



SAN BENITO COUNTY PLANNING COMMISSION

Mark Tognazzini
District No. 1
Vice-Chair

Jean Zlotkin
District No. 2

Pat Loe
District No. 3
Chair

Ray Pierce
District No. 4
Commissioner

Robert Rodriguez
District No. 5

County Administration Building - Board of Supervisors Chambers, 481 Fourth Street, Hollister, California

REGULAR MEETING AGENDA April 2, 2018 6:00 PM

6:00 PM ~ CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

BOARD ANNOUNCEMENTS

DEPARTMENT ANNOUNCEMENTS

PUBLIC COMMENT

The San Benito County Planning Commission welcomes you to this meeting and encourages your participation.

- If you wish to speak on a matter which does **NOT** appear on the agenda, you may do so during the Public Comment period at the beginning of the meeting. Please complete a Speaker Card and provide to the Clerk prior to the meeting. Except as otherwise provided by law; no action shall be taken on any item NOT appearing on the Agenda or items that have been continued to a future public hearing date. When addressing the Commission, **please state your name for the record**. Please address the Commission as a whole through the Chair. This open forum period is provided to allow members of the public an opportunity to address the Planning Commission on general issues of land use planning and community development. It is not intended for comments on items on the current agenda, any pending items.
- If you wish to speak on an item contained in the Agenda, please complete a Speaker Card identifying the Item(s) and provide it to the Clerk prior to consideration of the item.
- **Each individual speaker will be limited to a three (3) minute presentation.**

CONSENT AGENDA

ACKNOWLEDGEMENT OF PUBLIC HEARING

ACKNOWLEDGEMENT OF CERTIFICATE OF POSTING

- These items will be considered as a whole without discussion unless a particular item is requested by

a member of the Commission, Staff or the public to be removed from the Consent Agenda. Approval of a consent item means approval of the recommended action as specified in the Staff Report.

- If any member of the public wishes to comment on a Consent Agenda Item please fill out a speaker card present it to the Clerk prior to consideration of the Consent Agenda and request the item be removed and considered separately.

REGULAR AGENDA

PUBLIC HEARING

1. **Vesting Tentative Subdivision Map TSM 15-94. The Bluffs at Ridgemark.**

OWNER: Roy and Rita Lompa. **APPLICANT:** Bates/Stringer LLC. **LOCATION:**

The approximately 50-acre project site is located in unincorporated San Benito County 0.7 miles south of the City of Hollister, outside the City's sphere of influence and 0.9 miles west of State Route (SR) 25. The project site is bordered on the west by Southside Road. The proposed project would be accessed through Ridgemark Drive, off of State Route 25/Airline Highway, A second full-access road alternative is proposed to connect down-slope to Southside Road. (APNs: 025-420-005, 006, 019). **PROJECT DESCRIPTION:** A request for a vesting tentative map to subdivide an approximate 50-gross acre site into 90 residential lots, with three (3) neighborhood parks and a six-foot wide paved bicycle/pedestrian path constructed throughout the development, separated from the roadway by curb and gutter. Lot sizes would range from 8,550 square feet to ~29,000 square feet, and home sizes are expected to range from 2,400 square feet to 3,500 square feet.

GENERAL PLAN DESIGNATION: RM Residential Mixed. **ZONING**

DESIGNATION: R1 Single Family Residential.

ENVIRONMENTAL EVALUATION: A draft Environmental Impact Report (DEIR) has been prepared for **The Bluffs at Ridgemark** project which was previously circulated for public comment, and those comments have been responded to in a proposed **Final Environmental Impact Report (FEIR)** This **FEIR** is being made available for public review prior to the Planning Commission's action on the matter and possible certification of the **EIR**, March 21, 2018. The **FEIR** will be available for public review Friday, March 9, 2018 through March 21, 2018. A link to the Draft and Final EIR documents will be available for viewing on the County of San Benito Website: www.cosb.us under *Recent News*. Hard copies will also be made available at the Resource Management Agency public counter at 2301 Technology Parkway, Hollister and the San Benito County Free Library at 470 5th Street, Hollister, CA 95023 (<http://sbcfl.org/>). **Planner: Taven M. Kinison Brown** (tkinisonbrown@cosb.us)

DISCUSSION

ADJOURN

NOTE: A copy of this Agenda is published on the County's Web site by the Friday preceding each Commission meeting and may be viewed at www.cosb.us. All proposed agenda items with supportive documents are available for viewing at the San Benito County Administration Building, 481 Fourth Street, Hollister, CA between the hours of 8:00 a.m. & 5:00 p.m., Monday through Friday (except holidays.) This is the same packet that the Planning Commission reviews and discusses at the Commission meeting. The project planner's name and email address has been added at the end of each project description. As required by Government Code Section 54957.5 any public record distributed to the Planning Commission less than 72 hours prior to this meeting in connection with any agenda item shall be made available for public inspection at the Planning

Department, 2301 Technology Parkway, Hollister, CA 95023. Public records distributed during the meeting will be available for public inspection at the meeting if prepared by the County. If the public record is prepared by some other person and distributed at the meeting it will be made available for public inspection following the meeting at the Planning Department.

