plan, which could be substantial (XII.d).</p>	<p>NSE-5a. Amend the following policy in the 2035 General Plan Health and Safety Element to achieve consistency with §19.39.051 of the San Benito County Code of Ordinances:</p> <p>Policy HS-8.3 Construction Noise</p> <p>The County shall control the operation of construction equipment at specific sound intensities and frequencies during day time hours between 7:00 a.m. and 6:00 p.m. on weekdays and 8:00 a.m. and 5:00 p.m. on weekends Saturdays. <u>No construction shall be allowed on Sundays or federal holidays.</u></p>	PS	LS

Environmental Impacts	Mitigation Measures	Level of Significance	
		Before Mitigation	After Mitigation
	<p>NSE-5b: Revise San Benito County Code §19.39.051 (H) to achieve internal consistency with 2035 General Plan Policy HS-8.3, limiting noise generating construction activities to between the hours of 7:00 a.m. to 6:00 p.m. on weekdays and 8:00 am and 5:00 pm on Saturdays. No construction shall be allowed on Sundays or federal holidays.</p>	PS	LS
	<p>NSE-5c: Add the following policy to the 2035 General Plan Health and Safety Element:</p> <p><u>Policy HS-8.12 Construction Noise Control Plans</u></p> <p><u>Require all construction projects to be constructed within 500 feet of sensitive receptors to develop and implement construction noise control plans that consider the following available controls in order to reduce construction noise levels as low as practical:</u></p> <ul style="list-style-type: none"> ▪ <u>Utilize ‘quiet’ models of air compressors and other stationary noise sources where technology exists;</u> ▪ <u>Equip all internal combustion engine-driven equipment with mufflers, which are in good condition and appropriate for the equipment;</u> ▪ <u>Locate all stationary noise-generating equipment, such as air compressors and portable power generators, as far away as possible from adjacent land uses;</u> ▪ <u>Locate staging areas and construction material areas as far away as possible from adjacent land uses;</u> 	PS	LS

Environmental Impacts	Mitigation Measures	Level of Significance	
		Before Mitigation	After Mitigation
	<ul style="list-style-type: none"> ▪ <u>Prohibit all unnecessary idling of internal combustion engines;</u> ▪ <u>Notify all abutting land uses of the construction schedule in writing; and</u> ▪ <u>Designate a "disturbance coordinator" (e.g. contractor foreman or authorized representative) who would be responsible for responding to any local complaints about construction noise. The disturbance coordinator will determine the cause of the noise complaint (e.g., starting too early, bad muffler, etc.) and will require that reasonable measures warranted to correct the problem be implemented. Conspicuously post a telephone number for the disturbance coordinator at the construction site and include it in the notice sent to neighbors regarding the construction schedule.</u> 		
<p>NSE-6: Development under the 2035 General Plan within the Hollister Municipal Airport or the Frazier Lake Airpark airport land use compatibility plan areas, or a private airstrip could expose people living or working within the plan area to excessive noise levels (XII.e, XII.f).</p>	<p>NSE-6. Amend the following policy in the 2035 General Plan Health and safety element:</p> <p>Policy HS-8.5 Aircraft Noise</p> <p>The County shall prohibit new noise-sensitive development within the projected future 60 dB Ldn noise contour of any public or private airports <u>and private airstrips, and require that new noise-sensitive development within the projected future 55-60 dB CNEL complete an acoustical analysis demonstrating how residential units have been designed to meet an interior noise level of 45 dB CNEL.</u></p>	PS	LS

Environmental Impacts	Mitigation Measures	Level of Significance	
		Before Mitigation	After Mitigation
Population and Housing			
POP-1: Induce substantial unexpected population growth either directly (for example by proposing new homes and businesses) or indirectly (for example through extension of roads and other infrastructure) (XIII.a).	None available.	PS	SU
POP-2: Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere (XIII.b), or displace substantial numbers of people, necessitating the construction of replacement housing elsewhere (XIII.c).	None required.	LS	LS
Public Services			
PS-1: Demand additional fire protection and emergency response services in order to maintain acceptable service ratios, response times, or other performance objectives, requiring the construction of new or physically altered governmental facilities, resulting in substantial adverse physical impacts (XIV.a).	None required.	LS	LS

