

# EXECUTIVE SUMMARY

This section of the Draft Environmental Impact Report (DEIR) provides a summary of the contents of the EIR and its findings, including project environmental analysis, impacts, mitigation measures, and resulting impact significance. For additional detail regarding specific issues, please consult the appropriate subsection of Chapter 3.0, Environmental Setting, Impacts and Mitigation Measures.

## SETTING, IMPACTS AND MITIGATION MEASURES

### ***S.1 Purpose and Scope of the EIR***

This Draft EIR provides an analysis of the potential environmental effects associated with the approval of the Fairview Corners Residential Specific Plan (“proposed project”). The purpose of an EIR is to identify the significant effect on the environment of a project, to identify alternatives to the project, and to indicate the manner in which those significant effects can be mitigated or avoided (CEQA Guidelines 21002.1(a)). The lead agency (County of San Benito) shall focus the discussion in the Draft EIR on those potential effects on the environment resulting from a proposed project that the lead agency has determined are or may be significant.

Based in part on the results of public input generated during the Notice of Preparation comment period for the project, Section 3.0, Environmental Setting, Impacts and Mitigation Measures focuses on potential environmental effects in the following topic areas: aesthetics/visual resources, agricultural resources, air quality, biological resources, climate change, cultural resources, geology and soils, hazards and hazardous materials, hydrology and water quality, land use and planning, noise, parks and recreation, public and governmental services, traffic and circulation, and wet and dry utilities and energy.

## **S.2 Project Characteristics**

The proposed project would amend the General Plan and change the land use designation of the project site from “Rural” to “FVC-SP” and would create the Fairview Corners Residential Specific Plan (FVC-SP) zoning district to guide the development of the project site. The Specific Plan provides a detailed description of the proposed residential community, as well as sets forth a comprehensive planning and regulatory framework for development of the project. To ensure the necessary flexibility to respond to market demand and community needs, the Specific Plan provides for a range of potential densities that may be developed as well as a variety of potential housing types, including secondary units. However, a maximum of 220 primary dwelling units would be permitted on the project site. In addition, the project proposes park and recreational uses, including active parks, open space and a pedestrian and bikeway network, as well as related on- and off-site project infrastructure. See Section 2.0, Project Description, for additional information.

## **S.3 Project Alternatives Considered**

CEQA Guidelines Section 15126.6(a) requires that an EIR describe a range of reasonable alternatives to the project, or the location of the project, which would feasibly attain most of the project’s basic objectives but would avoid or substantially lessen any of the project’s significant effects, and evaluate the comparative merits of the alternatives. For a detailed discussion of the alternatives considered, please refer to Section 4.0, Alternatives, of this EIR. The Draft EIR discusses the following alternatives:

- Alternative 1: No Project – No Build Alternative
- Alternative 2: No Project – Development Consistent with the General Plan Land Use Designation
- Alternative 3: Reduced Maximum Residential Units/Increased Open Space
- Alternative 4: Alternative Location: Northeast of San Benito Street/Union Road

CEQA Guidelines Section 15126.6(e)(2) requires that the environmentally superior alternative be identified. If the environmentally superior alternative is the “No Project – No Build Alternative,” the EIR shall also identify an environmentally superior alternative among other alternatives. In this case, Alternative 3, “Reduced Maximum Residential Units/Increased Open Space,” represents the environmentally superior alternative and would result in a lesser degree of environmental impact as compared to the proposed project. Table 46, Project Alternative Summary, in Section 4.0, compares each alternative with the proposed project.

## ***S.4 Summary of Environmental Impacts and Mitigation Measures***

Table S-1, Executive Summary, presents a summary of project impacts and proposed mitigation measures that would reduce, minimize, or avoid potentially significant individual and cumulative environmental impacts. In the table, the level of significance of each environmental impact is indicated after the application of the proposed mitigation measure(s). For detailed discussions of all project impacts and mitigation measures, the reader is referred to topical environmental analysis in Chapter 3.0, Environmental Setting, Impacts and Mitigation Measures of this Draft EIR.

**Table S-1 Summary of Project and Cumulative Impacts**

Potential Project and Cumulative Impacts	Level of Significance w/o Mitigation	Summary of Mitigation Measures	Resulting Level of Significance
<b>3.1 Aesthetics and Visual Resources</b>			
<p><b>Impact AES-1.</b> The project would result in the development of rural land that is in the foreground of a view of the Diablo mountain range as viewed from Fairview Road and public streets within the Cielo Vista residential subdivision to the west. Project development would alter the character of the view, as well as obscure views of the Diablo mountain range from public viewing areas along Fairview Road.</p>	<p>Potentially Significant</p>	<p><b>MM AES-1.</b> The frontage landscaping along Fairview Road shall be generally implemented as shown within the Specific Plan Figure 17 (Existing and Typical Future Fairview Road Sections), and for the sound wall, if required, and in accordance with all applicable policies within Article 2, Land Use; Article 3, Circulation Plan; Article 4, Community Design; and Article 6, Public Facilities, of the Specific Plan as well as the project's Street Improvement and Streetscape Master Plan and Open Space and Parks Master Plan (as may be amended). Further, the timing of implementation shall be in accordance with Article 7 of the Specific Plan (Implementation Plan).</p>	<p>Less than Significant with Mitigation Incorporated</p>
<p><b>Impact AES-2.</b> The project would result in a substantial change in the visual character of the project site.</p>	<p>Potentially Significant</p>	<p><b>MM AES-2.</b> The project developer shall comply with all development standards and design guidelines found in Article 4.0 of the Fairview Corners Specific Plan (Community Design). Compliance with Article 4.0 shall be subject to the review and approval of the County in accordance with Article 7.0 of the Specific Plan (Implementation Plan), as part of the project's design and site review process.</p>	<p>Less than Significant with Mitigation Incorporated</p>

Potential Project and Cumulative Impacts	Level of Significance w/o Mitigation	Summary of Mitigation Measures	Resulting Level of Significance
<p><b>Impact AES-3.</b> The proposed project would introduce new sources of light and glare that could adversely affect properties in adjacent areas.</p>	<p>Potentially Significant</p>	<p><b>MM AES-3.</b> The project developer shall be required to submit an exterior lighting plan for all subsequent development approval requests (e.g., subdivision maps, use permits, design review) pursuant to Article 7 of the Specific Plan (Implementation Plan). Said lighting plan shall demonstrate conformance with the Specific Plan, development standards and design guidelines with regard to exterior lighting as stated in Article 4.0 of the Specific Plan (Community Design), as well as with the Project's Lighting Master Plan (as it may be amended), and Title 19, Chapter 19.31 of the County Code.</p>	<p>Less than Significant with Mitigation Incorporated</p>
<p><b>Impact AES-4.</b> The project, in combination with other past, present and reasonably foreseeable, probable future projects along the Fairview Road corridor, may result in a cumulative impact on visual resources.</p>	<p>Potentially Significant Cumulative</p>	<p>The implementation of mitigation measures AES-1, AES-2, and AES-3 would reduce to a less than significant level any cumulative impacts on visual resources.</p>	<p>Less than Significant with Mitigation Incorporated</p>
<p>3.2 Agricultural Resources</p>			
<p><b>Impact AG-1.</b> Development of the proposed project would not result in the conversion of Prime Farmland, Unique Farmland, or Farmland of Statewide Importance, or Grade 1 farmland to urban uses.</p>	<p>Less than Significant</p>	<p>The impact is less than significant; therefore, no mitigation is required.</p>	<p>Less than Significant</p>

Potential Project and Cumulative Impacts	Level of Significance w/o Mitigation	Summary of Mitigation Measures	Resulting Level of Significance
<p><b>Impact AG-2.</b> The project would not likely place development pressure on abutting parcels zoned as “Rural” to convert to non-agricultural use. However, there could be potential urban-agricultural conflicts that could place pressure on abutting parcels to change agricultural practices.</p>	<p>Potentially Significant</p>	<p><b>MM AG-2.</b> Open space buffers shall be maintained along the eastern perimeter of the project site, as generally shown on the Specific Plan Figure 9, Open Space Diagram, incorporated in accordance with Phasing Plan. The required treatment of urban pollutants and application of pesticides on the project site shall be implemented in accordance with all applicable policies within Article 5 (Resource Management) of the Specific Plan, and with the project’s Open Space and Parks Master Plan (as may be amended), as well as other applicable standards and requirements.</p>	<p>Less than Significant with Mitigation Incorporated</p>
<p><b>Impact AG-3.</b> The project site has a zoning designation of “Rural,” and is located adjacent to lands zoned as “Rural,” “Rural Residential,” “Single-Family Residential,” “Multi-Family Residential,” “Neighborhood Commercial,” and “Planned Unit Development.” Therefore, the change in the project site’s zoning to Fairview Corners Specific Plan (FVC-SP) and its development with suburban uses could result in conflicts with existing zoning, which allows agricultural uses.</p>	<p>Less than Significant</p>	<p>The impact is less than significant; therefore, no mitigation is required.</p>	<p>Less than Significant</p>

Potential Project and Cumulative Impacts	Level of Significance w/o Mitigation	Summary of Mitigation Measures	Resulting Level of Significance
<p><b>Impact AG-4.</b> The project, in combination with other past, present and reasonably foreseeable, probable future projects on adjacent land within the Fairview Road corridor, would not have a cumulatively considerable contribution to the cumulative loss of Important Farmland within San Benito County.</p>	<p>Less than Significant Cumulative</p>	<p>The impact is less than significant; therefore, no mitigation is required.</p>	<p>Less than Significant</p>
3.3 Air Quality			
<p><b>Impact AQ-1.</b> Short-term construction-generated emissions could exceed MBUAPCD significance thresholds and could be inconsistent with the AQMP.</p>	<p>Potentially Significant</p>	<p><b>MM AQ-1a.</b> The developer shall reduce exhaust NOx and particulate matter emissions by implementing one of the following measures:</p> <ol style="list-style-type: none"> <li>The project shall prepare and implement a plan, acceptable to the MBUAPCD, demonstrating that the heavy-duty (&gt; 50 horsepower) off-road vehicles and equipment to be used to construct the project, including owned, leased and subcontractor vehicles, shall achieve a minimum project wide fleet-average 20 percent NOx reduction and 45 percent particulate reduction, in compliance with the then-most recent MBUAPCD standards and CARB fleet average that are in effect at the time of construction; or</li> </ol>	<p>Less than Significant with Mitigation Incorporated</p>