APPEAL NOTICE: Any person aggrieved by the decision of the Planning Commission may appeal the decision within ten (10) calendar days to the Board of Supervisors. The notice of appeal must be in writing and shall set forth specifically wherein the Planning Commission's decision was inappropriate or unjustified. Appeal forms are available from the Clerk of the Board at the San Benito County Administration Office, 481 Fourth Street, Hollister and the San Benito County Planning Department, 2301 Technology Parkway, Hollister.

NOTE: In compliance with the Americans with Disabilities Act (ADA) the Board of Supervisors meeting facility is accessible to persons with disabilities. If you need special assistance to participate in this meeting, please contact the Clerk of the Board's office at (831) 636-4000 at least 48 hours before the meeting to enable the County to make reasonable arrangements to ensure accessibility.



SAN BENITO COUNTY AGENDA ITEM TRANSMITTAL FORM

Mark Tognazzini
District No. 1
Vice-Chair

Jean Zlotkin
District No. 2

Ray Pierce
District No. 3

Pat Loe
District No. 4
Chair

Robert Rodriguez
District No. 5

Item Number: 1.

MEETING DATE: 4/2/2018

DEPARTMENT: RESOURCE MANAGEMENT AGENCY

DEPT HEAD/DIRECTOR: John P. Guertin

AGENDA ITEM PREPARER: Taven M. Kinison Brown

SBC DEPT FILE NUMBER:

SUBJECT:

Vesting Tentative Subdivision Map TSM 15-94. The Bluffs at Ridgemark. **OWNER:** Roy and Rita Lompa. **APPLICANT:** Bates/Stringer LLC. **LOCATION:** The approximately 50-acre project site is located in unincorporated San Benito County 0.7 miles south of the City of Hollister, outside the City's sphere of influence and 0.9 miles west of State Route (SR) 25. The project site is bordered on the west by Southside Road. The proposed project would be accessed through Ridgemark Drive, off of State Route 25/Airline Highway. A second full-access road alternative is proposed to connect down-slope to Southside Road. (APNs: 025-420-005, 006, 019).

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AGENDA SECTION:

PUBLIC HEARING

BACKGROUND/SUMMARY:

BUDGETED:

SBC BUDGET LINE ITEM NUMBER:

CURRENT FY COST:

STAFF RECOMMENDATION:

STAFF RECOMMENDATION

Staff recommends that the Planning Commission consider the staff report and presentation, the applicant's presentation and take public testimony regarding the Bluffs at Ridgemark subdivision and:

1 . Adopt Draft Planning Commission Resolution No. 2018-0__ (EXHIBIT D). A Resolution of the San Benito County Planning Commission Certifying the Environmental Impact Report prepared for The Bluffs at Ridgemark Subdivision Proposal TSM-15-94, and

2 . Adopt Draft Planning Commission Resolution No. 2018-0__ (EXHIBIT E). A Resolution of the San Benito County Planning Commission Approving The Bluffs at Ridgemark Subdivision Proposal TSM 15-94.

ADDITIONAL PERSONNEL:

ATTACHMENTS:

Description

Upload Date Type

New Draft SRPC for Bluffs TSM 15-94 for PC 3_21_2018	3/16/2018	Staff Report
EXHIBIT A VTM 15-94 Bluffs Civil Drawings (Project)	3/15/2018	Exhibit
EXHIBIT B Applicants Project Brochure	3/15/2018	Exhibit
EXHIBIT C Links to CEQA Documentation	3/15/2018	Exhibit
EXHIBIT D PC_Resolution_CEQA_TSM_15-94_JFox_Final (MSR 3 16 18)	3/16/2018	Resolution
EXHIBIT E PC RES for TSM 15-94 Upload to Nowus	3/15/2018	Resolution

