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## **2.0 PROJECT DESCRIPTION**

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### 2.1 OVERVIEW OF THE PROJECT

The project applicant, Pacific Rim Planning Group (hereinafter "project applicant") has applied to San Benito County for approval of the Santana Ranch Specific Plan for the development of a residential mixed use project on a 292-acre site ("Plan Area"). The proposed Plan Area is located east of the intersections of Fairview Road with Hillcrest Road and Sunnyslope Road, within an unincorporated area of San Benito County immediately adjacent to the City of Hollister. The Specific Plan describes the proposed development in detail, providing a comprehensive framework for development of Santana Ranch ("project"). The proposed project will include a maximum of 1,092 residential dwelling units, approximately 65,000 square feet of neighborhood commercial space, up to an additional 41,000 square feet potential mixed uses (i.e., compatible commercial and office uses) within the residential multiple (RM-SR) areas, an elementary school site upon which it is anticipated an elementary school would ultimately be built to serve up to 700 students, approximately 18.2 acres of park space, as well as related on- and offsite project infrastructure.

In addition to the Plan Area, additional property will be evaluated in this EIR as part of the project being studied. First, an approximately 26-acre area immediately adjacent to the northeast corner of the Plan Area ("WWTP site") is included in this environmental review because the applicant proposes to potentially develop this area as a wastewater treatment plant and related irrigation areas to serve the project in the event the City of Hollister's Domestic Wastewater Treatment Plant is not able to provide wastewater capacity for the project. Second, the parcels of land located on the east side of Fairview Road immediately adjacent to the Plan Area consisting of the existing CDF Fire Station (approximately 5 acres) ("CDF site") and the existing LESSALT water treatment plant (approximately 1.7 acres) ("LESSALT site") are being included because the applicant proposes that these parcels, along with portions of the Plan Area, be annexed into Sunnyslope County Water District. For purposes of this EIR, the 292-acre Plan Area, the 26-acre WWTP site, the 5-acre CDF site, and the 1.7-acre LESSALT site shall be referred to collectively as the "project site."

#### Land Uses

The project will include several housing types and densities, including single family detached residential units, as well as clustered and attached dwellings. A maximum of 1,092 dwelling units are proposed at densities ranging from one to 20 dwelling units per gross acre, with an anticipated mix of approximately 774 single-family dwelling units and 318 multi-family dwelling units. It is estimated that approximately 3,549 people will reside within the project at full build out, based upon the average number of 3.25 persons per dwelling unit (*General Plan, Housing Element*). Approximately 18.2 acres of parkland will be provided within the project, including a central community park, a linear park, and several neighborhood parks, as well as additional pocket parks and other recreational facilities. The project will also include a neighborhood commercial center, as well as the potential development of mixed uses within the residential-multiple (RM-SR) neighborhoods, which could include compatible commercial and office uses. An eight to twelve-acre site near the center of the project site is proposed to be reserved for the future development of an elementary school serving up to 700 students. For a full description of land uses within the project, see Section 2.3, Project Characteristics, below.

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### 2.2 REGIONAL LOCATION

The project site is located in the northern portion of San Benito County, immediately adjacent to the eastern edge of the City of Hollister. San Benito County is located between State Route 25 and State Route 156; approximately 95 miles southeast of San Francisco and 45 miles northeast of the City of Monterey. San Benito County is bordered on the north by Santa Cruz and Santa Clara counties; by Merced and Fresno counties to the east; and Monterey County to the west and south. The regional location of the project site is shown in **Figure 2-1, Regional Location**.

#### PROJECT SITE AND IMMEDIATE VICINITY

The project site is generally rectangular in shape and consists primarily of undeveloped, vacant land used mainly for hay cultivation and grazing. A 23-acre walnut orchard is located in the northern portion of the site, along with two residences, various outbuildings associated with agricultural activities, with driveway access to Fairview Road. The site is characterized by gently to moderately rolling topography with north to south trending ridges and valleys. The dominant topographic feature is a broad ridge, 200 to 500 feet wide, which trends through the central area of the site from north to south. To the east of the ridge, the terrain slopes downward to a northward trending valley before rising again toward the eastern site boundary. Site elevations range from approximately 350 feet at the northwestern corner to about 500 feet along the central crest of the site. There are no defined drainage courses on the site, although the north trending valley in the eastern portion of the site serves as a broad swale during major storms. Santa Ana Creek and a small seasonal tributary known as Dry Creek runs roughly parallel to the site several hundred feet to the east. The project vicinity is illustrated in **Figure 2-2, Project Vicinity Map**. **Figures 2-3 through 2-4, Site Photos**, depict conditions on the project site at the time of the site reconnaissance in June, 2009.

The 26-acre WWTP site is located immediately adjacent to the northeast corner of the Plan Area. This area is currently vacant, and is also used for hay cultivation and grazing. A natural drainage channel to Dry Creek, an ephemeral creek east of the site, exists on the site.

The California Department of Forestry and Fire Protection (CDF) currently operates a fire station on the approximately 5-acre site midway between Hillcrest and Sunnyslope Roads (CDF site). The Sunnyslope County Water District operates the LESSALT groundwater treatment plant on an approximately 1.7-acre site across from the eastern terminus of Sunnyslope Road ("LESSALT site").

#### Surrounding Land Uses

Surrounding land uses include single family residences located along the west side of Fairview Road, open grassland to the east and open pasture and small ranchettes to the north and south. Land to the north carries a General Plan designation of "Rural Transitional", while lands to the east and south are designated as "Rural." Residential lands to the west are designated as "Low Density Residential" by City of Hollister General Plan.

Two water tanks operated by the City of Hollister are located near the southeast corner of the project site. In addition, there are four utility easements on or adjacent to the project site, including: 1) a PG&E natural gas transmission pipeline easement that runs across the site from southeast to northwest; 2) a Bureau of Reclamation easement for the California Water Project Hollister Conduit that runs north-south along Fairview Road within the western site boundary; 3) water line easements of the San Benito County Water District along the Fairview Road frontage within the site boundary; and 4) a water line easement that runs east-west just outside the southern site boundary. Surrounding land uses are shown in the aerial photographs in **Figure 2-5, Surrounding Land Uses**.