Potential Project and Cumulative Impacts	Level of Significance w/o Mitigation	Summary of Mitigation Measures	Resulting Level of Significance
		<p>2. The developer shall prepare and implement a plan, acceptable to the MBUAPCD, demonstrating that all off-road construction vehicles/equipment greater than 50 horsepower that will be used on site for more than one week shall: 1) be manufactured during or after 1996, 2) shall meet the NOx emissions standard of 6.9 grams per brakehorsepower hour or better, and 3) shall be equipped with CARB-verified level 2 or 3 diesel particulate matter filters.</p> <p><b>MM AQ-1b:</b> The developer shall install and maintain temporary electrical service on the site whenever possible to avoid the need for independently powered equipment (e.g., compressors) during construction of the project.</p> <p><b>MM AQ-1c:</b> The developer shall prohibit diesel equipment or vehicles from idling for longer than five minutes, except for rotating drum concrete trucks, which may keep their engines running continuously so long as they are staged more than 200 feet away from residences. The developer shall install clearly visible signage on the construction site that states these requirements.</p> <p><b>MM AQ-1d:</b> The developer shall ensure that</p>	

Potential Project and Cumulative Impacts	Level of Significance w/o Mitigation	Summary of Mitigation Measures	Resulting Level of Significance
		<p>construction equipment and vehicles are properly maintained for low emissions.</p> <p><b>MM AQ-1e:</b> The developer shall ensure that all large diesel powered vehicles and equipment are staged at least 200 feet from any residences.</p> <p><b>MM AQ-1f:</b> In addition to implementing Mitigation Measures MM AQ-1a through 1e above, the developer shall implement best-available control measures for the control of construction-related emissions from the project, as set forth in the then-applicable MBUAPCD's CEQA Guidelines. For example, such mitigation measures may include the following:</p> <ul style="list-style-type: none"> <li>• Water all active construction areas at least twice daily. Frequency should be based on the type of operation, soil and wind exposure.</li> <li>• Prohibit all grading activities during periods of high wind (over 15 mph).</li> <li>• Apply chemical soil stabilizers on inactive construction areas (disturbed lands within construction projects that are unused for at least four consecutive days).</li> <li>• Apply non-toxic binders to exposed areas after</li> </ul>	

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		<p>cut and fill operations and hydroseed area.</p> <ul style="list-style-type: none"> <li>• Maintain at least 2 feet of freeboard on haul trucks.</li> <li>• Cover all trucks hauling dirt, sand or loose materials.</li> <li>• Plant the windbreaks on the windward perimeter of construction projects if adjacent to open land.</li> <li>• Plant vegetative cover in disturbed areas as soon as possible.</li> <li>• Cover inactive storage piles.</li> <li>• Install wheel washers at the entrance to construction sites for all existing trucks.</li> <li>• Pave all roads on construction sites.</li> <li>• Sweep streets if visible soil material is carried out from the construction site.</li> <li>• Post a publicly visible sign that specifies the telephone number and person to contact regarding dust complaints. This person shall respond to complaints and take corrective action within 48 hours. The phone number for</li> </ul>	

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		the Monterey Bay Unified Air Pollution Control District shall be visible to ensure compliance with Rule 402 (Nuisance). <ul style="list-style-type: none"> <li>• Limit the area under construction at any one time.</li> </ul>	
<b>Impact AQ-2.</b> Long-term operational emissions of the proposed project would not exceed MBUAPCD significance thresholds.	Less than Significant	The impact is less than significant; therefore, no mitigation is required.	Less than Significant
<b>Impact AQ-3.</b> Localized mobile-source emissions of carbon monoxide would not exceed applicable ambient air quality standards.	Less than Significant	The impact is less than significant; therefore, no mitigation is required.	Less than Significant
<b>Impact AQ-4.</b> The proposed project would not create new odor sources and would not be affected by existing nearby odors.	Less than Significant	The impact is less than significant; therefore, no mitigation is required.	Less than Significant
<b>Impact AQ-5.</b> The proposed project would not conflict with the local Air Quality Plan.	Less than Significant	The impact is less than significant; therefore, no mitigation is required.	Less than Significant
<b>Impact AQ-6.</b> Residential receptors associated with the proposed project would not be exposed to localized concentrations of toxic air contaminants exceeding applicable thresholds.	Less than Significant	The impact is less than significant; therefore, no mitigation is required.	Less than Significant

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<p><b>Impact AQ-7.</b> The proposed project's population along with the population projections for other cumulative projects is within projections for San Benito County, and therefore the proposed project is consistent with the AQMP.</p>	<p>Less than Significant Cumulative</p>	<p>The impact is less than significant; therefore, no mitigation is required.</p>	<p>Less than Significant</p>
<p>3.4 Biological Resources</p>			
<p><b>Impact BIO-1.</b> Implementation of the proposed project would not have a substantial adverse effect, either directly or indirectly or through habitat modification, on any plant species identified as a candidate, sensitive, endangered, threatened or other special-status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service.</p>	<p>Less than Significant</p>	<p>The impact is less than significant; therefore, no mitigation is required.</p>	<p>Less than Significant</p>
<p><b>Impact BIO-2.</b> Implementation of the proposed project may have a substantial adverse effect, either directly or through habitat modification, on several wildlife species identified as a candidate, sensitive,</p>	<p>Potentially Significant Impact</p>	<p>MM BIO-2a. Prior to issuance of any grading permit on the project site, the developer shall obtain Incidental Take Authorization from the USFWS and the CDFG (if required). Incidental Take Authorization will require the identification and implementation of</p>	<p>Less than Significant with Mitigation Incorporated</p>

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<p>endangered, threatened or other special-status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service (California tiger salamander, San Joaquin kit fox, American badger, burrowing owl, western spade toad, nesting and migratory raptors and birds).</p>		<p>measures suitable to avoid, minimize, or compensate for impacts to the species and its habitat, which are acceptable to USFWS and CDFG. To mitigate for the loss of aestivation and dispersal habitat, the developer shall procure a conservation easement for land at a minimum of 1:1 ratio of project site impact area to compensation habitat area, or in such other ratio as required by USFWS and CDFG. Compliance with one of the following off-site mitigation strategies shall be followed, or as otherwise required by USFWS and CDFG:</p> <ol style="list-style-type: none"> <li>a. Off-site upland habitat mitigation. The developer shall procure off-site aestivation habitat at a minimum of a 1:1 ratio of project site impact area to compensate for loss of habitat area. Off-site mitigation may include sites with occupied upland habitat or sites with upland habitat known to be occupied and occupied aquatic habitat.</li> </ol> <p>Conservation easements shall be offered for dedication to a suitable preservation entity, to be preserved and managed in perpetuity. Additionally, if the accepted mitigation site is located within the range</p>	

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		<p>of the San Joaquin kit fox and supports suitable habitat for this species as well, the same mitigation site may be utilized to meet the mitigation requirement for this species as well.</p> <p>b. Off-site upland habitat mitigation and limited on-site mitigation. The developer shall procure off-site upland habitat at a minimum of a 1:1 ratio of project site impact area to compensation habitat area. The developer shall also preserve on-site the area in which the former stock pond was located, including, but not limited to, observance of a biological conservation easement of not less than a 100-meter radius around the former stock pond, fencing of said area, and installation of low level lighting.</p> <p>MM BIO-2b. Prior to construction activities for each phase of development, the developer shall provide to the County of San Benito, evidence of compliance with Incidental Take Authorization conditions of approval for CTS and Western Spadefoot Toad as prescribed by the USFWS and the CDFG (as may be required). The Incidental Take Authorization conditions of approval may include the following or similar preconstruction survey requirements:</p>	

Potential Project and Cumulative Impacts	Level of Significance w/o Mitigation	Summary of Mitigation Measures	Resulting Level of Significance
		<p>For CTS: Prior to ground disturbance of the project site and as directed by the Project Biologist, temporary barriers are constructed along the limits of the disturbance areas to prevent the movement of the CTS into the area. This measure, if required by the USFWS would be performed by a qualified biologist (Project Biologist) retained by the developer and may include the following elements. Barriers typically consist of 3-foot-tall silt fencing with the bottom edge buried to a depth of at least 6 inches below the soil surface, held in place by rigid stakes or other stable means. Silt fence fabric may also be installed on any swinging gates or other movable sections of temporary construction fencing. Fence fabric installed on gates and movable sections of fence are draped onto the ground surface to form a continuous barrier to CTS access. All barriers would remain in place until all development activities within the disturbance area have been completed. Said barriers shall be inspected, maintained and repaired by the developer as necessary to ensure continuous functionality.</p>	

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		<p>For Western spadefoot toad: Preconstruction survey(s) would be conducted during the spring season prior to construction or within 30 days prior to the onset of construction activities (if they are to begin in Spring). The Survey would be performed by a qualified biologist (Project Biologist) retained by the developer to first determine the presence of either species, and may include measures similar to the following: If there is any lapse in construction activity, new surveys must be conducted prior to the re-initiation of construction activity. If this species is not detected during the survey(s), then no further mitigation would be required. However, if western spadefoot is found within the project area during the survey(s), then passive relocation techniques would be employed by the applicant to transfer the individuals from the project area to an appropriate off-site location. Consultation with the CDFG would be required prior to relocating individuals to determine an appropriate off-site location(s) and techniques for relocation to be employed.</p>	

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		<p>MM BIO-2c: Prior to ground disturbance of the project site, a temporary barrier shall be constructed along the limits of the disturbance area, to prevent the movement of the CTS into the area. The barrier shall consist of three-foot-tall silt fencing with the bottom edge buried to a depth of at least six inches below the soil surface, held in place by rigid stakes or other stable means. Silt fence fabric shall also be installed on any swinging gates or other movable sections of temporary construction fencing. Fence fabric installed on gates and movable sections of fence shall drape onto the ground surface to form a continuous barrier to CTS access. Installation of silt fencing and fence fabric shall be supervised by a qualified biologist, who shall be retained by the developer and approved by the County. Said barriers shall remain in place until all development activities within the disturbance area have been completed. Said barriers shall be inspected, maintained and repaired by the developer as necessary to ensure continuous functionality.</p> <p>MM BIO-2d: Any netting or coir rolls used for erosion control or other purposes during the construction of</p>	