Environmental Impacts	Mitigation Measures	Level of Significance	
		Before Mitigation	After Mitigation
PS-2: Demand for the construction of new or physically altered police protection and law enforcement facilities, in order to maintain acceptable service ratios, response times or other performance objectives, resulting in substantial adverse physical impacts (XIV.a).	None required.	LS	LS
PS-3: Demand for the construction of new or physically altered school facilities, in order to maintain acceptable service ratios, response times or other performance objectives, resulting in substantial adverse physical impacts (XIV.a).	None required.	LS	LS
PS-4: Demand for the construction of new or physically altered libraries, in order to maintain acceptable service ratios, response times or other performance objectives, resulting in substantial adverse physical impacts (XIV.a).	None required.	LS	LS
Recreation			
REC-1: Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of existing facilities would occur or be accelerated (XV.a).	None required.	LS	LS

Environmental Impacts	Mitigation Measures	Level of Significance	
		Before Mitigation	After Mitigation
<p>REC-2: Include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment (XV.b).</p>	<p>None required.</p>	<p>LS</p>	<p>LS</p>
<p>Transportation and Circulation</p>			
<p>TC-1: Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit (XVI.a), or conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the County congestion management agency for designated roads or highways (XVI.b).</p>	<p>TC-1a.i. The following improvements would be necessary to mitigate significant impacts by maintaining acceptable LOSs on all state highways and freeways under Scenario 1, and shall be reflected in the Circulation Diagram:</p> <p>1. State Route 25, Shore Road to County Line.</p> <p>a. Construct new alignment of State Route 25 from Shore Road to County Line, as a four-lane freeway, as identified in the <i>Hollister to Gilroy State Route 25 Widening and Route Adoption Draft Environmental Impact Report and Tier I Draft Environmental Impact Statement</i> (Caltrans 2010b); or</p> <p>b. Extend Shore Road westerly, from State Route 25 to U.S. 101, as a two- to four-lane arterial/expressway, as identified in <i>Administrative Modification #1 of the 2010 RTP</i> (SBCOG 2010).</p> <p>2. State Route 156, Union Road to State Route 25. Widen State Route 156 to four-lanes between Buena Vista Road and State Route 25.</p>	<p>PS</p>	<p>SU</p>

Environmental Impacts	Mitigation Measures	Level of Significance	
		Before Mitigation	After Mitigation
	TC-1a.ii. The County no longer supports the widening of 101 within the County borders and the widening of State Route 25 north of Shore Road to the County line. These projects also are not necessary to mitigate significant impacts from the project under either Scenario 1 or Scenario 2, and therefore will be removed from the Circulation Diagram.		
	<p>TC-1b.i. The following improvements would be necessary to mitigate significant impacts by maintaining acceptable LOSs on all state highways and freeways under Scenario 2, and shall be reflected in the Circulation Diagram:</p> <p>1. State Route 25, Shore Road to County Line. Implement Mitigation Measure TC-1a.1.</p> <p>2. State Route 156, Union Road to State Route 25. Implement Mitigation Measure TC-1a.2 or TC-1a.1.b.</p> <p>TC-1b.ii. Implement Mitigation Measure TC-1a.ii.</p>	PS	SU
	<p>TC-1c. The following improvements would be necessary to mitigate significant impacts by maintaining acceptable LOSs on all local roadways under Scenario 1, and shall be reflected in the Circulation Diagram:</p> <p>1. Fairview Road, Fallon Road to McCloskey Road. Implement Mitigation Measure TC-1a.1.b.</p> <p>2. Fallon Road, San Felipe Road to Fairview Road. Implement Mitigation Measure TC-1a.1.b.</p>	PS	SU

