



Planning for Success.

REVISED DRAFT
ENVIRONMENTAL IMPACT REPORT

**2035 SAN BENITO COUNTY
GENERAL PLAN UPDATE**

State Clearinghouse #2011111016

PREPARED FOR

County of San Benito Planning & Building Department

March 16, 2015

EMC PLANNING GROUP INC.
A LAND USE PLANNING & DESIGN FIRM

REVISED DRAFT
ENVIRONMENTAL IMPACT REPORT

2035 SAN BENITO COUNTY GENERAL PLAN UPDATE

State Clearinghouse #2011111016

PREPARED FOR
County of San Benito Planning & Building Department
3224 Southside Road
Hollister, CA 95023
Tel 831.637.5313
Fax 831.637.5334
Byron Turner, Interim Director
bturner@cosb.us
www.cosb.us

PREPARED BY
EMC Planning Group Inc.
301 Lighthouse Avenue, Suite C
Monterey, CA 93940
Tel 831.649.1799
Fax 831.649.8399
sissem@emcplanning.com
www.emcplanning.com

March 16, 2015

This document was produced on recycled paper.



TABLE OF CONTENTS

1.0	INTRODUCTION	1-1
1.1	Purpose of the EIR	1-1
1.2	Public Review and CEQA Process.....	1-5
1.3	EIR Organization and Content	1-7
2.0	EXECUTIVE SUMMARY	2-1
2.1	Project Summary	2-1
2.2	Summary of Project Alternatives.....	2-1
2.3	Areas of Controversy/Issues to be Resolved.....	2-2
2.4	Summary of Environmental Impacts and Mitigation Measures	2-4
3.0	PROJECT DESCRIPTON	3-1
3.1	Introduction.....	3-1
3.2	Project Location and Regional Environmental Setting.....	3-2
3.4	Purpose of the General Plan	3-11
3.5	Background.....	3-14
3.6	Project Objectives	3-20
3.7	Project Description	3-23
3.8	Type and Intended uses of the EIR	3-62
4.0	INTRODUCTION TO THE ENVIRONMENTAL ANALYSIS.....	4-1
4.1	Scope	4-1
4.2	Presentation of the Impact Analysis	4-2
4.3	Baseline Conditions	4-2
4.4	Evaluation of Potential Environmental Effects	4-3
4.5	Presentation of Mitigation Measures	4-14

5.0 AESTHETICS/VISUAL RESOURCES	5-1
5.1 Setting.....	5-2
5.2 Environmental Effects.....	5-10
6.0 AGRICULTURE AND FORESTRY RESOURCES.....	6-1
6.1 Setting.....	6-2
6.2 Environmental Effects.....	6-22
7.0 AIR QUALITY.....	7-1
7.1 Setting.....	7-1
7.2 Environmental Effects.....	7-10
8.0 BIOLOGICAL RESOURCES	8-1
8.1 Setting.....	8-1
8.2 Environmental Effects.....	8-33
9.0 HISTORICAL AND CULTURAL RESOURCES	9-1
9.1 Setting.....	9-2
9.2 Environmental Effects.....	9-15
10.0 GEOLOGY, SOILS, AND MINERAL RESOURCES	10-1
10.1 Setting.....	10-1
10.2 Environmental Effects.....	10-21
11.0 GLOBAL CLIMATE CHANGE.....	11-1
11.1 Setting.....	11-2
11.2 Environmental Effects.....	11-30
12.0 HAZARDS AND HAZARDOUS MATERIALS	12-1
12.1 Setting.....	12-2
12.3 Environmental Effects.....	12-21