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		<p>the project shall be of tightly woven natural fiber or similar bio degradable material to ensure that the CTS do not get trapped within the netting. Plastic monofilament netting (erosion control matting) or similar material shall not be used. This netting specification shall be incorporated within the bid and construction documents for the project.</p> <p>MM BIO-2e. The developer shall pay the mitigation fee per County Ordinance 541 (San Benito County Code, Chapter 19.19), which would pay towards the preparation of the San Benito County HCP that is being developed to mitigate impacts for all federally-listed species, including the San Joaquin kit fox.</p> <p>MM BIO-2f. A pre-construction survey shall be conducted by a qualified biologist for burrowing owls within 30 days of the onset of construction, in accordance with methods described in the Staff Report on Burrowing Owl Mitigation (CDFG 1995). Any occupied burrows shall be mapped on an aerial photo. At least 15 days prior to the expected start of any project-related ground disturbance activities, or restart of activities, the developer shall provide the burrowing</p>	

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		<p>owl survey report and mapping to the CDFG. If construction is delayed or suspended for more than 30 days after the survey, the area shall be re-surveyed. If no burrowing owls are detected during the pre-construction surveys, then no further action is necessary.</p> <p>Based on the burrowing owl survey results, the following actions shall be taken by the developer to avoid impacts during construction (as outlined in CDFG guidance):</p> <p>If pre-construction surveys undertaken during the breeding season (February 1 through August 31 (CDFG 1995)) locate active nest burrows within or near construction zones, these nests, and an appropriate buffer around them (as determined by a qualified biologist approved by the CDFG), must remain off-limits to construction until the breeding season is over. The CDFG typically recommends setbacks from occupied nest burrows of at least 75 meters (approximately 246 feet).</p>	

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		<p>If pre-construction surveys undertaken during the non-breeding season (September 1 through January 31) locate occupied burrows within or near construction zones, then resident owls may be passively relocated to alternative habitat. The relocation of resident owls shall be in accordance with a relocation plan prepared by the qualified biologist and in consultation with the CDFG. The relocation plan shall provide for the owl's relocation to nearby lands possessing available nesting and foraging habitat and shall be in accordance with the protocol outlined in the Staff Report on Burrowing Owl Mitigation (CDFG 1995).</p> <p>In the event that active nests are found during pre-construction surveys, compensatory suitable habitat at the rate of 6.5 acres per pair of owls shall be identified and placed under a construction easement by the developer.</p> <p>MM BIO-2g. Pre-construction surveys for badger dens and burrows shall occur concurrently with burrowing owl and kit fox surveys to ensure that no occupied dens or burrows are present within or near project construction activities.</p>	

Potential Project and Cumulative Impacts	Level of Significance w/o Mitigation	Summary of Mitigation Measures	Resulting Level of Significance
		<p>If active dens or burrows are present on or immediately adjacent to (i.e., within 300 feet of) the disturbance area, a buffer, within which no construction activity shall be permissible, shall be maintained during the pupping season (i.e., February 15 through July 1, or as otherwise determined through surveys and monitoring of the den). The size of the buffer shall be determined by a qualified biologist in consultation with the CDFG but shall be no less than 300 feet. A biological monitor shall be present on-site during construction activities to ensure the buffer is adequate to avoid direct impacts to individuals as well as nest abandonment. The on-site monitor shall be necessary until it is determined that young are of an independent age and construction activities would not harm individual badgers. Once it has been determined that badgers have vacated the project site, the burrows could be collapsed or excavated, and ground disturbance could proceed. Any dens determined to be occupied, but which cannot be avoided through construction timing or activity buffers, may be vacated during the non-pupping season by a qualified biologist using the procedures identified in MM BIO-2f above, in consultation with the CDFG.</p>	

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		<p>If no active dens or burrows are found during the pre-construction surveys, then no further mitigation is necessary.</p> <p><b>MM BIO-2h:</b> No more than 30 days prior to commencement of grading or construction activities occurring within 250 feet of trees located adjacent to the project site and within the agricultural land on-site, the developer shall retain a qualified biologist to conduct tree and agricultural land surveys to determine if active nest(s) of protected birds and raptors (white tailed kite, northern harrier, and loggerhead shrike) are present in the trees or on the ground. Surveys shall include searches of all potential nest sites, including snags, shrubs, ground, buildings and other structures. Two surveys shall be conducted, at least one week apart, with the second survey occurring no more than two days prior to vegetation removal or construction activities.</p> <p>Areas within 250 feet of the construction zone that are not within the control of the developer shall be observed from the project site.</p>	

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		<p>If active nest(s) are found, the USWFS and/or the CDFG (as appropriate) shall be notified regarding the status of the nest(s). Furthermore, construction activities shall be restricted as necessary to avoid disturbance of the nest(s) until they are abandoned or the qualified biologist deems disturbance potential to be minimal. Restrictions may include establishment of exclusion zones (no ingress of personnel or equipment at a minimum radius of 250 feet around an active raptor nest and 100 feet around an active non-raptor migratory bird nest) or alteration of the construction schedule</p>	
<p><b>Impact BIO-3.</b> The project would not have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies or regulations, or by the CDFG or the USFWS.</p>	<p>No Impact</p>	<p>No mitigation is necessary.</p>	<p>No Impact</p>
<p><b>Impact BIO-4.</b> The project would not have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but</p>	<p>No Impact</p>	<p>No mitigation is necessary.</p>	<p>No Impact</p>

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<p>not limited to, coastal, riverine, stream, marsh, vernal pool, etc.) through direct removal, filling, hydrological interruption, or other means.</p>			
<p><b>Impact BIO-5.</b> The project would not interfere substantially with the movement of any native or migratory fish or wildlife species or with established native resident or migratory wildlife corridors.</p>	<p>Less than Significant</p>	<p>No significant impact has been identified; therefore, no mitigation is required.</p>	<p>Less than Significant</p>
<p><b>Impact BIO-6.</b> The project may impede the use of native wildlife nursery sites.</p>	<p>Potentially Significant Impact</p>	<p>The implementation of mitigation measures BIO-2a and BIO-2g would reduce this impact to a less than significant level.</p>	<p>Less than Significant with Mitigation Incorporated</p>
<p><b>Impact BIO-7.</b> The project would not conflict with any local policies or ordinances protecting biological resources, except for a potential conflict with San Benito County General Plan Open Space and Conservation Element Policy 6 (invasive plant species). Therefore, all impacts except those related to Policy 6 are less than significant. Impacts</p>	<p>Potentially Significant Impact</p>	<p><b>MM BIO-7.</b> Prior to issuance of a grading permit, the developer shall prepare and implement a landscaping and revegetation plan for each construction phase in order to prevent the spread of invasive non-native species. The plan shall include the following requirements:</p> <ul style="list-style-type: none"> <li>An eradication plan for plants listed on the Invasive Plant Inventory (Cal-IPC 2007)</li> </ul>	<p>Less than Significant with Mitigation Incorporated</p>

Potential Project and Cumulative Impacts	Level of Significance w/o Mitigation	Summary of Mitigation Measures	Resulting Level of Significance
<p>related to potential conflicts with Policy 6 are potentially significant.</p>		<p>currently growing on the project site to be implemented during the grading phases of the project;</p> <ul style="list-style-type: none"> <li>• Use of plants listed on the Invasive Plant Inventory (Cal-IPC 2007) shall be prohibited;</li> <li>• Exposed soil areas shall be planted, mulched, or covered between October 15 and the following April 15 each year;</li> <li>• Plant materials used in landscaping or erosion control shall consist of plants that are included in a list of appropriate native California plants as identified by a qualified biologist or landscape architect; and</li> <li>• To prevent erosion and conserve water during construction, bare soil between newly installed plant materials shall be mulched, covered with jute netting, or seeded with a mix of seeds best suited for the climate and soil conditions, and native to the San Benito County region.</li> </ul>	
<p><b>Impact BIO-8.</b> Implementation of the project would not conflict with the provisions of an adopted Habitat</p>	<p>No Impact</p>	<p>No mitigation is necessary.</p>	<p>No Impact</p>

Potential Project and Cumulative Impacts	Level of Significance w/o Mitigation	Summary of Mitigation Measures	Resulting Level of Significance
<p>Conservation Plan, Natural Community Conservation Plan, or any other approved biological resources recovery or habitat conservation plan of any local, regional or state agency.</p>			
<p><b>Impact BIO-9.</b> The proposed project, in addition to other past, present, and reasonably foreseeable, probable future projects along the Fairview Road corridor, may disturb special-status species, critical habitats, and wildlife movement throughout the region.</p>	<p>Potentially Significant Cumulative</p>	<p>The implementation of mitigation measures BIO-1, BIO-2, BIO-3, BIO-4, BIO-5, BIO-6, and BIO-7 would reduce the impact to a less than significant level.</p>	<p>Less than Significant with Mitigation Incorporated</p>
<p>3.5 Cultural Resources</p>			
<p><b>Impact CULT-1.</b> Development of the project could result in the potential destruction or damage of cultural resources (i.e., prehistoric sites, historic sites, and isolated artifacts) and human remains.</p>	<p>Potentially Significant</p>	<p><b>MM CULT-1a.</b> All ground disturbing activities shall be conducted in accordance with Policy RM-7.1 of Article 5.0 of the Specific Plan (Resource management). <b>MM CULT-1b:</b> In the event that cultural resources are discovered, all work within a 50-meter radius (165 feet) of the find shall be stopped, the County Planning Department notified, and a qualified archaeologist (who meets the Secretary of the Interior’s Professional</p>	<p>Less than Significant with Mitigation Incorporated</p>