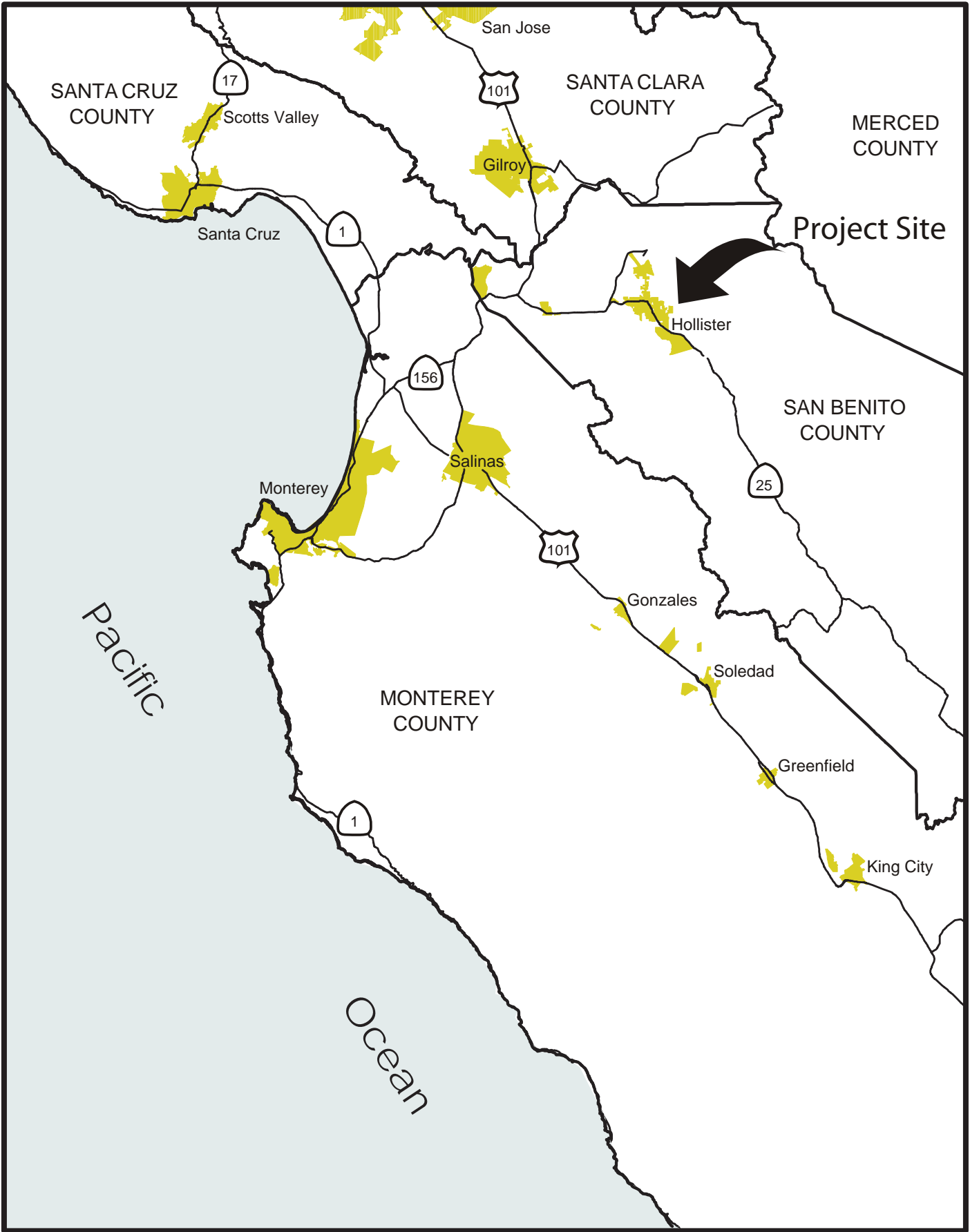


Figure 2.1  
Regional Location

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NORTH  
Not to Scale

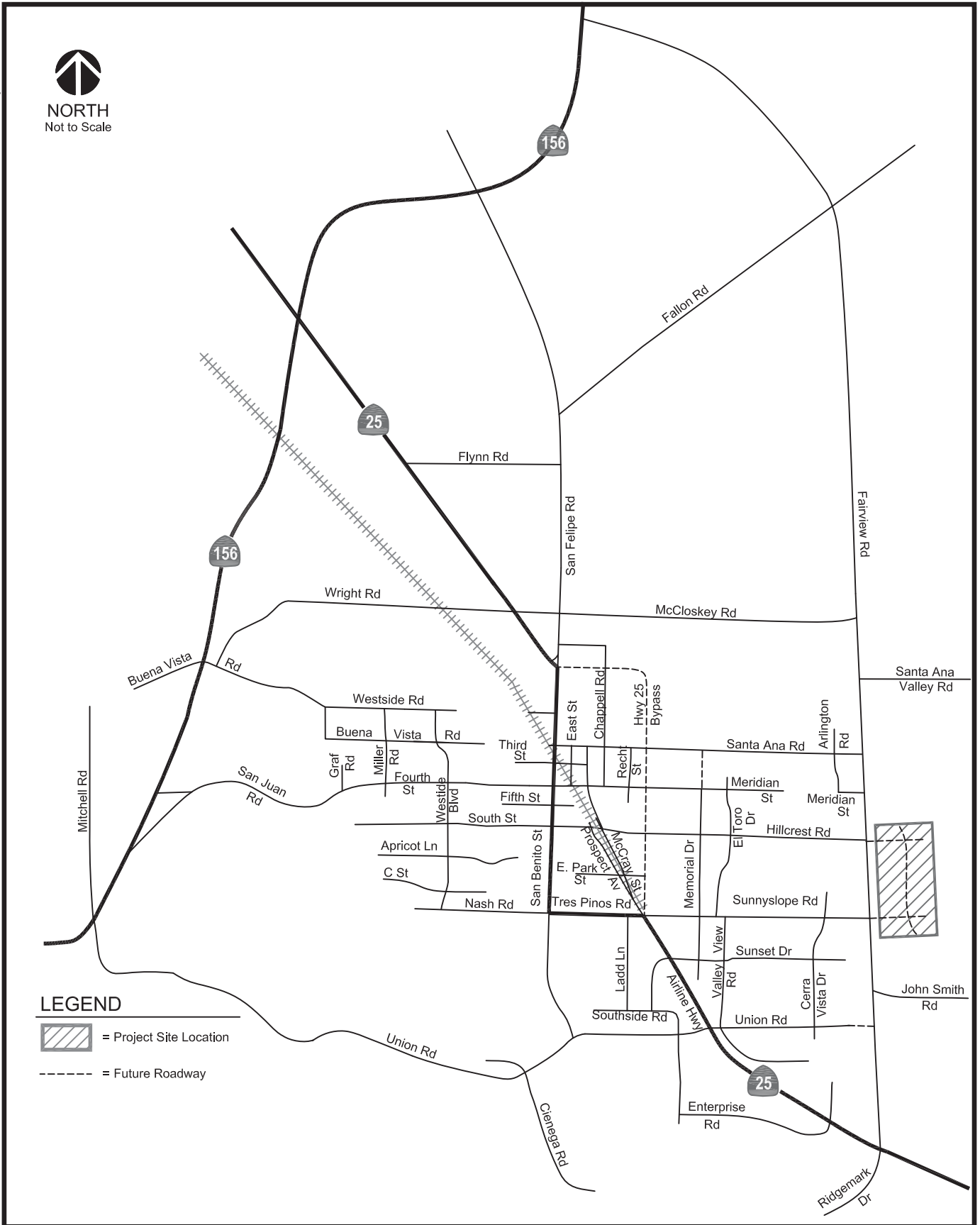
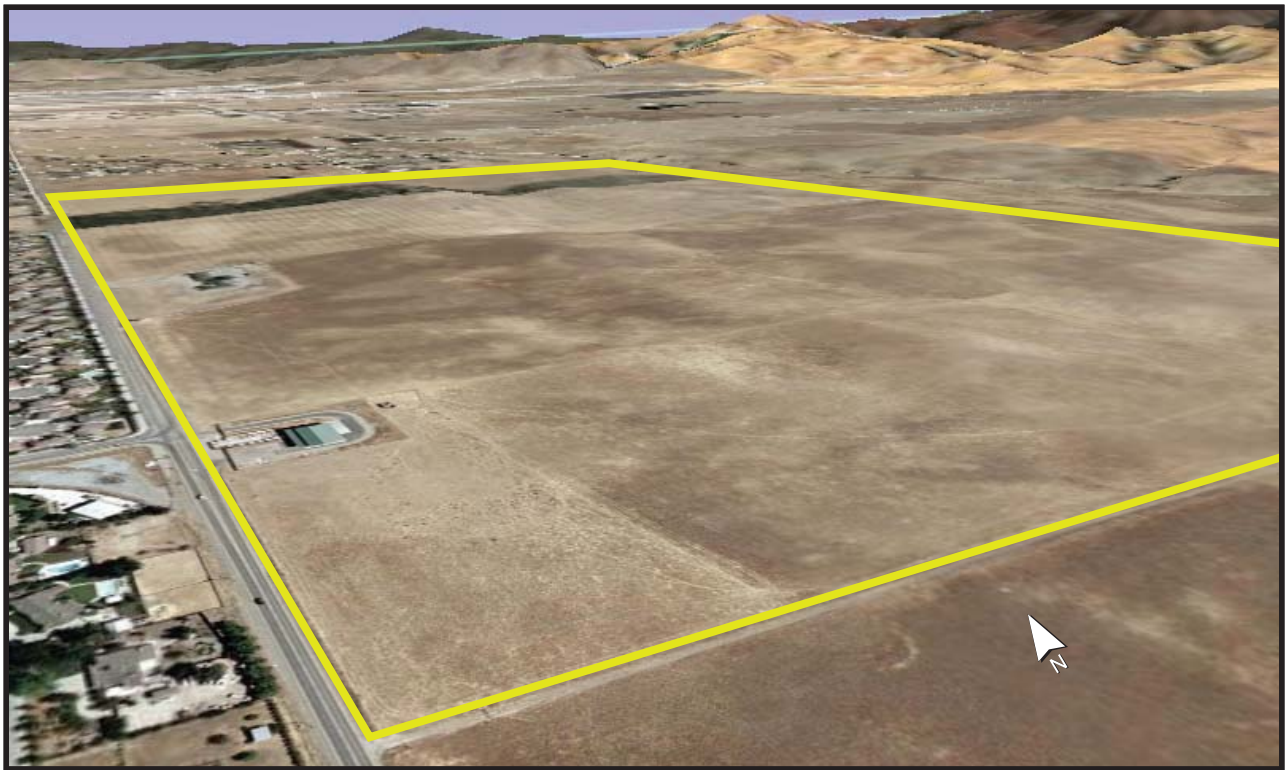


Figure 2.2  
Project Vicinity Map

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Source: Google earth



Figure 2.3  
Site Photos



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View of the project site looking east near the intersection of Fairview Road and Sunnyslope Road