13.0 HYDROLOGY AND WATER RESOURCES	13-1
13.1 Setting.....	13-2
13.2 Environmental Effects.....	13-17
14.0 LAND USE	14-1
14.1 Setting.....	14-2
14.2 Environmental Effects.....	14-9
15.0 NOISE	15-1
15.1 Setting.....	15-1
15.2 Environmental Effects.....	15-12
16.0 POPULATION AND HOUSING	16-1
16.1 Setting.....	16-2
16.2 Environmental Effects.....	16-5
17.0 PUBLIC SERVICES	17-1
17.1 Setting.....	17-2
17.2 Environmental Effects.....	17-20
18.0 RECREATION.....	18-1
18.1 Setting.....	18-2
18.2 Environmental Effects.....	18-11
19.0 TRANSPORTATION AND CIRCULATION	19-1
19.1 Setting.....	19-1
19.2 Environmental Effects.....	19-20
20.0 UTILITIES AND SERVICE SYSTEMS	20-1
20.1 SETTING	20-2
20.2 ENVIRONMENTAL EFFECTS	20-27

21.0 ALTERNATIVES ANALYSIS	21-1
21.1 Introduction.....	21-1
21.2 Evaluation of Alternatives.....	21-6
21.3 Comparison of the Environmental Merits of Each Alternative.....	21-40
22.0 REQUIRED CEQA ANALYSES	22-1
22.1 Cumulative Impacts.....	22-1
22.2 Growth Inducement and Secondary Effects	22-16
22.3 Energy.....	22-17
22.4 Effects Found Not to Be Significant	22-33
22.5 Significant Unavoidable Environmental Effects	22-38
22.6 Significant Irreversible Changes	22-40
23.0 DOCUMENTATION	23-1
23.1 Persons Contacted	23-1
23.2 Documents Referenced	23-2
23.3 Report Preparers	23-16
24.0 FREQUENTLY USED ACRONYMS, ABBRECIATIONS, AND TERMS	24-1
24.1 Abbreviations and Acronyms	24-1
24.2 Terms	24-9

Appendices

Appendix A Notice of Preparation

Appendix B Air Quality and Greenhouse Gas Emissions Technical Appendix

Appendix C Water Supply Evaluation

Appendix D Traffic Analysis Calculations*

*Bound separately and available from the San Benito County Planning & Building Department

List of Figures

Figure 3-1 Regional Setting.....	3-3
Figure 3-2 General Plan Boundaries	3-9
Figure 3-3 Land Use Diagram (Countywide) [GP Figure 3-1]	3-27
Figure 3-4 Land Use Diagram (North County Detail) [GP Figure 3-2]	3-29
Figure 3-5 Land Use Diagram (Census-Designated Places Detail) [GP Figure 3-3]	3-31
Figure 3-6 Commercial and Industrial Nodes [GP Figure 3-5].....	3-33
Figure 3-7 Wine/Hospitality Priority Area [GP Figure 3-4]	3-39
Figure 3-8 New Community Study Areas [GP Figure 3-6]	3-41
Figure 3-9 San Benito County Roadway Classifications [GP Figure 6-1]	3-49
Figure 3-10 Hollister and San Juan Bautista Roadway Classifications [GP Figure 6-2]	3-51
Figure 3-11 Circulation Diagram (Regional Planned Roadway Improvements) [GP Figure 6-3]	3-53
Figure 3-12 Circulation Diagram (Hollister Area Planned Roadway Improvements) [GP Figure 6-4].....	3-55
Figure 3-13 Hollister Area Existing and Planned Bicycle Facilities [GP Figure 6-5]	3-57
Figure 5-1 County-Designated and Eligible State Scenic Highways	5-5
Figure 5-2 County Scenic Highway (SH) District	5-37
Figure 6-1 Agricultural Zoning Districts in San Benito County.....	6-9
Figure 6-2 Williamson Act Contracts in San Benito County	6-13
Figure 6-3 FMMP Categories in San Benito County	6-17
Figure 8-1 Habitats in San Benito County	8-5
Figure 8-2 CNDDB Plant Occurrences within San Benito County	8-13
Figure 8-3 CNDDB Wildlife Occurrences within San Benito County	8-14
Figure 8-4 USFWS Designated Critical Habitat within San Benito County	8-16
Figure 10-1 Geologic/Soil Map	10-3
Figure 10-2 Earthquake Faults	10-9