Potential Project and Cumulative Impacts	Level of Significance w/o Mitigation	Summary of Mitigation Measures	Resulting Level of Significance
		<p>Qualifications Standards in archaeology and/or history) shall be retained to examine the find and make appropriate recommendations, including, if necessary, feasible mitigation measures to reduce impacts to a less than significant level as set forth in Policy RM-7.1 of the Specific Plan, or as otherwise required by law. Such measures may include avoidance, preservation in place, or other appropriate measures consistent with Public Resources Code Section 21083.2. The project developer shall be required to implement the identified measures for the protection of cultural resources.</p> <p><b>MM CULT-1c:</b> In the event that human remains are discovered, all work within a 50-meter radius (165 feet) of the find shall be stopped, the County Planning Department shall be notified, and the County Sheriff-Coroner shall be notified according to Public Resources Code Section 5097.98, as set forth in Policy RM-7.1, Health and Safety Code Section 7050.5, and as otherwise required by law. Subject to any applicable legal process, duly authorized representatives of the Coroner and the Planning Department shall be permitted to enter onto the project site and take all actions consistent with County Code Chapter 19.05,</p>	

Potential Project and Cumulative Impacts	Level of Significance w/o Mitigation	Summary of Mitigation Measures	Resulting Level of Significance
		<p>Health and Safety Code Section 7050.5, and Chapter 10 (commencing with Section 27460) of Part 3 of Division 2 of Title 3 of the Government Code. If the remains are determined to be Native American, the Coroner shall notify the Native American Heritage Commission, and the procedures outlined in CEQA Guidelines Section 15064.5(d), (e) shall be followed.</p>	
<p><b>Impact CULT-2.</b> Development of the project could result in the potential destruction or damage of paleontological resources (i.e., fossils, fossil formations).</p>	<p>Potentially Significant</p>	<p><b>MM CULT-2.</b> In the event that any previously undiscovered paleontological resources are discovered, all work within a 50-meter radius (165 feet) of the finding shall be stopped, the County Planning Department notified, and a qualified paleontologist retained to examine the find and make appropriate recommendations, including, if necessary, feasible mitigation measures to reduce impacts to a less than significant level. The project developer shall be required to implement the identified mitigation measures for the protection of paleontological resources.</p>	<p>Less than Significant with Mitigation Incorporated</p>
<p><b>Impact CULT-3.</b> Development of the project combined with other past, present and probable future development in the County of San Benito could result in the</p>	<p>Potentially Significant Cumulative</p>	<p>The implementation of MM CULT-1a – MM CULT 1c would reduce this impact to a less than significant level.</p>	<p>Less than Significant with Mitigation</p>

Potential Project and Cumulative Impacts	Level of Significance w/o Mitigation	Summary of Mitigation Measures	Resulting Level of Significance
disturbance of cultural resources (i.e., prehistoric sites, historic buildings and isolated artifacts and features) and human remains.			Incorporated
<b>Impact CULT-4.</b> Development of the project combined with other past, present and probable future development in the County of San Benito could result in the disturbance of paleontological resources.	Potentially Significant Cumulative	The implementation of mitigation measure CULT-2 would reduce this impact to a less than significant level.	Less than Significant with Mitigation Incorporated
<b>3.7 Geology and Soils</b>			
<b>Impact GEO-1.</b> Implementation of the project could expose people or structures to potential substantial adverse effects, including the risk of loss, injury or death involving rupture of a known earthquake fault.	Potentially Significant	<b>MM GEO-1.</b> Development of the project site shall comply with the then most recent California Building Code guidelines for Seismic Zone 4 to avoid or minimize potential damage from seismic ground shaking. All plan sets shall include a 135-foot Building Exclusion Zone as illustrated in Figure 7 of the Specific Plan (Constraints Diagram), with future uses within the Building Exclusion Zone limited to non-habitable improvements (e.g., roadway improvements, parks, open space, buffers, trails, etc.) and all recommendations included in the 1989 fault investigation and in the 2008 geotechnical	Less than Significant with Mitigation Incorporated

Potential Project and Cumulative Impacts	Level of Significance w/o Mitigation	Summary of Mitigation Measures	Resulting Level of Significance
		<p>investigation prepared by Terraresearch, Inc. will be incorporated into the project design to the extent determined appropriate by the County, in consultation with the geotechnical consultant.</p>	
<p><b>Impact GEO-2.</b> Strong ground shaking occurring on the project site during a major earthquake may cause severe damage to future buildings and other improvements constructed as part of the project, and therefore may expose people and structures to substantial adverse effects.</p>	<p>Potentially Significant</p>	<p><b>MM GEO-2.</b> Development of the project shall comply with the then-current California Building Code standards and requirements for Seismic Zone 4 to avoid or minimize potential damage from seismic ground shaking, as well as recommendations set forth in the site-specific geotechnical report required under MM GEO-1. Design plans shall be subject to review and approval by the appropriate design professional (i.e. geotechnical engineer, structural engineer) and the County as required.</p>	<p>Less than Significant with Mitigation Incorporated</p>
<p><b>Impact GEO-3.</b> There is a low risk of seismic-related ground failure, including liquefaction and seismically-induced differential settlement, due to the on-site soil conditions. Accordingly, there is a low risk of potential substantial adverse effects to people or structures as a result of seismic-related ground failure</p>	<p>Less than Significant</p>	<p>The impact is less than significant; therefore, no mitigation is required.</p>	<p>Less than Significant</p>

Potential Project and Cumulative Impacts	Level of Significance w/o Mitigation	Summary of Mitigation Measures	Resulting Level of Significance
<p><b>Impact GEO-4.</b> Given the project site's topography and its soil characteristics, and that no landslide or landslide-related features have been identified or mapped on the project site, the risk of landslides is considered low.</p>	<p>Less than Significant</p>	<p>The impact is less than significant; therefore, no mitigation is required.</p>	<p>Less than Significant</p>
<p><b>Impact GEO-5.</b> The project site is not located on a geologic unit that is unstable, or that would become unstable as a result of the project.</p>	<p>No Impact</p>	<p>No mitigation is necessary.</p>	<p>No Impact</p>
<p><b>Impact GEO-6.</b> Project grading and removal of vegetation may result in soil exposure, increased erosion and sedimentation of downstream water bodies.</p>	<p>Potentially Significant</p>	<p><b>MM GEO-6.</b> The project developer shall comply with the policies found in Article 2.0 (Land Use) and Article 5.0 (Resource Management) of the Fairview Corners Residential Specific Plan. Grading and ground disturbance on the site shall be implemented as shown on the Specific Plan Figure 22, Conceptual Cut and Fill Diagram, and the required treatment of urban pollutants and application of pesticides on the project site shall be implemented in accordance with all applicable policies within Article 5, Resource Management as well as the project's Grading Master Plan (as may be amended). Further, the timing of</p>	<p>Less than Significant with Mitigation Incorporated</p>

Potential Project and Cumulative Impacts	Level of Significance w/o Mitigation	Summary of Mitigation Measures	Resulting Level of Significance
		implementation shall occur in accordance with Article 7 of the Specific Plan (Implementation Plan).	
<p><b>Impact GEO-7.</b> Expansive soils present on the project site may cause movement or heaving, potentially resulting in damage to foundations, concrete pads and pavements.</p>	Potentially Significant	The implementation of mitigation measure GEO-1 would reduce this impact to a less than significant level.	Less than Significant with Mitigation Incorporated
<p><b>Impact GEO-8.</b> The soils on the project site may not be capable of adequately supporting the use of septic tanks.</p>	Potentially Significant	<p><b>MM GEO-8.</b> In the event the developer seeks approval to use septic systems to serve a portion of the project, all of the following requirements shall apply:</p> <ol style="list-style-type: none"> <li>1. Use of septic systems shall be permitted only if soil suitability can be demonstrated to the County's satisfaction and the developer has obtained any and all required permits, entitlements and approvals from relevant agencies to use septic systems on the project site. The developer shall comply with any space constraints imposed on the proposed lot by County and Regional Water Quality Control Board regulations for the location and placement of septic systems on the site.</li> <li>2. Use of septic systems shall be consistent with the adopted Hollister Water/Wastewater Master Plan and the County's requirements for the use, design, and</li> </ol>	Less than Significant with Mitigation Incorporated

Potential Project and Cumulative Impacts	Level of Significance w/o Mitigation	Summary of Mitigation Measures	Resulting Level of Significance
		<p>construction of septic systems, and applicable requirements of the Regional Water Quality Control Board.</p> <p>3. The developer shall retain a qualified environmental health specialist or registered engineer to perform testing on each proposed lot, which shall include at least one soil profile analysis around a minimum of three percolation test holes spread out in the proposed location for the leachfield. Percolation testing shall adhere to the then-current federal Environmental Protection Agency (EPA) methodology. Said analysis shall be submitted to the County Environmental Health Department and Public Works Department for their approval as part of the subdivision map process for the lots being proposed to be served by septic systems. Prior to commencing the analysis, the developer shall give the County Environmental Health Department and the Public Works Department a minimum of 48 hours' notice so that County staff may observe the testing.</p> <p>4 Soils testing and the use of septic systems shall comply with all applicable standards and requirements, including, without limitation, those of the County, the</p>	

Potential Project and Cumulative Impacts	Level of Significance w/o Mitigation	Summary of Mitigation Measures	Resulting Level of Significance
		Hollister Water/Wastewater Master Plan, and the Regional Water Quality Control Board.	
<b>Impact GEO-9.</b> The project, in combination with past, present, and reasonably foreseeable potential future projects, could result in the cumulative increase in the risk of geological impacts to the future residents of these projects.	Less than Significant Cumulative	The impact is less than significant; therefore, no mitigation is required.	Less than Significant
<b>3.8 Hazards and Hazardous Materials</b>			
<b>Impact HAZ-1.</b> The project may create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials or through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment.	Potentially Significant	The implementation of mitigation measures AG-1, HYD-1a, and HYD-1b would reduce the impact to a less than significant level.	Less than Significant with Mitigation Incorporated
<b>Impact HAZ-2.</b> The project site is located more than one-quarter mile from existing schools, but within one-quarter mile of a proposed school.	Potentially Significant	The implementation of mitigation measure AG-1 would reduce the impact to a less than significant level.	Less than Significant with Mitigation Incorporated