View of the project site looking northeast from the intersection of Fairview Road and Sunnyslope Road

Figure 2.4a  
Site Photos

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View of the existing walnut orchard on the project site from the intersection of Fairview Road and Hillcrest Road



View of the project site looking east from the intersection of Fairview Road and Hillcrest Road

Figure 2.4b  
Site Photos

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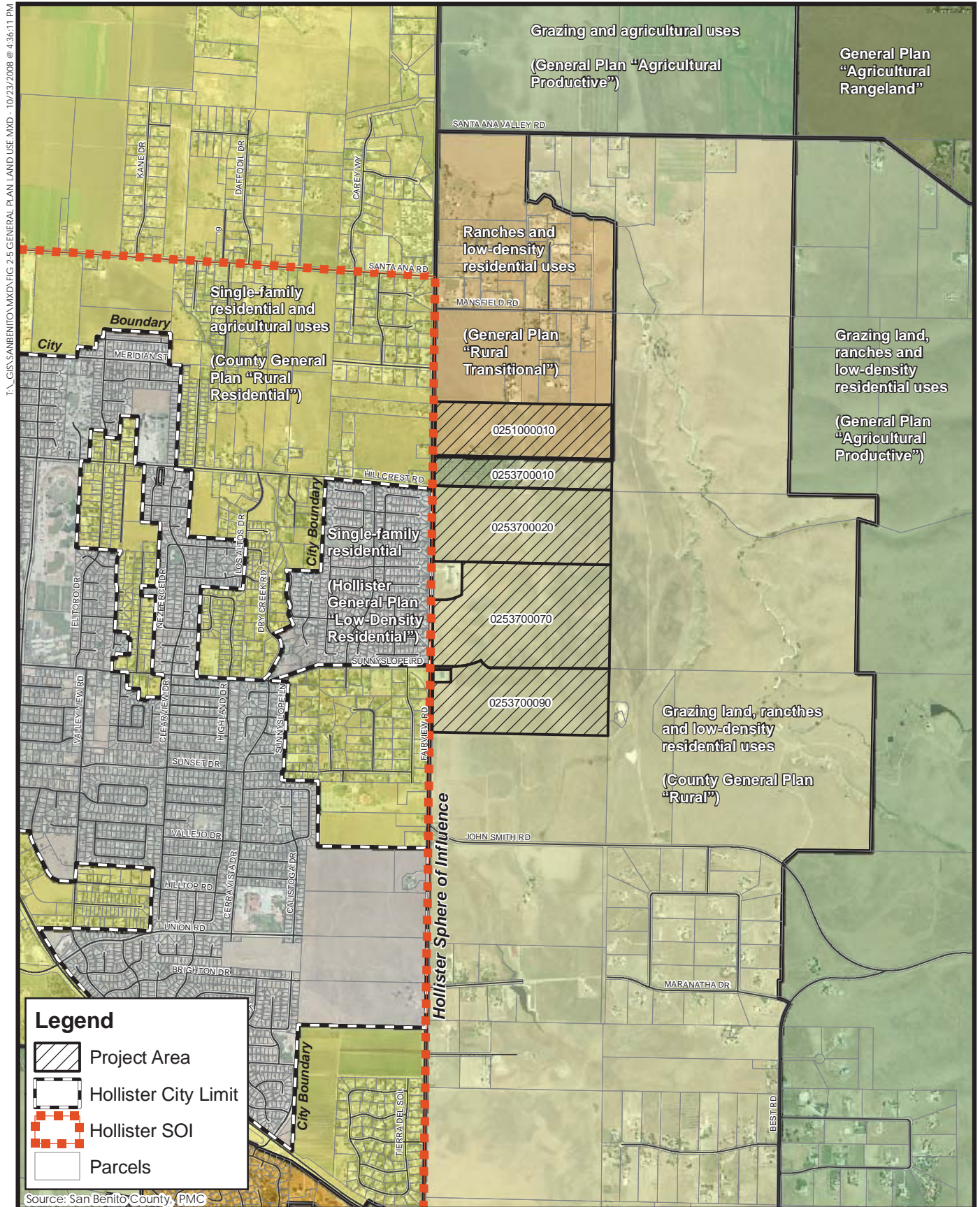


