

**S EXECUTIVE SUMMARY**

Summary of Project and Cumulative Impacts ..... S-3

**1.0 INTRODUCTION**

1.1 Background and Purpose ..... 1.0-1  
 1.2 Type of Document ..... 1.0-1  
 1.3 Intended Uses of this EIR ..... 1.0-2  
 1.4 Environmental Review Process..... 1.0-2  
 1.5 Scope and Organization ..... 1.0-4  
 1.6 Impact Terminology ..... 1.0-10

**2.0 PROJECT DESCRIPTION**

2.1 Overview of the Project ..... 2.0-1  
 2.2 Regional Location ..... 2.0-2  
 2.3 Project Characteristics..... 2.0-15  
 2.4 Project Relationship to Existing Planning Documents..... 2.0-22  
 2.5 Project Objectives ..... 2.0-26  
 2.6 Requested Actions and Required Approvals ..... 2.0-27

**3.1 AESTHETICS/VISUAL QUALITY**

3.1.1 Environmental Setting ..... 3.1-1  
 3.1.2 Regulatory Setting ..... 3.1-7  
 3.1.3 Impacts and Mitigation Measures..... 3.1-8

**3.2 AGRICULTURAL RESOURCES**

3.2.1 Environmental Setting ..... 3.2-1  
 3.2.2 Regulatory Setting ..... 3.2-3  
 3.2.3 Impacts and Mitigation Measures..... 3.2-5

**3.3 AIR QUALITY**

3.3.1 Environmental Setting ..... 3.3-1  
 3.3.2 Regulatory Setting ..... 3.3-2  
 3.3.3 Impacts and Mitigation Measures..... 3.3-17

**3.4 BIOLOGICAL RESOURCES**

3.4.1 Environmental Setting ..... 3.4-1  
 3.4.2 Regulatory setting..... 3.4-20  
 3.4.3 Impacts and Mitigation Measures..... 3.4-26

**3.5 CULTURAL AND PALEONTOLOGICAL RESOURCES**

3.5.1 Environmental Setting ..... 3.5-1  
 3.5.2 Regulatory Setting ..... 3.5-4  
 3.5.3 Impacts and Mitigation Measures..... 3.5-7

## TABLE OF CONTENTS

---

### **3.6 GEOLOGY AND SOILS**

3.6.1	Environmental Setting.....	3.6-1
3.6.2	Regulatory Setting.....	3.6-4
3.6.3	Impacts and Mitigation Measures.....	3.6-6

### **3.7 HAZARDS AND HAZARDOUS MATERIALS**

3.7.1	Environmental Setting.....	3.7-1
3.7.2	Regulatory Setting.....	3.7-5
3.7.3	Impacts and Mitigation Measures.....	3.7-9

### **3.8 SURFACE WATER HYDROLOGY AND WATER QUALITY**

3.8.1	Environmental Setting.....	3.8-1
3.8.2	Regulatory Setting.....	3.8-2
3.8.3	Impacts and Mitigation Measures.....	3.8-9

### **3.9 LAND USE AND PLANNING**

3.9.1	Existing Setting.....	3.9-1
3.9.2	Regulatory Setting.....	3.9-5
3.9.3	Impacts and Mitigation Measures.....	3.9-9

### **3.10 NOISE**

3.10.1	Environmental setting.....	3.10-5
3.10.2	Regulatory Setting.....	3.10-7
3.10.3	Impacts and Mitigation Measures.....	3.10-11

### **3.11 PUBLIC AND GOVERNMENTAL SERVICES**

3.11.1	Environmental Setting.....	3.11-1
3.11.2	Regulatory Setting.....	3.11-1
3.11.3	Impacts and Mitigation Measures.....	3.11-3

### **3.12 PARKS AND RECREATION**

3.12.1	Environmental Setting.....	3.12-1
3.12.2	Regulatory Setting.....	3.12-1
3.12.3	Impacts and Mitigation Measures.....	3.12-2

### **3.13 TRAFFIC AND CIRCULATION**

3.13.1	Existing Setting.....	3.13-1
3.13.2	Regulatory Setting.....	3.13-19
3.13.3	Impacts and Mitigation Measures.....	3.13-21