Potential Project and Cumulative Impacts	Level of Significance w/o Mitigation	Summary of Mitigation Measures	Resulting Level of Significance
<b>Impact HAZ-3.</b> The project site is not included on a list of any hazardous materials sites and therefore would not create a significant hazard to the public or the environment in this regard..	No impact	No mitigation is necessary.	No impact
<b>Impact HAZ-4.</b> The project may impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan.	Less than Significant	The impact is less than significant; therefore, no mitigation is required.	Less than Significant
<b>Impact HAZ-5.</b> The project may expose people or structures to a significant risk of loss, injury, or death involving wildland fires.	Less than Significant	The impact is less than significant; therefore, no mitigation is required.	Less than Significant
<b>Impact HAZ-7.</b> Implementation of the proposed project in addition to past, present and reasonably foreseeable, probable future projects, may result in cumulative hazardous risk impacts..	Less than Significant Cumulative	The impact is less than significant; therefore, no mitigation is required.	Less than Significant
<b>3.9 Hydrology and Water Quality</b>			
<b>Impact HYD-1.</b> Site preparation, grading and construction activities associated with the project have the potential to degrade	Potentially Significant	<b>MM HYD-1a.</b> The project developer shall comply with the policies found in Article 2.0 (Land Use) and Article 5.0 (Resource Management) of the Fairview	Less than Significant with

Potential Project and Cumulative Impacts	Level of Significance w/o Mitigation	Summary of Mitigation Measures	Resulting Level of Significance
<p>water quality in downstream water bodies, in particular, the San Benito River, which is already impaired.</p>		<p>Cornets Residential Specific Plan. Grading and ground disturbance on the site shall be implemented in accordance with the project's approved Grading Master Plan and as generally shown on Figure 22 (Conceptual Cut and Fill Diagram). For the required treatment of urban pollutants and application of pesticides on the project site, the developer shall comply with all applicable policies in Article 5.0 (Resource Management) as well as the project's approved Grading Master Plan.</p> <p><b>MM HYD-1b:</b> In accordance with the applicable law and with Specific Plan Policies RM-3.1, RM-4.3, RM-6.1 (and related implementation measures), the developer shall prepare a Stormwater Pollution Prevention Plan (SWPPP), which shall be approved by the County Public Works Department and which shall address stormwater management during the construction phase of the project. The SWPPP shall be consistent with RWQCB standards and NPDES permit requirements, and shall list BMPs, which specify how stormwater discharges would be controlled to protect water quality during the course of construction. Said BMPs may include, without limitation, the following:</p>	<p>Mitigation Incorporated</p>

Potential Project and Cumulative Impacts	Level of Significance w/o Mitigation	Summary of Mitigation Measures	Resulting Level of Significance
		<ol style="list-style-type: none"> <li>1. Schedule earthwork to occur primarily during the dry season to prevent most runoff erosion.</li> <li>2. Protect drainages and storm drain inlets from sedimentation with berms or filtration barriers, such as filter fabric fences, hay bales, or straw wattles.</li> <li>3. Divert runoff from exposed slopes to on-site sediment basins before the runoff is released off-site.</li> <li>4. Install gravel construction entrances to reduce tracking of sediment onto adjoining streets.</li> <li>5. Sweep on-site paved surfaces and surrounding streets daily to collect sediment before it is washed into the storm drains, the San Benito River or Santa Ana Creek.</li> <li>6. After construction is completed, clean all drainage culverts of accumulated sediment and debris.</li> <li>7. Stabilize stockpiles of topsoil and fill material by watering daily, or by the use of chemical agents.</li> <li>8. Store all construction equipment and material in designated areas away from waterways and storm drain inlets. Surround construction staging areas with earthen berms.</li> </ol>	

Potential Project and Cumulative Impacts	Level of Significance w/o Mitigation	Summary of Mitigation Measures	Resulting Level of Significance
<p><b>Impact HYD-2.</b> Operational activities associated with the proposed project have the potential to degrade water quality in downstream water bodies, in particular San Benito River, which is already impaired.</p>	<p>Potentially Significant</p>	<p>9. Wash and maintain equipment and vehicles in a separate bermed area, with runoff directed to a lined retention basin.</p> <p>10. Collect construction waste daily and deposit in covered dumpsters.</p> <p>The implementation of these mitigation measures along with mitigation measure GEO-1, GEO-6, and AQ-1, would reduce this impact to a less than significant level.</p>	<p>Less than Significant with Mitigation Incorporated</p>
<p><b>Impact HYD-2a.</b> The master developer shall submit a Grading Master Plan, to be approved by the County Public Works Department in accordance with the applicable timing and content requirements set forth in the Specific Plan.</p> <p><b>MM HYD-2b:</b> The master developer shall prepare a Storm Drainage Master Plan, to be approved by the County Public Works Department in accordance with the applicable timing and content requirements set forth in the Specific Plan, including, without limitation, the policies for the implementation of BMPs and LID as stated in Article 5.0 of the Specific Plan (Resource Management) (Policies RM-4.1, RM-</p>	<p>Potentially Significant</p>	<p><b>MM HYD-2a.</b> The master developer shall submit a Grading Master Plan, to be approved by the County Public Works Department in accordance with the applicable timing and content requirements set forth in the Specific Plan.</p> <p><b>MM HYD-2b:</b> The master developer shall prepare a Storm Drainage Master Plan, to be approved by the County Public Works Department in accordance with the applicable timing and content requirements set forth in the Specific Plan, including, without limitation, the policies for the implementation of BMPs and LID as stated in Article 5.0 of the Specific Plan (Resource Management) (Policies RM-4.1, RM-</p>	<p>Less than Significant with Mitigation Incorporated</p>

Potential Project and Cumulative Impacts	Level of Significance w/o Mitigation	Summary of Mitigation Measures	Resulting Level of Significance
		<p>4.2, and RM-4.3). The Storm Drainage Master Plan shall identify the size, location and timing of all major drainage facilities proposed for the project site relative to drainage impacts, and would be accompanied by all supporting technical information and calculations to demonstrate that implementation of this Plan shall satisfy all applicable regulations, standards and guidelines, including all of the following:</p> <p>The capacity design of the system-wide stormwater retention facilities is based on the 100-year storm event and is of adequate size to retain and infiltrate stormwater on the site to pre-development levels as required by applicable County standards (San Benito County Code, tit. 23, chap. 23.17, section 23.17.003(B) and chap. 23.31, art. III, section 23.31.040 et seq.).</p> <p>The master developer and/or individual neighborhood developer(s) may contour grade the entire Plan Area in accordance with the Grading Master Plan to achieve drainage and the efficient construction of water, sewer and underground utilities.</p> <p>As a condition of approval of the first subdivision map for the project site, the master</p>	

Potential Project and Cumulative Impacts	Level of Significance w/o Mitigation	Summary of Mitigation Measures	Resulting Level of Significance
		<p>developer and/or individual neighborhood developer(s) shall obtain, at its expense, all necessary permits and agreements as required by other agencies having jurisdiction over drainage, water quality or wetlands issues including, but not limited to, the Regional Water Quality Control Board, the U.S. Army Corps of Engineers, and the California Department of Fish and Game.</p> <p>The master developer and/or individual neighborhood developer(s) shall prepare and implement a SWPPP, and shall construct and maintain BMPs as required by San Benito County. In addition, prior to the start of construction, the master developer and/or individual neighborhood developer(s) shall obtain a permit from San Benito County for the General Construction Storm Water Compliance Program, as required by the State Water Quality Control Board, prior to the start of any construction, including grading.</p> <p>Development and operation of the project shall be in substantial compliance with the approved Storm Drainage Master Plan (as may be amended from time to time).</p>	

Potential Project and Cumulative Impacts	Level of Significance w/o Mitigation	Summary of Mitigation Measures	Resulting Level of Significance
		<p>MM HYD-2c: The master developer and/or individual developer(s) shall construct drainage improvements and stormwater retention facilities on the site generally as shown on Figure 21, Conceptual Drainage Plan and in accordance with the approved Storm Drainage Master Plan required under MM HYD-2b above. Site-specific grading and drainage plans shall be prepared for each phase of the project, which shall conform to the approved Grading Master Plan and the Storm Drainage Master Plan (as they may be amended), and shall be subject to the County Public Works Department's review and approval.</p>	
<p><b>Impact HYD-3.</b> The project would not alter the existing drainage pattern of the project site, which may substantially increase the rate or amount of surface runoff in a manner that would result in flooding or sedimentation and erosion on or off the site over the lifetime of the project.</p>	<p>Potentially Significant</p>	<p>The implementation of mitigation measures AG-1, GEO-1, GEO 6, HYD-1, and HYD-2a – HYD-2c would reduce this impact to a less than significant level.</p>	<p>Less than Significant with Mitigation Incorporated</p>
<p><b>Impact HYD-4.</b> The project may create or contribute runoff water, which would exceed the capacity of existing or planned</p>	<p>Potentially Significant</p>	<p>The implementation of mitigation measures HYD-2a - HYD-2c would reduce this impact to a less than significant level.</p>	<p>Less than Significant with Mitigation</p>

EXECUTIVE SUMMARY

Potential Project and Cumulative Impacts	Level of Significance w/o Mitigation	Summary of Mitigation Measures	Resulting Level of Significance
stormwater drainage systems or provide substantial additional sources of polluted runoff.			Incorporated
<b>Impact HYD-5.</b> The project would not place any structures within a 100-year flood hazard area, as mapped on the relevant FIRM, and would not impede or redirect flood flows.	No impact	No mitigation is necessary.	No impact
<b>Impact HYD-6.</b> The project would not 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, or inundation by seiche, tsunami, or mudflow.	No impact	No mitigation is necessary.	No impact
<b>Impact HYD-7.</b> The proposed project, in combination with past, present, and reasonably foreseeable, probable future developments in the area may cumulatively result in a significant effect with regard to drainage and water quality.	Potentially Significant Cumulative	The implementation of mitigation measures HYD-2a - HYD-2c would reduce this impact to a less than significant level.	Less than Significant with Mitigation Incorporated