Figure 11-1 Comparison of Unincorporated San Benito County Operational GHG Emissions by Scenario for Scenarios 1 and 2 with BAU (2008).....	11-53
Figure 11-2 Comparison of Unincorporated San Benito County Operational GHG Emissions by Category for Scenarios 1 and 2 with BAU (2008).....	11-54
Figure 11-3 Comparison of Unincorporated San Benito County Operational GHG Emissions by Scenario for Scenarios 1 and 2 with BAU (2014).....	11-59
Figure 11-4 Comparison of Unincorporated San Benito County Operational GHG Emissions by Category for Scenarios 1 and 2 with BAU (2014).....	11-61
Figure 12-1 Fire Hazard Severity Zones in San Benito County	12-9
Figure 13-1 San Benito County Major Rivers and Reservoirs	13-3
Figure 13-2 San Benito County Regulatory and Non-Regulatory Flood Hazard Areas	13-39
Figure 14-1 Existing San Benito County General Plan Land Use Diagram	14-3
Figure 15-1 Existing Traffic Noise Contours in Northern San Benito County ...	15-15
Figure 15-2 2035 Traffic Noise Contours in Northern San Benito County	15-17
Figure 17-1 Fire and Police Stations in San Benito County.....	17-3
Figure 17-2 School Districts in San Benito County	17-14
Figure 19-1 Study Area and Study Intersections	19-29
Figure 19-2 2035 General Plan Regional and Local Roadway Network Improvements with Mitigation Reflected/Final Circulation Diagram.....	19-65

List of Tables

Table 1-1 CEQA-Required Content for Draft EIRs	1-8
Table 2-1 Summary of Impacts, Mitigation Measures, and Levels of Significance	2-4
Table 3-1 San Benito County Land Uses.....	3-6
Table 3-2 Regional Population Growth.....	3-8
Table 3-3 San Benito County Population Growth	3-11
Table 3-4 Mandated Elements of the General Plan.....	3-13

Table 3-5	San Benito County 2035 General Plan Elements and State Requirements.....	3-14
Table 3-6	2035 General Plan Land Use Designations.....	3-35
Table 3-7	Area of County by Land Use Designation and Land Use Standards.....	3-43
Table 4-1	Dwelling Units and Populations for 2010 and 2035 in Unincorporated County	4-8
Table 4-2	2035 General Plan Residential Estimates in Unincorporated County.....	4-8
Table 4-3	Population and Dwelling Unit Trends and Assumptions in Unincorporated County	4-9
Table 4-4	Employment for 2010 and 2035 in Unincorporated County	4-10
Table 4-5	2035 General Plan Net New Employment Growth by Job Sector-2010 to 2035 in Unincorporated County.....	4-10
Table 4-6	Comparison of Scenario 1 and Scenario 2 in 2035 in Unincorporated County	4-13
Table 5-1	2035 General Plan Goals and Policies that Mitigate Aesthetics and Visual Resources Impacts	5-12
Table 6-1	Agricultural Zoning Districts.....	6-7
Table 6-2	Farmland Mapping and Monitoring Program Land Use Categories and Acreage.....	6-16
Table 6-3	Agricultural and Other Land Use Changes	6-18
Table 6-4	2035 General Plan Goals and Policies that Mitigate Agriculture and Forestry Resources Impacts	6-24
Table 6-5	2035 General Plan Residential Estimates in Unincorporated County.....	6-31
Table 6-6	2035 General Plan Employment Estimates in Unincorporated County - Scenario 1.....	6-32
Table 6-7	Impacts to Important Farmlands in San Benito County Urban Land Use Designations—Scenario 1	6-34
Table 6-8	2035 General Plan Employment Estimates in Unincorporated County - Scenario 2.....	6-38
Table 6-9	Impacts to Important Farmland within San Benito County - Scenario 2	6-38
Table 7-1	State and Federal Ambient Air Quality Standards	7-4