Figure 2.5  
Surrounding Land Uses  
**PMC**

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### **2.3 PROJECT CHARACTERISTICS**

The proposed Santana Ranch Specific Plan establishes a detailed framework for development of the project, which is comprised of residential uses, a neighborhood commercial center, mixed uses within the residential multiple (RM-SR) neighborhoods, as well as school, parks and recreational and other public facilities uses, as described further below. The project includes a maximum of 1,092 residential dwelling units, approximately 65,000 square feet of neighborhood commercial uses on approximately six acres, potential mixed uses within the residential multiple (RM-SR) neighborhoods, an approximately eight to twelve-acre elementary school site upon which it is anticipated that a future elementary school to serve 700 children will be built, and approximately 18.2 acres of park space, as well as additional park and recreational facilities. As discussed above, a potential on-site wastewater treatment plant (WWTP) is also proposed to serve the project, as an alternative to wastewater treatment by the City of Hollister Wastewater Treatment Plant. The on-site plant would be located on the 26-acre WWTP site immediately adjacent to the northeast corner of the Plan Area. **Table 2-1, Specific Plan Land Use Designations**, and **Figure 2-6, Specific Plan Land Use Map**, show the proposed land use designations and locations.

The basic land use organization of the project clusters the Community Park, elementary school, higher density housing and the Neighborhood Commercial Center to form the core of the Plan Area. This core area serves as the project's center and a transition between the interior residential subdivisions and the traffic along Fairview Road. The Neighborhoods generally diminish in density and the individual home sites grow larger to the east side of the Plan Area. The compact, rectangular shape of the Plan Area is designed to facilitate development of a pedestrian and bike trail network extending from the residential areas to the Neighborhood Commercial Center.

#### **RESIDENTIAL UNITS**

The project includes a maximum of 1,092 residential units, with a mix of housing types and densities including single family detached residential units, clustered and attached dwellings. Conventional, low density single family detached homes will account for up to a total of 774 units (developed on 197.5 acres), approximately 71% of the project's total units, which will be developed at densities ranging from 1.0 to 6.0 units per gross acre. The proposed permitted, conditionally permitted and prohibited uses in the Single Family Residential (R1-SR) land use category are set forth in **Table 2-2 in the Specific Plan**.

It is anticipated that residential multiple uses will account for up to 318 units (developed on 52.3 acres), approximately 29 percent of the project's total units, ranging in densities from 6.0 to 20.0 units per gross acre. The proposed permitted, conditionally permitted and prohibited uses in the Residential Multiple-Santana Ranch (RM-SR) land use category are set forth in **Table 2-4**. The overall maximum residential density will be less than 4.0 dwelling units per gross acre. It is estimated that 3,549 people will reside within the project at full build out, based upon an average of 3.25 persons per dwelling unit (*General Plan, Housing Element*). Up to an additional 41,000 square feet of commercial and office mixed uses are contemplated in the RM-SR areas of the project. The potential mixed use development may consist of a vertical or horizontal combination of residential and commercial or office uses within a single building or site. Vertical mixed uses in multi-story structures will generally have retail or office uses located on the lower levels and residential units located on the upper floors, or residential uses on the lower floors and office uses located on the upper floors. Horizontal mixed uses provide for residential and commercial or office uses located in separate structures on a single site. Any mixed use development within the project would be required to comply with the development standards and other regulations governing the RM-SR areas as well as the design guidelines set forth in **Specific Plan Articles 7.3 and 7.4**.

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### NEIGHBORHOOD COMMERCIAL AREA