Environmental Impacts	Mitigation Measures	Level of Significance	
		Before Mitigation	After Mitigation
	<p>3. Hillcrest Road, State Route 25 to Clearview Drive. Widen to provide a two-way, left-turn lane median and a dedicated left-turn lane at intersections.</p> <p>4. McCloskey Road, San Felipe Road to Fairview Road. Widen to provide a two-way, left-turn lane median and a dedicated left-turn lane at intersections.</p> <p>5. Meridian Street, Highway 25 Bypass to Clearview Drive. Restripe to provide a two-way, left-turn lane median and a dedicated left-turn lane at intersections.</p> <p>6. North Street, Westside Boulevard to San Felipe Road. Construct the Westside Drive/Miller Road extension between the Buena Vista Road to Wright Road.</p> <p>7. San Benito Street, South Street to 4th Street. Restripe to provide a two-way, left-turn lane median and a dedicated left-turn lane at intersections.</p> <p>8. San Benito Street, 4th Street to Santa Ana Road. Restripe to provide a two-way, left-turn lane median and a dedicated left-turn lane at intersections.</p> <p>9. San Felipe Road, Santa Ana Road to Highway 25 Bypass. Implement Mitigation Measure TC-1c.6 and TC-1c.11.</p> <p>10. San Felipe Road, Wright Road/McCloskey Road to Highway 25. Implement Mitigation Measure TC-1c.9.</p> <p>11. San Felipe Road, Fallon Rd. to Wright Rd./McCloskey Rd. Construct the Memorial Drive extension between Santa Ana Road to Shelton Drive.</p>		

Environmental Impacts	Mitigation Measures	Level of Significance	
		Before Mitigation	After Mitigation
	<p>12. San Juan Road/4th Street, Graf Road to Westside Boulevard. Widen to four lanes.</p> <p>13. San Juan Road/4th Street, Westside Boulevard to San Benito Street. Restripe to provide a two-way, left-turn lane median and a dedicated left-turn lane at intersections.</p> <p>14. Santa Ana Road, San Felipe Road to Highway 25 Bypass. Provide a two-way, left-turn lane median west of Chappell Road, a raised median east of Chappell Road and dedicated left-turn lanes at intersections.</p> <p>15. Santa Ana Road, Kane Drive to Fairview Road. Provide a two-way, left-turn lane median and dedicated left-turn lanes at intersections.</p> <p>16. South Street, San Benito Street to McCray Street. Restripe to provide a two-way, left-turn lane median and a dedicated left-turn lane at intersections.</p> <p>17. Sunnyslope Road, El Toro Drive to Fairview Road. Widen and restripe road to four lanes, provide a two-way left-turn lane median and a dedicated left-turn lanes at intersections.</p> <p>18. Westside Boulevard, Nash Road to 4th Street. Widen and restripe road to four lanes.</p> <p>19. Westside Boulevard, 4th Street to Buena Vista Road. Widen and restripe road to four lanes.</p> <p>20. Wright Road, Highway 25 to San Felipe Road. Widen to four lanes.</p>		

Environmental Impacts	Mitigation Measures	Level of Significance	
		Before Mitigation	After Mitigation
	<p>TC-1d. The following improvements would be necessary to mitigate significant impacts by maintaining acceptable LOSs on all local roadways under Scenario 2, and shall be reflected in the Circulation Diagram:</p> <ol style="list-style-type: none"> 1. Hillcrest Road, Highway 25 to Clearview Drive. Implement Mitigation Measure TC-1c.3. 2. Hillcrest Road, McCray Street to Highway 25 Bypass. Restripe to provide a two-way, left-turn lane median and a dedicated left-turn lane at intersections. 3. Santa Ana Road, Highway 25 Bypass to Kane Drive. Provide a raised median and dedicated left-turn lanes at intersections. 4. Sunnyslope Road, El Toro Drive to Fairview Road. Implement Mitigation Measure TC-1c.17. 5. Westside Boulevard, Nash Road to 4th Street. Implement Mitigation Measure TC-1c.18. 	PS	SU
	<p>TC-1e. The following improvements would be necessary to mitigate significant intersection impacts under Scenario 1, and shall be reflected in the Circulation Diagram:</p> <ol style="list-style-type: none"> 1. San Felipe Road and McCloskey Road/Wright Road. <ol style="list-style-type: none"> a. Widen McCloskey Road/Wright Road to four lanes through the intersection so that the eastbound and westbound approaches have one left-turn lane, two through lanes and one right-turn lane; and 	PS	SU