Potential Project and Cumulative Impacts	Level of Significance w/o Mitigation	Summary of Mitigation Measures	Resulting Level of Significance
<p><b>Impact HYD-8.</b> The proposed project, in addition to past, present, and reasonably foreseeable, probable future projects in the vicinity would require the expansion and/or construction of new stormwater drainage facilities, which could result in cumulative environmental impacts to air and water quality.</p>	<p>Less than Significant Cumulative</p>	<p>The impact is less than significant; therefore, no mitigation is required.</p>	<p>Less than Significant</p>
<b>3.10 Land Use and Planning</b>			
<p><b>Impact LU-1.</b> The proposed project does not conflict with any applicable land use plan, policy or regulation of an agency with jurisdiction over the project adopted for the purpose of avoiding or mitigating an environmental impact.</p>	<p>Less than Significant</p>	<p>The impact is less than significant; therefore, no mitigation is required.</p>	<p>Less than Significant</p>
<p><b>Impact LU-2.</b> The proposed project would not disrupt or divide an established community.</p>	<p>No impact</p>	<p>No mitigation is necessary.</p>	<p>No impact</p>
<p><b>Impact LU-3.</b> The proposed project would not conflict with an established habitat conservation plan or natural community conservation plan.</p>	<p>No impact</p>	<p>No mitigation is necessary.</p>	<p>No impact</p>

Potential Project and Cumulative Impacts	Level of Significance w/o Mitigation	Summary of Mitigation Measures	Resulting Level of Significance
<p><b>Impact LU-4.</b> Development of the proposed project may create land use compatibility conflicts with surrounding uses.</p>	<p>Potentially Significant Impact</p>	<p>The implementation of mitigation measure AG-1 would reduce this impact to a less than significant level.</p>	<p>Less than Significant with Mitigation Incorporated</p>
<p><b>Impact LU-5.</b> The project would not induce substantial population growth in an area, either directly or indirectly.</p>	<p>Less than Significant</p>	<p>The impact is less than significant; therefore, no mitigation is required.</p>	<p>Less than Significant</p>
<p><b>Impact LU-6.</b> The proposed project, combined with other past, present, and reasonably foreseeable probable future projects in San Benito County may result in cumulative land use impacts to the project area.</p>	<p>Less than Significant Cumulative</p>	<p>The impact is less than significant; therefore, no mitigation is required.</p>	<p>Less than Significant</p>
<p>3.11 Noise</p>			
<p><b>Impact NOISE-1.</b> Construction activities associated with the proposed project may expose nearby land uses to excessive noise levels, a substantial temporary or periodic increase in ambient noise levels above noise levels existing without the project.</p>	<p>Potentially Significant</p>	<p><b>MM NOISE-1:</b> During all project construction activities, the following mitigation measures shall be incorporated into construction documents and shall be implemented by the project developer:                      a. Restrict noise-generating activities at the construction site or in areas adjacent to the construction site to the hours of 7:00 a.m. to 7:00 p.m.</p>	<p>Significant Unavoidable</p>

Potential Project and Cumulative Impacts	Level of Significance w/o Mitigation	Summary of Mitigation Measures	Resulting Level of Significance
		<p>Construction-related noise-generating activities shall be prohibited on Sundays and federally-recognized holidays.</p> <p>b. Properly maintain construction equipment and equip all internal combustion engine driven machinery with intake and exhaust mufflers and engine shrouds that are in good condition and appropriate for the equipment. Equipment engine shrouds shall be closed during equipment operation.</p> <p>c. Construction vehicles and equipment shall not be left idling for longer than 5 minutes when not in use.</p> <p>d. Locate stationary noise generating equipment such as air compressors or portable power generators as far as possible from sensitive receptors. Construct temporary noise barriers to screen stationary noise generating equipment when located near adjoining sensitive land uses. Temporary noise barriers could reduce construction noise levels by 5 dBA.</p> <p>e. Utilize "quiet" air compressors and other stationary noise sources where technology exists.</p> <p>f. Route all construction traffic to and from the</p>	

Potential Project and Cumulative Impacts	Level of Significance w/o Mitigation	Summary of Mitigation Measures	Resulting Level of Significance
		<p>project site via designated truck routes where feasible. Prohibit construction-related heavy truck traffic in residential areas where feasible.</p> <ul style="list-style-type: none"> <li>g. Control noise from construction workers' radios to a point that they are not audible at existing residences bordering the project site.</li> <li>h. Prior to issuance of any grading and/or building permits, the contractor shall prepare and submit to the County for approval a detailed construction plan identifying the schedule for major noise-generating construction activities.</li> <li>i. Designate a "disturbance coordinator" who would be responsible for responding to any local complaints about construction noise. The disturbance coordinator shall determine the cause of the noise complaint (e.g., starting too early, bad muffler, etc.) and shall 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</li> </ul>	

Potential Project and Cumulative Impacts	Level of Significance w/o Mitigation	Summary of Mitigation Measures	Resulting Level of Significance
<p><b>Impact NOISE-2:</b> Stationary noise generated by the project could expose persons to noise levels in excess of applicable County noise standards at existing noise-sensitive land uses adjacent to the project site and newly developed noise-sensitive residential land uses within the project site.</p>	<p>Potentially Significant</p>	<p><b>MM NOISE-2a:</b> Noise-generating landscape and facility maintenance activities shall be prohibited on the premises of the common parks and open space areas between 7 p.m. and 7 a.m. as an ongoing operational requirement within the project site.</p> <p><b>MM NOISE-2b:</b> The recreational use of the common parks and open space areas shall be limited to between 7 a.m. and 7 p.m., and amplified music shall be prohibited at the common parks and open space areas</p>	<p>Less than Significant with Mitigation Incorporated</p>
<p><b>Impact NOISE-3:</b> Implementation of the proposed project would not result in a substantial permanent increase in ambient transportation-related source noise levels above noise levels existing without the project, and would not exceed the applicable noise standards at existing noise-sensitive land uses adjacent to the project site and newly developed noise-sensitive residential land uses within the project site.</p>	<p>Less than Significant</p>	<p>The impact is less than significant; therefore, no mitigation is required.</p>	<p>Less than Significant</p>
<p><b>Impact NOISE-4:</b> Predicted exterior noise levels at the proposed residences along Fairview Road could expose persons to</p>	<p>Potentially Significant</p>	<p><b>MM NOISE-4a:</b> For residences placed within 100 feet of Fairview Road, the project developer shall comply with Policy LU-9.1, Measure #5 and Policy LU-10.2,</p>	<p>Less than Significant with</p>

Potential Project and Cumulative Impacts	Level of Significance w/o Mitigation	Summary of Mitigation Measures	Resulting Level of Significance
<p>noise levels in excess of the applicable noise standards.</p>		<p>Measure #3, found in Article 2.0 of the Fairview Corners Residential Specific Plan (Land Use). Compliance with Article 2.0 shall be subject to the review and approval of the County in accordance with Article 7.0 of the Specific Plan (Implementation Plan), as part of the project's design and site review process. Specifically, in the event that multi-story residences are proposed adjacent to Fairview Road, an acoustical study shall be prepared by the project developer and reviewed and approved by the County, including mitigation measures to ensure that interior noise levels within upper floor areas of the dwelling units will maintain an acceptable noise level of 45 dBA CNEL/Ldn, or less. The study shall be submitted to the San Benito County Planning and Building Department in conjunction with the first associated building permit application for the multi-story residences at issue. The developer shall implement all recommended mitigation measures in the study prior to issuance of any certificates of occupancy for the multi-story residences.</p> <p><b>MM NOISE-4b:</b> If residences are placed within 100 feet of Fairview Road, sound attenuation features shall</p>	<p>Mitigation Incorporated</p>

Potential Project and Cumulative Impacts	Level of Significance w/o Mitigation	Summary of Mitigation Measures	Resulting Level of Significance
		<p>be required in accordance with the recommendations set forth in the approved acoustical report, and shall, at a minimum, include the following:</p> <ol style="list-style-type: none"> <li>a. A minimum six-foot noise barrier shall be constructed to reduce noise levels in outdoor use areas along Fairview Road.</li> <li>b. The barriers shall be constructed solidly over the entire surface and the base, and shall not contain openings or gaps between barrier materials or the ground which would decrease the reduction provided by the noise barrier.</li> <li>c. Suitable materials for barrier construction shall have a minimum surface weight of 3 lbs./ft<sup>2</sup>. (such as one-inch thick wood, masonry block, concrete, or metal), and shall be consistent with MM AES-1.</li> <li>d. The final design of noise barriers shall be completed and approved during design review for the project when detailed site plans and grading plans are available.</li> </ol>	
<p><b>Impact NOISE-5:</b> Predicted groundborne vibration levels would not be anticipated to expose persons to or generate excessive</p>	<p>Less than Significant</p>	<p>The impact is less than significant; therefore, no mitigation is required.</p>	<p>Less than Significant</p>

Potential Project and Cumulative Impacts	Level of Significance w/o Mitigation	Summary of Mitigation Measures	Resulting Level of Significance
groundborne vibration, in excess of applicable thresholds for human annoyance or structural damage.			
<b>Impact NOISE-6:</b> Implementation of the proposed project in combination with past, present and reasonably foreseeable, probable future projects would not result in a cumulatively considerable contribution to future cumulative noise levels.	Less than Significant	The impact is less than significant; therefore, no mitigation is required.	Not Cumulatively Considerable
<b>3.12 Public Services</b>			
<b>Impact PUB-1.</b> The proposed project would increase service demands for law enforcement patrol and incident response. This increase in demand, however, would not trigger the need for new or expanded law enforcement facilities to serve the project, in order to maintain acceptable service ratios, response times, or other performance objectives.	Less than Significant	The impact is less than significant; therefore, no mitigation is required.	Less than Significant
<b>Impact PUB-2.</b> The project would increase the demand for fire protection services. This increase in demand, however, would not	Less than Significant	The impact is less than significant; therefore, no mitigation is required.	Less than Significant

Potential Project and Cumulative Impacts	Level of Significance w/o Mitigation	Summary of Mitigation Measures	Resulting Level of Significance
<p>trigger the need for new or expanded facilities to serve the project, in order to maintain acceptable service ratios, response times, or other performance objectives.</p>			
<p><b>Impact PUB-3.</b> The project would result in the development of new residences and therefore require school services, potentially resulting in the demand for new or expanded facilities to serve the project, in order to maintain acceptable service ratios or other performance objectives.</p>	<p>Less than Significant</p>	<p>The impact is less than significant; therefore, no mitigation is required.</p>	<p>Less than Significant</p>
<p><b>Impact PUB-4.</b> The project would increase the generation of solid waste at the project site, thereby reducing the estimated long-term disposal capacity at the local landfill site, and potentially triggering the need to expand the facility, in order to maintain acceptable service ratios or other performance objectives, the construction and operation of which could result in environmental impacts.</p>	<p>Less than Significant</p>	<p>The impact is less than significant; therefore, no mitigation is required.</p>	<p>Less than Significant</p>
<p><b>Impact PUB-5.</b> The proposed project, in combination with past, present, and</p>	<p>Less than Significant</p>	<p>The impact is less than significant; therefore, no mitigation is required.</p>	<p>Less than Significant</p>