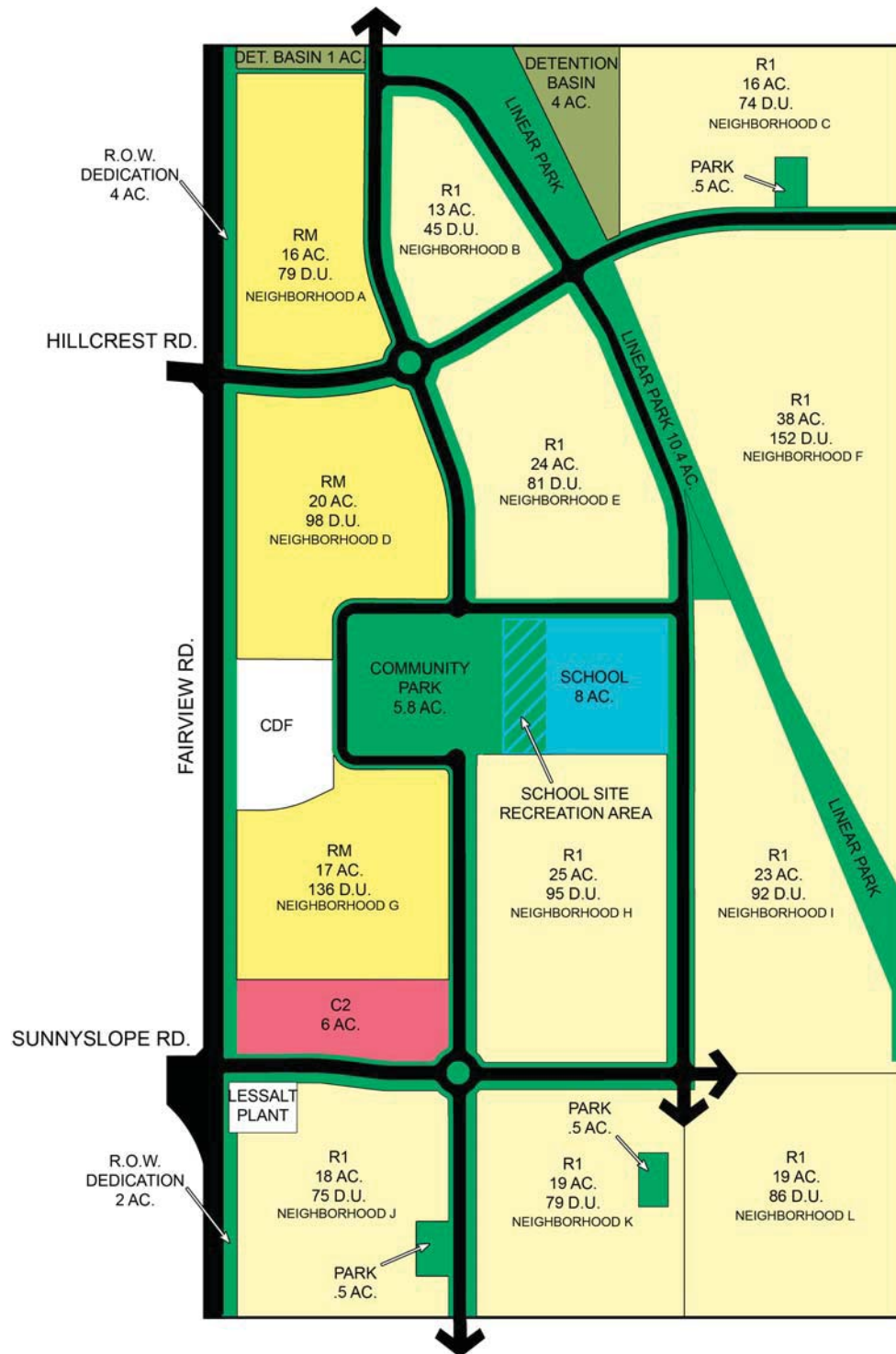
The Neighborhood Commercial Center is intended to provide a focal point for the project site and to offer an alternative shopping area in close proximity to the project's residents and the nearby community. These uses will account for approximately 6 acres of the project site, and are intended to permit neighborhood-serving retail, service and office related uses. The proposed permitted, conditionally permitted and prohibited uses within the Neighborhood Commercial Center are set forth in the **Santana Ranch Specific Plan, Table 2-6.**

**TABLE 2-1**  
**SPECIFIC PLAN LAND USE BREAKDOWN**

Land Use	Acres	Percent of		Total Units / SF
		Plan Area	Units	
<b>Residential:</b>				
R1-SR (Single Family Residential, 1-6 du/ac)	197.5	67.6%	71%	774
RM-SR (Residential Multiple, 6-20 du/ac) <sup>1</sup>	52.3	17.9%	29%	318
<i>Total Residential</i>	<b>249.8</b>	<b>85.5%</b>	<b>100.0%</b>	<b>1,092</b>
<b>Non-Residential:</b>				
C2-SR (Neighborhood Commercial)	5.8	2.0%		65,000 SF
School	8.0	2.7%		Future
P-SR (Parks)	18.2	6.2%		
Detention Basin	4.9	1.7%		
Fairview Road Right-of-way <sup>2</sup>	5.5	1.9%		
<i>Total Non-Residential</i>	<b>42.4</b>	<b>14.5%</b>		
<b>TOTAL</b>	<b>292.2</b>	<b>100.0%</b>		

<sup>1</sup> As set forth in the Specific Plan, certain commercial and office mixed uses, up to an additional 41,000 square feet, are permitted within the RM-SR designation

<sup>2</sup> Estimated Right-of-way required for Fairview Road widening. Internal collector street right-of-way is included in the gross acreage of the adjacent land uses.



#### LEGEND

	R1 - SR SINGLE FAMILY RESIDENTIAL		SCHOOL SITE RECREATION AREA
	RM - SR RESIDENTIAL MULTIPLE		SCHOOL
	C2 - SR NEIGHBORHOOD COMMERCIAL		DETENTION BASIN
	P - SR PARKS		STREETS



Figure 2.6  
Specific Plan Land Use Map

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## **Parks**

The project proposes to include approximately 18.2 acres of “formal” park space. Policy 4.4 of the Open Space and Conservation Element of the General Plan requires an average of five acres of parkland per 1,000 residents. Based on the projected population of 3,549 residents for the project, approximately 17.8 acres of park land are required for the project. Park facilities will include a 10.4-acre linear park that extends through the Plan Area, approximately 2.0 acres of neighborhood parks (which shall be a minimum of 12,000 sf each), and a 5.8 acre Community Park. Smaller pocket parks (which will be a minimum of 5,000 sf each) will be constructed throughout the development at appropriate locations, to be determined at the time individual Neighborhoods are planned through the subdivision process. Private, common-interest recreational facilities within each RM-SR Neighborhood that is not within close proximity to a park will also be provided in accordance with the standards set forth in the Specific Plan.

In addition to the over 18 acres of parkland described above, the project includes roadside trails, landscaped parkways and naturally designed detention basins, as well as a Class I trail and sidewalks within landscaped corridors along the collector streets and Fairview Road, all of which are designed to provide for additional passive and recreational facilities.

## **Schools**

The applicant intends to reserve an approximately eight to twelve-acre site for an elementary school (K-8 grades) that would be designed to serve approximately 700 students. The school would be located at the center of the project near the Community Park. The design of the school will be determined by the Hollister School District in accordance with state guidelines.

## **Circulation**

The project's circulation network includes roads, pedestrian and bicycle paths, and facilities to support future public transit along Fairview Road. The existing primary roadways serving the project site include Fairview Road, Sunnyslope Road and Hillcrest Road. Fairview Road is a major north-south connector on the east side of Hollister linking Airline Highway with State Route 152 and State Route 156 to the northwest, while Sunnyslope Road and Hillcrest Road are east-west collector streets.