Environmental Impacts	Mitigation Measures	Level of Significance	
		Before Mitigation	After Mitigation
	<p>b. add right-turn lanes to the San Felipe Road northbound and southbound approaches.</p> <p>2. San Benito Street/San Felipe Road and Santa Ana Road/North Street. Implement Mitigation Measure TC-1c.6.</p> <p>3. State Route 25 Bypass and Santa Ana Road.</p> <p>a. Construct the Memorial Drive extension between Santa Ana Road and McCloskey Road as a high speed and high access control Class 1 Arterial; and</p> <p>b. upgrade McCloskey Road west of Memorial Drive extension as a four lane, high speed and high access control Class 1 Arterial.</p> <p>4. State Route 156 and Union Road. Implement Mitigation Measure TC-1a.1.b.</p> <p>5. San Benito Street and 4th Street. Add northbound and southbound left-turn lane by removing curbside parking for one block north and south of 4th Street and convert northbound/southbound signal phasing from split to protected left turn.</p> <p>6. San Felipe Road and State Route 25. Widen State Route 25 to six lanes through the intersection so that the eastbound and westbound approaches have one left-turn lane, three through lanes and two right-turn lanes.</p>		

Environmental Impacts	Mitigation Measures	Level of Significance	
		Before Mitigation	After Mitigation
	<p>TC-1f. The following improvements would be necessary to mitigate significant intersection impacts under Scenario 2, and shall be reflected in the Circulation Diagram:</p> <p>1. State Route 156 and Union Road. Implement Mitigation Measure TC-1a.1.b.</p> <p>2. San Benito Street and 4th Street. Implement Mitigation Measure TC-1e.6.</p>	PS	SU
<p>TC-2: Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks (XVI.c).</p>	<p>TC-2: Implement Mitigation Measure HAZ-4.</p>	PS	LS
<p>TC-3: Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment) (XVI.d).</p>	<p>None required.</p>	LS	LS
<p>TC-4: Result in inadequate emergency access (XVI.e).</p>	<p>None required.</p>	LS	LS
<p>TC-5: Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities (XVI.f).</p>	<p>None required.</p>	LS	LS

Environmental Impacts	Mitigation Measures	Level of Significance	
		Before Mitigation	After Mitigation
Utilities and Service Systems			
USS-1: Sufficient water supplies are available from existing entitlements and resources to serve the additional development envisioned in the 2035 General Plan, without requiring new or expanded entitlements. (XVII.d)	None required.	LS	LS
USS-2: Substantially deplete groundwater supplies.	None required.	LS	LS
USS-3: Require or result in the new construction of water treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects. (XVII.b)	None required.	LS	LS
USS-4: Exceed the wastewater treatment requirements of the Regional Water Quality Control Board (XVII.a); 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 (XVII.b); or result in a determination by the wastewater treatment provider which	None required.	LS	LS