Potential Project and Cumulative Impacts	Level of Significance w/o Mitigation	Summary of Mitigation Measures	Resulting Level of Significance
<p>reasonably foreseeable, probable future projects within San Benito County, may result in the need for new, expanded, or altered public service facilities, in order to maintain acceptable service ratios, response times, or other performance objectives, the construction and operation of which could result in environmental impacts.</p>	<p>Cumulative</p>		
<p>3.13 Parks and Recreation</p>			
<p><b>Impact REC-1.</b> The proposed project would construct up to 220 new residences, which would result in additional demand on existing park and recreational facilities, which as a result, could lead to the occurrence or acceleration of substantial physical deterioration of those facilities.</p>	<p>Potentially Significant</p>	<p><b>MM REC-1a.</b> Park and recreational facilities shall be generally constructed as shown in Figure 13 and Figure 17 and in accordance with all applicable policies within Article 2.0 (Land Use), Article 3.0 (Circulation Plan), Article 4.0 (Community Design) and Article 5.0 (Resource Management) of the Specific Plan, as well as the project’s Open Space and Parks Master Plan (as may be amended). Timing of implementation shall be in accordance with Article 7.0 of the Specific Plan (Implementation Plan) and the approved Infrastructure Phasing Master Plan.</p> <p><b>MM REC-1b.</b> On-site park and recreational facilities shall be provided by the developer and designed</p>	<p>Less than Significant with Mitigation Incorporated</p>

Potential Project and Cumulative Impacts	Level of Significance w/o Mitigation	Summary of Mitigation Measures	Resulting Level of Significance
		<p>consistent with applicable County standards for the provision of parkland and the County Parks Master Plan. In the alternative, the developer may pay the applicable in-lieu fee for park and recreational facilities as set forth in County Code Section 23.15.008.</p> <p><b>MM REC-1c.</b> The project's pedestrian and bicycle circulation network shall be developed in accordance with Article 7.0 (Implementation Plan) and the approved project's Infrastructure Phasing Master Plan as approved by the Public Works Department.</p>	
<p><b>Impact REC-2.</b> The proposed project may result in the construction of new parks and recreational facilities, which may have an adverse physical effect on the environment.</p>	<p>Potentially Significant</p>	<p>The implementation of mitigation measures AQ-1 and N-1 would reduce this impact to a less than significant level.</p>	<p>Less than Significant with Mitigation Incorporated</p>
<p><b>Impact REC-3.</b> The proposed project would result in the development of new residences, which could, in combination with other past, present, and reasonably foreseeable, probable future projects, contribute incrementally to demand for park and recreational facilities.</p>	<p>Less than Significant Cumulative</p>	<p>The impact is less than significant; therefore, no mitigation is required.</p>	<p>Less than Significant</p>

Potential Project and Cumulative Impacts	Level of Significance w/o Mitigation	Summary of Mitigation Measures	Resulting Level of Significance
<p><b>Impact REC-4.</b> The proposed project may include the operation of new park and recreational facilities, which could, in combination with other past, present, and reasonably foreseeable, probable future projects, contribute incrementally to water supply impacts within the groundwater basin serving the project.</p>	<p>Less than Significant Cumulative</p>	<p>The impact is less than significant; therefore, no mitigation is required.</p>	<p>Less than Significant</p>
<p>3.14 Traffic and Circulation</p>			
<p><b>Impact TRA-1</b> The project would not conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system since the addition of project traffic to existing traffic volumes would not cause study intersections to operate at unacceptable levels of service during peak hours.</p>	<p>Less than Significant</p>	<p>The impact is less than significant; therefore, no mitigation is required.</p>	<p>Less than Significant</p>
<p><b>Impact TRA-2.</b> The project may conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system since</p>	<p>Potentially Significant</p>	<p><b>MM TRA-2a:</b> Prior to the issuance of building permits for the 75th, 150th and the 200th residential units (excluding secondary units) respectively, the project developer shall monitor the intersection of Fairview</p>	<p>Significant Unavoidable</p>

Potential Project and Cumulative Impacts	Level of Significance w/o Mitigation	Summary of Mitigation Measures	Resulting Level of Significance
<p>the addition of project traffic would result in peak-hour signal warrants being met at the Fairview Road/Hillcrest Road and Enterprise Road/Airline Highway (State Route 25) intersections.</p>		<p>Road and Hillcrest Road to determine if signalization is warranted. Monitoring shall include the following:</p> <ol style="list-style-type: none"> <li>1. Conduct analyses of all applicable traffic signal warrants based on field-measured data;</li> <li>2. Study prevailing traffic and roadway conditions;</li> <li>3. Report the results to the San Benito County Public Works Administrator, who, in coordination with the City of Hollister Engineering Department, shall determine if and when a traffic signal should be installed.</li> </ol> <p><b>MM TRA-2b:</b> The developer shall install the traffic signal if directed in writing to do so by the San Benito County Public Works Administrator and so long as the City and County issue any required permits, consistent with MM TRA-2a above. The developer's costs associated therewith may be subject to partial reimbursement to the extent other funding sources such as the TIF program, an established Benefit Area, or other development, are available and applicable; provided, however, the developer's obligation to install the signal shall not be dependent on receipt of any reimbursement. The developer shall be obligated to</p>	

Potential Project and Cumulative Impacts	Level of Significance w/o Mitigation	Summary of Mitigation Measures	Resulting Level of Significance
		<p>install the identified improvements promptly upon notification from the County of the need to do so, and no additional building permits for residential units (excluding secondary units) shall be issued until the traffic signal is installed.</p> <p><b>MM TRA-2c:</b> If the San Benito County Public Works Administrator determines that the traffic signal at the intersection of Fairview Road/Hillcrest Road is not warranted at the time of issuance of the building permit for the project's 200th residential unit or if the City of Hollister does not approve the installation of the traffic signal, then the developer shall comply with the following.</p> <p style="padding-left: 40px;">If the identified traffic signal is expressly covered in the then-current TIF program, then the developer's payment of the applicable TIF shall constitute a fair share contribution toward improvements at this intersection. If the identified traffic signal is not expressly covered in the then-current TIF program, the developer shall pay its fair share contribution (based on its pro rata contribution of trips) to the Benefit Area toward the signalization of this intersection.</p>	

Potential Project and Cumulative Impacts	Level of Significance w/o Mitigation	Summary of Mitigation Measures	Resulting Level of Significance
		<p><b>MM TRA-2d:</b> Prior to the issuance of building permits for the 75th, 150th and the 200th residential units (excluding secondary units) respectively, the project developer shall monitor the intersection of Enterprise Road and Airline Highway (State Route 25) to determine if signalization is warranted. Monitoring shall include the following:</p> <ol style="list-style-type: none"> <li>1. Conduct analyses of all applicable traffic signal warrants based on field-measured data;</li> <li>2. Study prevailing traffic and roadway conditions;</li> <li>3. Report the results to the San Benito County Public Works Administrator, who, in coordination with the City of Hollister Engineering Department, shall determine if and when a traffic signal should be installed.</li> </ol> <p><b>MM TRA-2e:</b> The developer shall install the traffic signal if directed in writing to do so by the San Benito County Public Works Administrator and so long as Caltrans, the City and County issue any required permits, consistent with MM TRA-2d above. The developer's costs associated therewith may be subject</p>	

Potential Project and Cumulative Impacts	Level of Significance w/o Mitigation	Summary of Mitigation Measures	Resulting Level of Significance
		<p>to partial reimbursement to the extent other funding sources such as the TIF program, an established Benefit Area, or other development, are available and applicable; provided, however, the developer's obligation to install the signal shall not be dependent on receipt of any reimbursement. The developer shall be obligated to install the identified improvements promptly upon notification from the County of the need to do so, and no additional building permits for residential units (excluding secondary units) shall be issued until the traffic signal is installed.</p> <p><b>MM TRA-2f:</b> If the San Benito County Public Works Administrator determines that the traffic signal at the intersection of Enterprise Road/Airline Highway (State Route 25) is not warranted at the time of issuance of the building permit for the project's 200th residential unit or if Caltrans and/or the City of Hollister does not approve the installation of the traffic signal, then the developer shall comply with the following. If the identified traffic signal is expressly covered in the then-current TIF program, then the developer shall pay the applicable TIF as a fair share contribution toward improvements at this intersection.</p>	

Potential Project and Cumulative Impacts	Level of Significance w/o Mitigation	Summary of Mitigation Measures	Resulting Level of Significance
		<p>If the identified traffic signal is not expressly covered in the then-current TIF program, then the developer shall pay its fair share contribution (based on its pro rata contribution of trips) to the Benefit Area toward the signalization of this intersection.</p>	
<p><b>Impact TRA-3.</b> The project may conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system since the addition of project traffic would result in insufficient vehicle storage within the left-turn pocket leading from southbound Fairview Road to the project site, which could result in increased traffic congestion on Fairview Road.</p>	<p>Potentially Significant</p>	<p><b>MM TRA-3:</b> For the Fairview Road and Cielo Vista Drive extension intersection, as part of the infrastructure master planning for the proposed project, the developer shall design the southbound left-turn pocket in compliance with County and Caltrans minimum design standards. Construction of this improvement shall occur prior to issuance of the first building permit for residential development.</p>	<p>Less than Significant with Mitigation Incorporated</p>
<p><b>Impact TRA-4.</b> The project may conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system since it would contribute traffic to the segments of State Route 156 (Union Road to The Alameda) and State Route 25 (U.S. 101 to State Route 156), which operate at</p>	<p>Potentially Significant</p>	<p><b>MM TRA-4:</b> The developer shall pay the applicable TIF as a fair share contribution towards the identified improvements, which would mitigate the project's impact to the extent feasible. However, even if the TIF is paid by the developer, payment of this fee alone will not guarantee the timely construction of the identified improvements to mitigate the impact of the project.</p>	<p>Significant Unavoidable</p>