Table 7-2	NCCAB Attainment Status Designations	7-5
Table 7-3	2035 General Plan Goals and Policies that Mitigate Air Quality Impacts	7-14
Table 7-4	Existing General Plan Criteria Pollutant Emissions	7-25
Table 7-5	2035 General Plan Buildout Criteria Pollutant Emissions, Scenario 1 (lbs/day)	7-26
Table 7-6	2035 General Plan Buildout Criteria Pollutant Emissions, Scenario 2 (lbs/day)	7-26
Table 7-7	Net Change in Criteria Pollutant Emissions, Scenario 1.....	7-27
Table 7-8	Net Change in Criteria Pollutant Emissions, Scenario 2.....	7-27
Table 8-1	Habitats Found in San Benito County	8-3
Table 8-2	Special-Status Species Potentially Found in San Benito County	8-19
Table 8-3	2035 General Plan Goals and Policies that Mitigate Biological Resources Impacts.....	8-36
Table 8-4	Habitat Losses Estimated from Implementation of the 2035 General Plan.....	8-48
Table 9-1	Archaeological Properties in Unincorporated County-National and California Registered and Eligible.....	9-3
Table 9-2	Historical Properties in Unincorporated County-National and California Registered and Eligible.....	9-9
Table 9-3	2035 General Plan Goals and Policies that Mitigate Cultural Resources Impacts.....	9-17
Table 10-1	2035 General Plan Goals and Policies that Mitigated Geological, Soil, and Mineral Resource Impacts	10-23
Table 11-1	2035 General Plan Policies that Mitigate GHG Emissions Impacts	11-37
Table 11-2	Comparison of Operational GHG Emissions by Emission Category with BAU (2008)	11-52
Table 11-3	Comparison of Operational GHG Emissions by Emission Category with BAU (2014)	11-58
Table 11-4	List of Sample GHG Reduction Goals and Supporting Measures That May Be Included in the GHG Reduction Plan by GHG Reduction Sector	11-66
Table 12-1	2035 General Plan Goals and Policies that Mitigate Hazards and Hazardous Materials Impacts	12-23

Table 12-2	San Benito County Public Airports.....	12-46
Table 13-1	TMDL Status of 303(d) Impaired Water Bodies in San Benito County	13-14
Table 13-2	2035 General Plan Goals and Policies that Mitigate Hydrology and Water Resources Impacts	13-20
Table 13-3	Dams and Reservoirs Located in, or Potentially Affecting, San Benito County	13-45
Table 14-1	2035 General Plan Goals and Policies that Mitigate Land Use Impacts	14-11
Table 15-1	General Plan Land Use Compatibility Guidelines for Community Noise Environments	15-8
Table 15-2	Hourly Average Noise Level Limits at the Property Line.....	15-11
Table 15-3	2035 General Plan Goals and Policies that Mitigate Noise Impacts	15-19
Table 15-4	Existing and Future Ldn Noise Levels Along San Benito County Roadways	15-21
Table 15-5	2035 General Plan Non-Transportation Noise Level Performance Standards for Noise-Sensitive Uses.....	15-23
Table 15-6	Typical Ranges of Noise Levels at 50 Feet from Construction Sites	15-32
Table 16-1	2035 General Plan Goals and Policies that Mitigate Population and Housing Impacts	16-7
Table 17-1	2035 General Plan Goals and Policies that Mitigate Public Service Impacts	17-22
Table 17-2	Potential Impacts of Constructing and Operating New Fire Station Projects.....	17-32
Table 18-1	Existing Park and Open Space Areas in Unincorporated County	18-2
Table 18-2	2035 General Plan Goals and Policies that Mitigate Recreation Resources Impacts	18-13
Table 19-1	Planned Regional and Local Roadway Network Improvements. ...	19-25
Table 19-2	LOS Criteria for Classes I and II Two-Lane Highways	19-32
Table 19-3	LOS Criteria for Multilane Highways.....	19-33
Table 19-4	LOS Thresholds for Basic Freeway Segments.....	19-33
Table 19-5	San Benito County LOS D Average Daily Traffic (ADT) Volume Thresholds by Roadway Classification	19-34