The circulation plan will include three classes of streets: arterial, major collector and minor collector streets. Fairview Road is designated as an arterial road. The major collector streets in the project site include Hillcrest Road, Park Center Drive and Sunnyslope Road. Orchard Park Road is a minor collector street. Other primary roads in the vicinity of the project site include McCloskey Road, Santa Ana Valley Road, Santa Ana Road, and John Smith Road. The street system is a modified grid system that will provide efficient and direct access to all parts of the project site.

The project proposes to expand Fairview Road from a two-lane rural highway to a four-lane arterial road, between the north and south project boundaries. Hillcrest Road and Sunnyslope Road will be extended into the project site and provide a connection to existing collector streets. Park Center Drive and Orchard Park Road will also serve as two-lane collector streets within the project.

Collector streets will be aligned in gentle curves and will typically terminate at, or align adjacent to neighborhood parks. Roadways including sidewalks will provide pedestrian access within the project and to the neighborhood commercial center. The project street system is designed to

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minimize vehicle intrusion into residential neighborhoods by routing non-residential traffic to collector streets. The project will provide internal connections on residential streets to ensure ease of access for pedestrians throughout the project site. The street system is designed to provide at least two access routes into each Neighborhood to ensure adequate access for emergency vehicles within the project site.

The project proposes a bicycle and pedestrian network to provide convenient routes to the parks, school and Neighborhood Commercial Center. The project proposes to include landscape corridors, trails, sidewalks and/or bike lanes along the proposed streets, a bike lane and Class I trail along Fairview Road, and a paved Class I trail through the linear parkway. The parkways are intended to form a series of "pedestrian loops" that, together with the minor residential streets, provide project residents and visitors with connectivity throughout the Plan Area. Bike and pedestrian ways will be provided along Fairview Road, major collector streets, and minor collector streets. Bus turnouts will be provided on Fairview Road and at the intersections of Sunnyslope Road and Hillcrest Road to facilitate future bus service to the project site. A designated park-and-ride parking area will be located in the neighborhood commercial center. An information board will be located in the neighborhood commercial center for the purpose of distributing information on rideshare and other public transit programs that may be offered within San Benito County.

### Infrastructure Components and Off-site Improvements

#### Water

The project's domestic water supply needs will be served by Sunnyslope County Water District (Sunnyslope). The estimated potable water demand for the project is 607 acre-feet per year (including exterior irrigation use). The applicant intends to work with Sunnyslope to locate, test and complete any new wells required to serve the project. The project site is within Zone 6 of the San Benito County Water District (County Water District). Sunnyslope obtains water from surface and groundwater supplies. The surface water supply is obtained from the San Felipe Unit of the Central Valley Project, through a contract with the San Benito County Water District (County Water District). The County Water District in turn is party to a contract with the United States Bureau of Reclamation which requires the Bureau to provide up to 35,500 AF/YR to meet agricultural demands and 8,250 AF/YR to meet municipal and industrial (M&I) demands within designated areas of the County Water District service area.

Water will be distributed to the project site through Sunnyslope's 12-inch, high pressure water main within the public right-of-way on the east side of Fairview Road, connecting approximately 3,000 feet south of the project site and extending it north along Fairview Road at the intersection of Hillcrest Drive and into the project site. A booster station would be located in the general vicinity of the existing Fairview Zone water tanks that would boost water from the low pressure zone to the high pressure zone. Water is supplied via gravity flow to the Fairview Road main by reservoirs operated by Sunnyslope at Ridgemark and just east of Fairview Road. The water distribution system within the project site will be located within road right-of-way or along property boundaries. The project site will be looped into the low pressure system fed from the Fairview tank.

Reclaimed water may be used within the project to provide irrigation water for the school, parks, detention basins and landscape corridors, the Neighborhood Commercial Center, and if practical, any large landscaped areas of over 12,000 sf within common-interest subdivisions. The source of recycled water will depend on the wastewater treatment option used (as explained

below). Regardless of the source and treatment option, recycled water distribution will require a looped system through water mains within the street rights-of-way. The potential sources of reclaimed water for the project will include: 1) connection to City of Hollister Domestic Wastewater Treatment Plant; or 2) a potential on-site WWTP.

### Wastewater

Land uses within the project will generate an estimated average daily dry weather sanitary sewer flow of 0.38 million gallons per day (mgd) with peak flows of 0.66 mgd. Wastewater generated within the project site will receive tertiary treatment, as required by the Central Coast Regional Water Quality Control Board. Project wastewater will be treated through either a connection to City of Hollister Domestic Wastewater Treatment Plant (preferred option), or an on-site package wastewater treatment plant.

The recently expanded City of Hollister Domestic Wastewater Treatment Plant is operational, and has the capacity to accommodate the project site's estimated wastewater flows, as further described in **Section 3.14, Wet and Dry Utilities**. Should this treatment option be selected, effluent will gravity flow from the northwest corner of the project and connect into the City's wastewater system on Hillcrest Road. This option will also include upsizing and installing a new parallel ten inch sanitary sewer line in Hillcrest Road from Fairview Road to the City line connection point.

In the event that the project is unable to connect to the City of Hollister's plant, the project would be served by an on-site package wastewater treatment plant. This plant would be located on the 26-acre WWTP site immediately adjacent to the northeast corner of the Plan Area. The facility would include a control, processing and storage building, a clarified effluent pond, and a pump station. The site would be landscaped with trees and ground cover. Access to the site would be provided by a graveled road from Mansfield Road approximately 500 yards to the north. Effluent would be treated to the tertiary level and would be stored in the pond, as well as pumped to landscaping and other areas within the Plan Area for irrigation. Water not used for landscaping would be discharged to the Hollister Reclaimed Water Project.

### Stormwater

The stormwater drainage system for the project site will include a combination of off-site improvements and on-site improvements including swales, storm drains, culverts, inlets and detention basins. Under project conditions, the project site will contain three major drainage areas. Stormwater flows for these drainage areas will be collected by underground street pipes or open surface channels, and will be collected in at least two detention basins. Detention basin volumes will then collect the difference between 10-year pre-development and 100-year post-development flows. Basin release rates will be metered at 10-year predevelopment flow rates. Runoff for a portion of Fairview Road will drain into a roadside swale flowing north and eventually reaching Santa Ana Creek approximately 3,600 feet north of the Plan Area. Detention basin stormwater metered flows may be discharged into the roadside swale as well. Grading or clearing may be needed to improve the swale's performance. Improving the swale's outfall into Santa Ana Creek may also be needed. Stormwater released from the site will ultimately drain to Santa Ana Creek, north of the project site, through a variety of conveyance systems, including storm drain pipe, swales and detention basins.