Potential Project and Cumulative Impacts	Level of Significance w/o Mitigation	Summary of Mitigation Measures	Resulting Level of Significance
<p>unacceptable LOS E under existing conditions. The addition of project traffic would cause the percent-time-spent-following to increase during both the AM and PM peak hours.</p>			
<p><b>Impact TRA-5.</b> The proposed project would not conflict with the applicable congestion management program.</p>	No Impact		No Impact
<p><b>Impact TRA-6.</b> The proposed project's design features may increase hazards as a result of inadequate site access.</p>	Potentially Significant	Implementation of Mitigation Measure MM TRA-7 would reduce the impact to less than significant.	Less than Significant with Mitigation Incorporated
<p><b>Impact TRA-7.</b> The proposed project may result in inadequate emergency access.</p>	Potentially Significant Impact	<p><b>MM TRA-7.</b> As part of its first subdivision map application which proposes the development of residential units, the developer shall show on said map either (1) the Airline Highway (State Route 25) EVA, or (2) an alternative EVA generally located in the northwest corner of the project site or in such other location as is acceptable to the County Public Works Administrator. In the event that the Airline Highway (State Route 25) EVA route is not built or its construction is delayed beyond the commencement of</p>	Less than Significant with Mitigation Incorporated

Potential Project and Cumulative Impacts	Level of Significance w/o Mitigation	Summary of Mitigation Measures	Resulting Level of Significance
		<p>project construction, the developer shall construct the alternative EVA. Prior to issuance of the building permit for the first residential unit, either the Airline Highway (State Route 25) EVA or the alternative EVA route shall be constructed, consistent with applicable County standards and other requirements, shall be at least 24 feet in width in order to allow personal vehicles a means of emergency egress and simultaneous entry into the project site by emergency responders' vehicles, and shall include a "Knox Box," which could only be unlocked by fire district personnel. To ensure emergency access for all units, the developer shall be required to construct and maintain an all-weather access road connecting the proposed EVA (either the Airline Highway (State Route 25) EVA or alternative on-site EVA) to all homes constructed in each phase of development.</p>	
<p><b>Impact TRA-8.</b> The proposed project includes policies that facilitate the construction of public transit, bicycle and pedestrian facilities. Therefore, the proposed project would not conflict with adopted policies, plans, or programs regarding public</p>	<p>Less than Significant</p>	<p>The impact is less than significant; therefore, no mitigation measures are required.</p>	<p>Less than Significant</p>

Potential Project and Cumulative Impacts	Level of Significance w/o Mitigation	Summary of Mitigation Measures	Resulting Level of Significance
<p>transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities.</p> <p><b>Impact TRA-9.</b> Implementation of the proposed project in combination with past, present and reasonably foreseeable, probable future projects would result in significant impacts at two intersections and may result in insufficient vehicle storage within the left-turn pocket leading from southbound Fairview Road to the project site, which could result in increased traffic congestion on Fairview Road.</p>	<p>Potentially Significant Cumulative</p>	<p><b>MM TRA-9a.</b> Prior to the issuance of the building permit(s) for the 135th and 200th residential units (excluding secondary units) respectively, the project developer shall monitor the intersection of Fairview Road/Cielo Vista Drive extension to determine if signalization is needed. Monitoring shall include the following:</p> <ol style="list-style-type: none"> <li>1. Conduct analyses of all applicable traffic signal warrants and based on field measured data;</li> <li>2. Study prevailing traffic and roadway conditions; and</li> <li>3. Report the results to the San Benito County Public Works Administrator, who will determine if and when the traffic signal and extension of the turn-pocket storage for the southbound left-turn movement on Fairview Road should be installed.</li> </ol> <p><b>MM TRA-9b:</b> The developer shall install the traffic signal and extend the turn-pocket storage for the southbound left-turn movement on Fairview Road if</p>	<p>Significant Unavoidable</p>

Potential Project and Cumulative Impacts	Level of Significance w/o Mitigation	Summary of Mitigation Measures	Resulting Level of Significance
		<p>directed in writing to do so by the San Benito County Public Works Administrator, consistent with MM TRA-8a above. The developer's costs associated therewith may be subject to partial reimbursement to the extent other funding sources such as the TIF program, an established Benefit Area or from other development are available and applicable; provided, however, the developer's obligation to install the signal and extend the left-turn lane shall not be dependent on receipt of any reimbursement. The developer shall be obligated to install the identified improvements promptly upon notification from the County of the need to do so, and no additional building permits for residential units (excluding secondary units) shall be issued until the traffic signal is installed.</p> <p><b>MM TRA-9c:</b> If the San Benito County Public Works Administrator determines that the traffic signal at the intersection of Fairview Road/Cielo Vista Drive extension and extension of the turn-pocket storage for the southbound left-turn movement on Fairview Road is not warranted at the time of issuance of the building permit for the project's 200th residential unit, then the developer shall comply with the following. If the</p>	

Potential Project and Cumulative Impacts	Level of Significance w/o Mitigation	Summary of Mitigation Measures	Resulting Level of Significance
		<p>identified traffic signal and extension of the turn-pocket storage for the southbound left-turn movement on Fairview Road is expressly covered in the then-current TIF program, then the developer's payment of the applicable TIF shall constitute its fair share contribution toward improvements at this intersection. If the identified traffic signal and extension of the turn-pocket storage for the southbound left-turn movement on Fairview Road is not expressly covered in the then-current TIF program, then the developer shall pay its fair share contribution (based on its pro rata contribution of trips) to the Benefit Area toward the signalization of this intersection.</p> <p><b>MM TRA-9d:</b> Signalization of the Memorial Drive and Hillcrest Road intersection, the addition of dedicated left-turn lanes on all four approaches, and the operation of the traffic signal with protected left-turn phasing will ensure acceptable traffic conditions. If the identified improvements are expressly covered in the then-current TIF program, then the developer's payment of the applicable TIF shall constitute its fair share contribution toward the improvements at this intersection. If the identified improvements are not</p>	

Potential Project and Cumulative Impacts	Level of Significance w/o Mitigation	Summary of Mitigation Measures	Resulting Level of Significance
		<p>expressly covered in the then-current TIF program, then the developer shall pay the project's fair share contribution (based on its pro rata contribution of trips) to the Benefit Area toward improvements at this intersection. However, given the current pace of development and the anticipated costs of the identified improvements at this intersection as well as the fact that this intersection lies entirely within the City of Hollister's jurisdiction, the developer's payment of its fair share of costs would not guarantee timely construction of this improvement to mitigate the project's impact to a less than significant level.</p>	
<b>3.15 Wet and Dry Utilities and Energy</b>			
<p><b>Impact UTIL-1.</b> The proposed project would increase the demand for potable water. However, the existing public water system serving the project site can adequately supply the proposed project, including existing and planned future uses over a 20-year period, and would not require the construction of new water facilities to serve the project or in order to maintain</p>	<p>Less than Significant (Individual and Cumulative)</p>	<p>The impact is less than significant; therefore, no mitigation is required.</p>	<p>Less than Significant</p>

EXECUTIVE SUMMARY

Potential Project and Cumulative Impacts	Level of Significance w/o Mitigation	Summary of Mitigation Measures	Resulting Level of Significance
<p>acceptable service ratios or other performance objectives, nor would it require new or expanded entitlements. It would require the installation of new distribution lines, but these facilities would not cause significant, adverse environmental effects.</p>			
<p><b>Impact UTIL-2.</b> The proposed project would not 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.</p>	<p>Less than Significant</p>	<p>The impact is less than significant; therefore, no mitigation is required.</p>	<p>Less than Significant</p>
<p><b>Impact UTIL-3.</b> The proposed wastewater treatment provider that would serve the project has adequate capacity to serve the projected demand in addition to the provider's existing commitments in accordance with applicable Regional Water Quality Control Board requirements, would not violate any waste discharge requirements, and would not require the construction of new wastewater treatment facilities to serve the project in order to</p>	<p>Less than Significant</p>	<p>The impact is less than significant; therefore, no mitigation is required.</p>	<p>Less than Significant</p>

Potential Project and Cumulative Impacts	Level of Significance w/o Mitigation	Summary of Mitigation Measures	Resulting Level of Significance
<p>maintain acceptable service ratios or other performance objectives. It will require the installation of new collection lines, but these facilities will not cause significant, adverse, environmental effects.</p>			
<p><b>Impact UTIL-4.</b> The soils on the project site may not be capable of adequately supporting the use of septic tanks.</p>	Potentially Significant	The implementation of mitigation measure GEO-1 would reduce this impact to a less than significant level.	Less than Significant with Mitigation Incorporated
<p><b>Impact UTIL-5.</b> The proposed project would not result in the wasteful, inefficient or unnecessary consumption of electricity, natural gas or gasoline.</p>	Less than Significant	The impact is less than significant; therefore, no mitigation is required.	Less than Significant
<p><b>Impact UTIL-6.</b> The proposed project, in addition to past, present and reasonably foreseeable, probable future projects in the vicinity, would generate demand for wastewater treatment services. As discussed under Impact UTIL-3, the project would require the installation of new collection lines, in order to maintain acceptable service</p>	Less than Significant Cumulative	The impact is less than significant; therefore, no mitigation is required.	Less than Significant

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Potential Project and Cumulative Impacts	Level of Significance w/o Mitigation	Summary of Mitigation Measures	Resulting Level of Significance
<p>ratios or other performance objectives, but these facilities would not cause significant, adverse, environmental effects, and it is not anticipated that new or expanded wastewater treatment facilities would be needed to serve this cumulative development.</p>			
<p><b>Impact UTIL-7.</b> The proposed project, in combination with other past, present and reasonably foreseeable, probable future development within the County could result in the wasteful, inefficient or unnecessary consumption of electricity, natural gas and gasoline.</p>	<p>Less than Significant Cumulative</p>	<p>The impact identified is less than significant; therefore, no mitigation is proposed.</p>	<p>Less than Significant</p>

Source: EMC Planning Group 2011