Environmental Impacts	Mitigation Measures	Level of Significance	
		Before Mitigation	After Mitigation
<p>serves or may serve the project that it has adequate capacity to serve the project’s projected demand in addition to the provider’s existing commitments (XVII.e).</p>			
<p>USS-5: Require or result in the construction of new stormwater drainage facilities or expansion of existing facilities which could cause significant environmental effects. (XVII.c)</p>	<p>None required.</p>	<p>LS</p>	<p>LS</p>
<p>USS-6: Not be served by a landfill with sufficient permitted capacity to accommodate solid waste disposal needs of growth under the 2035 General Plan (XVII.f) or comply with federal, state, and local statutes and regulations related to solid waste (XVII.g).</p>	<p>None required.</p>	<p>LS</p>	<p>LS</p>
<p>Cumulative Impacts</p>			
<p>Aesthetics/Visual Resources</p>	<p>No measures in addition to proposed General Plan policies and mitigation identified in this RDEIR are available and within the jurisdiction of San Benito County to reduce the magnitude of this impact.</p>	<p>PS</p>	<p>SU</p>
<p>Agricultural Resources</p>	<p>No measures in addition to proposed General Plan policies and mitigation identified in this RDEIR are available and within the jurisdiction of San Benito County to reduce the magnitude of this impact.</p>	<p>PS</p>	<p>SU</p>

Environmental Impacts	Mitigation Measures	Level of Significance	
		Before Mitigation	After Mitigation
Air Quality	None necessary	LS	LS
Biological Resources	No measures in addition to proposed General Plan policies and mitigation identified in this RDEIR are available and within the jurisdiction of San Benito County to reduce the magnitude of this impact.	PS	CC
Cultural Resources	No measures in addition to proposed General Plan policies and mitigation identified in this RDEIR are available and within the jurisdiction of San Benito County to reduce the magnitude of this impact.	PS	CC
Soils and Geological Resources	None necessary.	LS	LS
Global Climate Change	None necessary.	LS	LS
Hazards and Hazardous Materials	None necessary.	LS	LS
Hydrology and Water Quality	No measures in addition to proposed General Plan policies and mitigation identified in this RDEIR are available and within the jurisdiction of San Benito County to reduce the magnitude of this impact.	PS	CC
Land Use	None necessary	LS	LS
Noise	No measures in addition to proposed General Plan policies and mitigation identified in this RDEIR are available and within the jurisdiction of San Benito County to reduce the magnitude of this impact.	PS	CC

Environmental Impacts	Mitigation Measures	Level of Significance	
		Before Mitigation	After Mitigation
Population and Housing	No measures in addition to proposed General Plan policies and mitigation identified in this RDEIR are available and within the jurisdiction of San Benito County to reduce the magnitude of this impact.	PS	CC
Public Services	None necessary.	LS	LS
Recreation	None necessary.	LS	LS
Transportation	No measures in addition to proposed General Plan policies and mitigation identified in this RDEIR are available and within the jurisdiction of San Benito County to reduce the magnitude of this impact.	PS	CC
Utilities and Service Systems	None necessary.	LS	LS
CEQA Required Topics			
Growth Inducement	No measures in addition to proposed General Plan policies and mitigation identified in this RDEIR are available and within the jurisdiction of San Benito County to reduce the magnitude of this impact. See Impact POP- 1, in Chapter 16, <i>Population and Housing</i> .	PS	SU
ENER-1: Inefficient, wasteful, or unnecessary consumption of energy with General Plan buildout.	ENER-1: None required.	LS	LS
Irreversible Commitment of Resources	None necessary in addition to those identified for resources in chapters 5-20 of this RDEIR.	LS	LS

Environmental Impacts	Mitigation Measures	Level of Significance	
		Before Mitigation	After Mitigation
Irreversible Environmental Changes	No measures in addition to proposed General Plan policies and mitigation identified in this RDEIR are available and within the jurisdiction of San Benito County to reduce the magnitude of this impact.	PS	SU
Potential Environmental Damage from Accidents	None necessary.	LS	LS

Sources: EMC Planning Group 2014, Planning Partners 2012.

Notes: CC = Cumulatively considerable, LS = Less than significant impact, NI = No impact, PS = Potentially significant impact, SU = Significant and unavoidable impact

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