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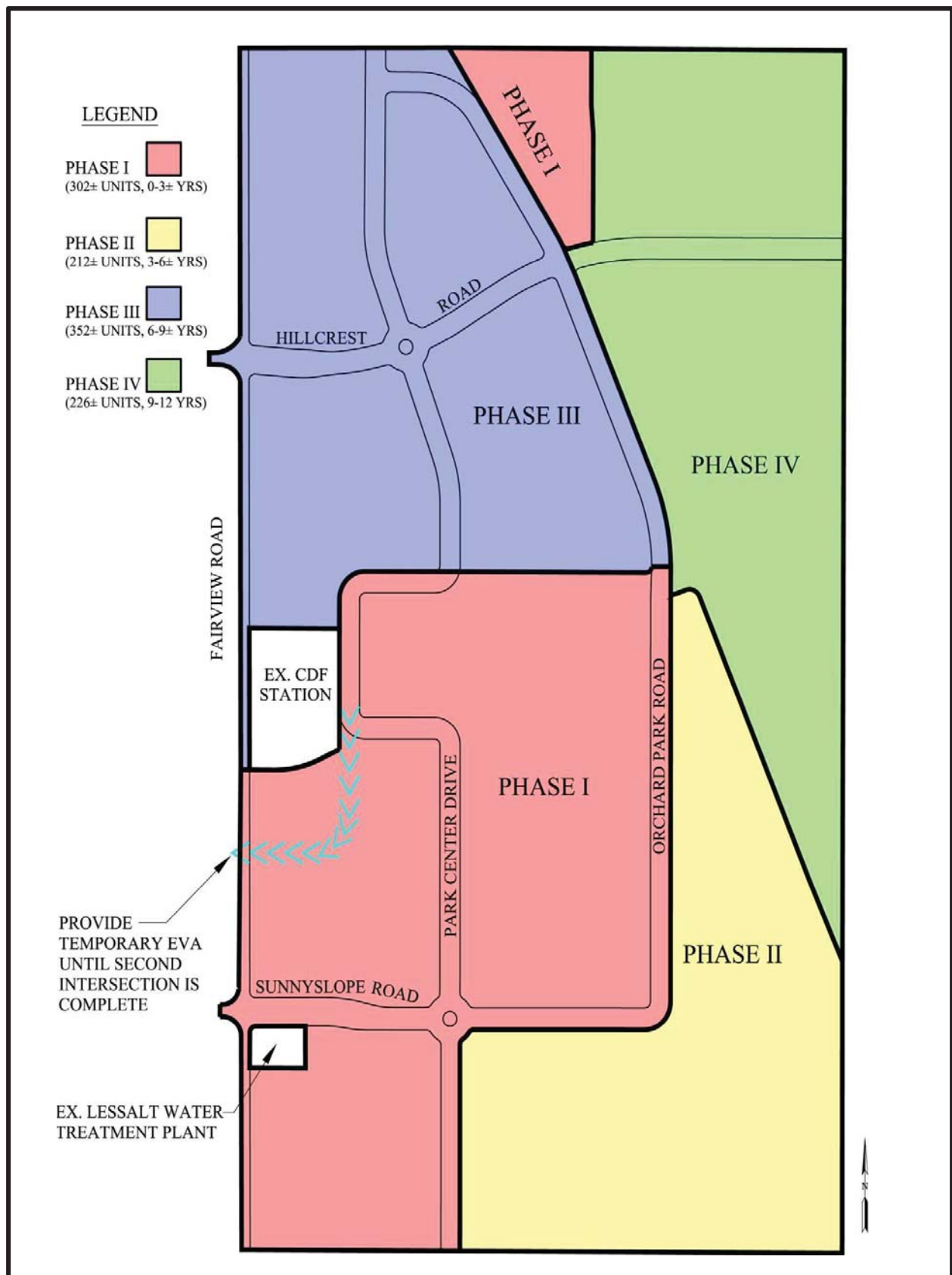
### Project Phasing

Total project buildout is anticipated to occur in four development phases over a 10- to 12-year period, upon approval of the project. The project conceptually defines individual Neighborhoods that will be more precisely defined through the subsequent approval process for commercial, school, park and recreational, and residential uses. The development phases shall occur sequentially (Phases I through IV), although portions of the phases may occur concurrently. Development of each phase shall include all infrastructure, services, facilities, and amenities, both public and private, needed to serve the uses and structures within that phase, which shall be completed in accordance with the applicable provisions of the Specific Plan. It is anticipated that each of the four phases may include subphases that may result in multiple final maps. The Conceptual Phasing Plan is included as **Figure 2.7**. In accordance with the Specific Plan, individual residential developers will submit applications to further develop portions of the project site. San Benito County will review the subdivision maps in the tentative map approval process for substantial conformance with standards and requirements for completion of certain public improvements identified in the Specific Plan.

## 2.4 PROJECT RELATIONSHIP TO EXISTING PLANNING DOCUMENTS

### GENERAL PLAN

Section 65300 of the California Government Code requires that each planning jurisdiction (i.e. city or county) shall prepare, and the legislative body shall adopt, a comprehensive, long-term, general plan for the physical development of the community. The general plan is a comprehensive document that covers many aspects of land use including development, density, circulation, resource preservation and safety. The San Benito County General Plan is the foundational planning document for San Benito County, and provides a comprehensive, long term plan for physical development within the County. The project site currently has a General Plan designation of 'Rural.'



**Figure 2.7**  
Conceptual Phasing Plan

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On June 12, 1989, the San Benito County Board of Supervisors adopted Resolution No. 89-92 designating an area of 758 acres east of Fairview Road, including the project site, as an 'Area of Special Study.' The 'Area of Special Study,' designation is described in the General Plan as follows:

*This designation applies to areas of the County where a combination of the following criteria apply: 1) More concentrated development than is presently allowed may be desirable provided a comprehensive plan for public services and resource conservation is integrated in order of priority into a specific plan, community plan, or area plan. 2) As a result of prior, piecemeal subdivisions, a plan for integrated development and coordination of governmental services and/or community facilities is desirable. 3) The County has identified the area as a potential area for commercial, industrial, and/or residential development.*

*The intent would be to direct development from natural resources and environmentally hazardous areas, to provide for mixed land uses to reduce vehicle emissions, to effectively plan the design, development and financing of services, and to develop open space programs. Increased development density over base density may be awarded based on specified programs. New development will not be allowed within an Area of Special Study until there is full mitigation of public services, infrastructure and facility impacts.*

General Plan amendments (GPAs) will be required to implement the project, including changing the current land use designation of Rural to "Santana Ranch-Specific Plan (SR-SP)," a new proposed land use designation which would allow development of the project as proposed in the Specific Plan. Additional specified conforming GPAs also are proposed to ensure consistency between the project and the General Plan.