Table 19-6	Signalized Intersections LOS Definitions - Based on Control Delay	19-35
Table 19-7	Unsignalized Intersection LOS Definitions - Based on Control Delay	19-36
Table 19-8	2035 General Plan Goals and Policies that Mitigate Transportation and Circulation Impacts	19-37
Table 19-9	2035 General Plan Regional and Local Roadway Network Improvements with Mitigation Reflected/Final Circulation Diagram List of Projects	19-67
Table 19-10	Existing Travel Characteristics of Freeway and Highway Segments in San Benito County.....	19-76
Table 19-11	Existing LOSs on State Freeways and Highways in San Benito County.....	19-77
Table 19-12	2035 General Plan Buildout Model Forecast Traffic Volumes on Freeway and Highway Segments - Scenario 1	19-78
Table 19-13	2035 General Plan Buildout LOSs on State Highways - Scenario 1	19-79
Table 19-14	2035 General Plan Buildout Model Forecast Traffic Volumes on Freeway and Highway Segments - Scenario 1 with Mitigation	19-80
Table 19-15	2035 General Plan Buildout LOSs on State Highways - Scenario 1 with Mitigation	19-81
Table 19-16	2035 General Plan Buildout Model Forecast Traffic Volumes on Freeway and Highway Segments - Scenario 2	19-82
Table 19-17	2035 General Plan Buildout LOSs on State Highways - Scenario 2	19-83
Table 19-18	2035 General Plan Buildout Model Forecast Traffic Volumes on Freeway and Highway Segments - Scenario 2 with Mitigation	19-84
Table 19-19	2035 General Plan Buildout LOSs on State Highways - Scenario 2 with Mitigation	19-85
Table 19-20	Existing Local County Roadway ADT Threshold Evaluation.....	19-86
Table 19-21	2035 General Plan Buildout Local County Roadway ADT Threshold Evaluation - Scenario 1	19-88
Table 19-22	2035 General Plan Buildout Local County Roadway ADT Threshold Evaluation—Scenario 1 with Mitigation	19-90
Table 19-23	2035 General Plan Buildout Local County Roadway ADT Threshold Evaluation - Scenario 2	19-93

Table 19-24	2035 General Plan Buildout Local County Roadway ADT Threshold Evaluation - Scenario 2 with Mitigation.....	19-95
Table 19-25	2035 General Plan Buildout Intersection LOSs Summary - Scenario 1	19-98
Table 19-26	2035 General Plan Buildout Intersection LOSs Summary - Scenario 1 with Mitigation	19-101
Table 19-27	2035 General Plan Buildout Intersection LOSs Summary - Scenario 2	19-103
Table 19-28	2035 General Plan Buildout Intersection LOSs Summary - Scenario 2 with Mitigation	19-105
Table 20-1	TMDL Status of 303(d) Impaired Water Bodies in San Benito County.....	20-22
Table 20-2	2035 General Plan Goals and Policies that Mitigate Utility and Service System Impacts	20-29
Table 20-3	San Benito County Urban and Unincorporated Water Demands for 2010 and 2035	20-41
Table 20-4	Water Supply and Demand in Normal and Drought Years, San Benito County 2035.....	20-48
Table 20-5	Potential Effects of Constructing & Operating Water Treatment/Distribution, Wastewater Collection/Treatment/ Disposal and Stormwater Drainage Projects	20-55
Table 20-6	Soil Types with Slight To Moderate Limitations for Septic Disposal within San Benito County	20-59
Table 21-1	Evaluation of Alternative 1 – No Project Alternative	21-8
Table 21-2	Evaluation of Alternative 2 – City-Centered Growth Alternative ...	21-19
Table 21-3	Evaluation of Alternative 3 – Increase Minimum Parcel Size for Agriculture Designation Alternative	21-30
Table 21-4	Definition and Value of Environmental Merits	21-40
Table 21-5	Comparison of the Environmental Merits of Each Alternative	21-41
Table 22-1	Analysis Area for Cumulative Effects	22-5
Table 22-2	2035 General Plan Policies that Promote Energy Efficiency and Energy Use Reduction	22-21

This side intentionally left blank.