**3.14 WET AND DRY UTILITIES**

3.14.1 Environmental Setting..... 3.14-1  
 3.14.2 Regulatory Setting ..... 3.14-7  
 3.14.3 Impacts and Mitigation Measures..... 3.14-11

**4.0 ALTERNATIVES TO THE PROJECT**

4.1 General CEQA Requirements ..... 4.0-1  
 4.2 Project Alternatives ..... 4.0-3

**5.0 CUMULATIVE IMPACTS SUMMARY**

5.1 Analysis Requirement..... 5.0-1  
 5.2 Cumulative Impact Analysis and Assumptions..... 5.0-3

**6.0 OTHER SECTIONS REQUIRED BY CEQA**

6.1 Irreversible Environmental Changes ..... 6.0-1  
 6.2 Growth Inducing Impacts..... 6.0-2  
 6.3 Significant and Unavoidable Environmental Effects ..... 6.0-4  
 6.4 Effects Found Not To Be Significant..... 6.0-5

**7.0 REPORT PREPARERS**

7.1 Preparers of the Environmental Impact Report..... 7.0-1

**VOLUME II – APPENDICES**

**Appendices can also be found on CD attached to the back cover.**

Appendix A Notice of Preparation and Responses  
 Appendix B Santana Ranch Specific Plan  
 Appendix C URBEMIS Air Pollutant Emission Data and Energy Use Calculations  
 Appendix D Biological Reports and Species List  
 Appendix E Geological and Geotechnical Report  
 Appendix F Hazards Reports  
 Appendix G Engineering Report  
 Appendix H Noise Modeling Data  
 Appendix I Transportation Impact Analysis  
 Appendix J SB 610 Water Supply Assessment

## TABLE OF CONTENTS

---

### TABLES

2-1	Specific Plan Land Use Breakdown.....	2.0-16
3.2-1	Land Capability Classification.....	3.2-2
3.3-1	Criteria Air Pollutants Summary of Common Sources and Effects .....	3.3-3
3.3-2	Summary of Ambient Air Quality Standards .....	3.3-4
3.3-3	Summary of Ambient Air Quality Data – Hollister-Fairview Road Station.....	3.3-7
3.3-4	NCCAB Attainment Status Designations .....	3.3-8
3.3-5	ARB Recommendations on Siting New Sensitive Land Uses Near Air Pollutant Sources .....	3.3-11
3.3-6	Construction-Generated Emissions without Mitigation .....	3.3-20
3.3-7	Operational Project Emissions at Buildout without Mitigation .....	3.3-23
3.3-8	Predicted Local Mobile-Source Carbon Monoxide Concentrations .....	3.3-27
3.3-9	Short-Term Greenhouse Gas Emissions by Construction Phase .....	3.3-33
3.3-10	Short-Term Greenhouse Gas Emissions by Construction Year.....	3.3-33
3.3-11	Long-Term Operational Greenhouse Gas Emissions .....	3.3-34
3.3-12	Office of the California Attorney General Methods to Offset or Reduce Global Warming Impacts Applicable to the Proposed Project .....	3.3-35
3.3-13	State of California Recommended Actions of Climate Change Scoping Plan .....	3.3-40
3.4-1	Vegetative Communities within the Project Site.....	3.4-2
3.4-2	Wetlands and Other Waters of the U.S. ....	3.4-7
3.4-3	Special Status Plant Species Potentially Occurring within the Project Site .....	3.4-8
3.4-4	Special Status Wildlife Species Potentially Occurring within the Project Site .....	3.4-11
3.4-5	Bat Usage during the Year .....	3.4-39
3.6-1	Modified Mercalli Intensity Scale for Earthquakes.....	3.6-2
3.6-2	Uniform Building Code Fault Classifications.....	3.6-3
3.10-1	Common Acoustical Descriptors .....	3.10-3
3.10-2	Federal Interagency Committee on Noise (FICON) Recommended Criteria for Evaluation of Increases in Ambient Noise Levels .....	3.10-5
3.10-3	Ambient Noise Levels .....	3.10-6
3.10-4	Existing Traffic Noise Levels.....	3.10-6
3.10-5	Noise Level Standards for San Benito County .....	3.10-7
3.10-6	Damage Potential to Buildings at Various Groundborne Vibration Levels .....	3.10-8
3.10-7	Annoyance Potential to People at Various Groundborne Vibration Levels .....	3.10-9
3.10-8	Typical Construction Equipment Noise Levels.....	3.10-12
3.10-9	Predicted Traffic Noise Levels - Background and Background Plus Project Conditions.....	3.10-20
3.10-10	Predicted Background Plus Project Traffic Noise Levels and Contours .....	3.10-21
3.10-11	Representative Vibration Source Levels for Construction Equipment.....	3.10-22
3.11-1	San Benito County School Enrollment and Capacity, School Year 2007-2008 .....	3.11-2
3.13-1	Signalized Intersection Level of Service Definitions Based on Control Delay.....	3.13-13
3.13-2	Unsignalized Intersection Level of Service Definitions Based on Control Delay .....	3.13-13
3.13-3	Existing Intersection Levels of Service.....	3.13-14
3.13-4	Level of Service Criteria for Two-Lane Highways .....	3.13-17
3.13-5	Existing Two-Lane Highway Levels of Service .....	3.13-17
3.13-6	Approved Development Projects in the City of Hollister.....	3.13-23
3.13-7	Trip Generation Estimates for Santana Ranch Specific Plan.....	3.13-27