### SAN BENITO CODE

The San Benito County Code governs development of the project, except as those regulations may be amended or supplemented by the Specific Plan, as proposed as part of the project.

### ZONING ORDINANCE

The County's Zoning Ordinance implements the policies of the General Plan by classifying and regulating the lands uses and associated development standards within the County. As discussed further below, while the Zoning Ordinance establishes the specific uses and development regulations for land uses in the overall County, a specific plan may include development standards tailored for a specific geographic area within the County.

The current zoning designation for the project site is 'Rural' (R), with a minimum building site requirement of five acres, which corresponds with the General Plan designation of Rural. A zoning map amendment will be required to change the project site's existing zoning designation to a new zoning designation, 'Santana Ranch-Specific Plan' (SR-SP), indicating the project site is designated for development approval through the specific plan process. The Specific Plan will serve as the zoning for the project site and will contain zoning designations with specific standards, including Single-family Residential (R1-SR), Multiple-Family Residential (RM-SR), Neighborhood Commercial (C2-SR), and Parks (P-SR).

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### SPECIFIC PLAN

A specific plan is a regulatory document that local governments may employ in implementing the general plan in a localized area. While the general plan is the primary guide for growth and development in a community, a specific plan may specify planning processes and land use regulations for a specific geographic area, so long as it is consistent with the General Plan.

The Santana Ranch Specific Plan is intended to provide the comprehensive vision for development of the project. It is intended to generally work in concert with the existing regulatory structure of the County, except as may be amended or supplemented therein.

As explained more fully in **Section 3.9, Land Use and Planning**, the Specific Plan establishes the permitted, conditionally permitted, and non-permitted uses, as well as the physical development standards and design guidelines for the project. The project will require adoption of the Specific Plan, upon which the project site will be designated under the General Plan and rezoned to "Santana Ranch-Specific Plan (SR-SP)." Thereafter, development of the project shall be governed in accordance with the Specific Plan and applicable local, state and federal laws.

An analysis of the proposed project compared to existing General Plan policies is contained within each of the technical sections in **Chapter 3.0, Environmental Setting, Impacts, and Mitigation Measures** and in **Section 3.9, Land Use and Planning** of this EIR.

### 2.5 PROJECT OBJECTIVES

Consistent with CEQA Guidelines Section 15124(b), a clear statement of objectives and the underlying purpose of the project shall be discussed. The following is a statement of the project objectives based on information provided by the project applicant:

- To provide a community that is economically sound and fiscally self-sufficient through the use of specified revenue sources;
- To provide a community that is environmentally sound and supports community livability and quality of life;
- To provide a balanced approach to land use that accommodates future growth, protects community assets, meets economic objectives, and protects the environment;
- To provide a mix of dwelling unit types that will meet the needs of, and be affordable to, a variety of household sizes, types and income levels;
- To provide a residential community that is visually attractive and distinctive;
- To minimize the volume and speed of traffic through neighborhoods to ensure that the neighborhoods are quiet and safe for residents;
- To provide convenient public services and shopping so that residents may choose to walk or bicycle for short range convenience trips;
- To provide a convenient, attractive pedestrian and bicycling network to encourage and facilitate walking and bicycling;

- To facilitate and enhance the opportunities for home occupations and permanent opportunities within the community that will enable local residents to work near home, contributing to local growth and reducing worker commuting;
- To enable independent development of each Neighborhood, yet ensure that all infrastructure, facilities, services and amenities needed to secure the project are constructed in a timely manner.

These objectives are critical in the evaluation of the comparative merits of the Project Alternatives in **Chapter 4.0** of this EIR.

## **2.6 REQUESTED ACTIONS AND REQUIRED APPROVALS**

This EIR provides the environmental information and analysis and CEQA documentation necessary for San Benito County to adequately consider the effects of the requested development proposal. San Benito County, as lead agency, has approval authority and responsibility for considering the environmental effects of the proposed project as a whole. In order to implement the proposed project, a development application has been submitted to San Benito County. The project would require the following discretionary approvals from San Benito County:

- Approval of San Benito County General Plan amendments to change the General Plan Diagram to show the Plan Area to "Santana Ranch-Specific Plan (SR-SP)"; and to make other specified conforming amendments to the General Plan to ensure consistency between the General Plan and the project.
- Adoption of the Santana Ranch Specific Plan.
- Approval of amendments to the San Benito County Code to change the text to reflect the new zoning designation as "Santana Ranch-Specific Plan (SR-SP)"; and to make other conforming amendments to ensure consistency between the County Code and the project.
- Approval of the Santana Ranch Specific Plan as the applicable zoning for the project.
- Approval of a development agreement between the County and the project applicant.
- Approval of parcel, tentative, and/or final subdivision maps for specific areas of development within the project site.
- Approval of grading permits.
- Approval of conditional use permits and design review consistent with the processes set forth in the Santana Ranch Specific Plan.

The project also could require discretionary approvals from other federal, state and regional agencies including:

- Approval of permits from federal regulatory agencies with jurisdiction over the project (such as United States Fish & Wildlife Service, National Marine Fisheries Service, and United States Army Corp of Engineers) in connection with biological impacts.
- Approval of the San Benito County Local Agency Formation Commission for changes of organization or reorganization or to otherwise approve the proposed annexation of a portion of the Plan Area, the LESSALT site and the CDF site into the Sunnyslope County

## 2.0 PROJECT DESCRIPTION

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Water District service area, as well as other potential LAFCO actions required for the proposed water and wastewater service provision to the project.

- Approval of permits from other state and regional agencies such as California Department of Fish & Game, Central Coast Regional Water Quality Control Board, California Department of Transportation, California Department of Health Services, and Monterey Bay Unified Air Pollution Control District in connection with air quality, biology, public services, transportation and utilities impacts.



### REFERENCES/DOCUMENTATION

County of San Benito. *General Plan*. Land Use Element (1992), Housing Element (2005)

County of San Benito. *Notice of Preparation of a Draft Environmental Impact Report*. November 19, 2009

County of San Benito. *Zoning Ordinance*. April 19, 2007

RJA . *Draft Santa Ranch Specific Plan*. November 6, 2009.

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