3.13-8	Trip Generation Estimates for Santana Ranch Specific Plan – Refined Project.....	3.13-29
3.13-9	Project Conditions Intersection Levels of Service .....	3.13-35
3.13-10	Project Conditions Signal Warrant Checks .....	3.13-39
3.13-11	Project Conditions Two-Lane Highway Levels of Service.....	3.13-44
3.13-12	Cumulative Intersection Levels of Service .....	3.13-47
3.13-13	Cumulative peak-hour signal warrant checks.....	3.13-50
3.14-1	Santana Ranch Residential Unit-Water Demand Factors.....	3.14-13
3.14-2	Santana Ranch Non-Residential Unit-Water Demand Factors.....	3.14-13
3.14-3	Projected Santana Ranch Water Demands .....	3.14-14
3.14-4	Projected Supply and Demand Comparison during Normal, Single and Multiple-Dry Years .....	3.14-16
4.1	Comparison of Project Alternatives to the Proposed Project .....	4.0-12
5.1	Pending or Approved Residential Projects in Northern San Benito County and the City of Hollister.....	5.0-3

**FIGURES**

2-1	Regional Location.....	2.0-3
2-2	Project Vicinity .....	2.0-5
2-3	Site Photos .....	2.0-7
2-4a	Site Photos .....	2.0-9
2-4b	Site Photos .....	2.0-11
2-5	Surrounding Land Uses.....	2.0-13
2-6	Specific Plan Land Use Map .....	2.0-17
3.1a	Site Photographs .....	3.1-3
3.1b	Site Photographs .....	3.1-5
3.1-1	Fairview Road Section.....	3.1-15
3.1-2	Commercial and Mixed Use Architecture .....	3.1-17
3.1-3	Residential Architecture .....	3.1-19
3.2	Soil Types .....	3.7-7
3.4-1	Vegetative Communities within the Project Site .....	3.4-3
3.4-2	Recorded Occurrences of Special Status Species within 5 Miles of the Project Site.....	3.4-11
3.4-3	California Tiger Salamander Critical Habitat.....	3.4-17
3.7	Existing Easements.....	3.7-3
3.8-1	Existing Site Drainage .....	3.8-5
3.8-2	Post Development Drainage Areas.....	3.8-11
3.8-3	Conceptual Stormwater System .....	3.8-13
3.9	Surrounding Land Uses.....	3.9-3
3.10-1	Typical Community Noise Levels.....	3.10-2
3.12-1	Parks 3.12-7	
3.13-1	Existing Roadways and Transit Services .....	3.13-3
3.13-2	Study Intersections .....	3.13-7
3.13-3a	Existing Lane Configurations .....	3.13-9
3.13-3b	Existing Lane Configurations .....	3.13-11
3.13-4a	Existing Traffic Volumes .....	3.13-31

**TABLE OF CONTENTS**

---

3.13-4b Existing Traffic Volumes ..... 3.13-33  
3.14-1 Zone 6 Boundary ..... 3.14-3  
3.14-2 Sub-basin locations..... 3.14-5