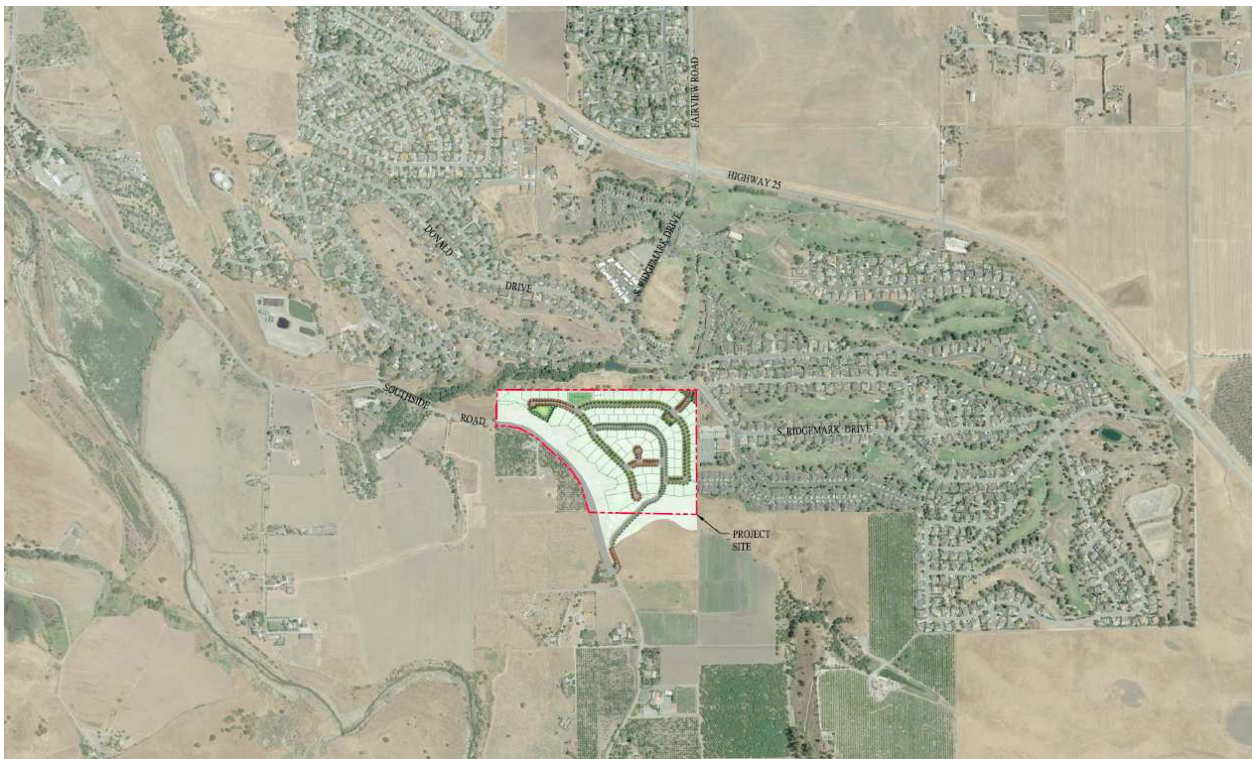
STAFF REPORT

PROJECT INFORMATION:

Application:	The Bluffs at Ridgemark Tentative Subdivision Map County File # TSM 15-94
Date of Hearing:	March 21, 2018
Applicant:	Bates Stringer Hollister LLC
Property Owner:	Roy and Rita Lompa
Location:	The project site is bordered on the west by Southside Road, on the south by agriculture, and on the north and east by the Ridgemark Country Club development.
APN:	025-420-005, 025-420-006, 025-420-019
General Plan Designation:	RM Residential Mixed
Zoning District:	R-1 Single Family Residential
CEQA:	An Environmental Impact Report has been prepared
Project Planner:	Taven M. Kinison Brown

BACKGROUND

The project site is located in unincorporated San Benito County, California, approximately 0.7 mile south of the city of Hollister (outside the City's sphere of influence) and approximately 0.4 mile south of State Route (SR) 25 ("project site"). The project site is generally bordered on the west by Southside Road, on the south by agriculture, and on the north and east by the Ridgemark Country Club development.



SITE DESCRIPTION

The project site includes an approximate 49.2-acre blufftop site adjacent to the existing Ridgemark Country Club development and approximately 0.3 acre within an adjacent parcel to the south that would be developed with a street down to Southside Road.

Approximately 12.1 acres on the western and southern edge of the blufftop site are comprised of steep slopes and Southside Road (which currently runs through a portion of the southwestern edge of the blufftop site). The remaining 37.1 acres of the blufftop site are currently used for agricultural production. The adjacent area to the south contains a steep slope that is not currently farmed; the project site in this area is currently used as a dirt access road. There are no residences on the project site. Existing improvements are limited to a Sunnyslope County Water District (SSCWD) well and related structures, located near the center of the northern boundary of the project site. Access to the area with the existing well is provided via a dirt access road from Ridgemark Drive to the east, along the northern boundary of the project site.

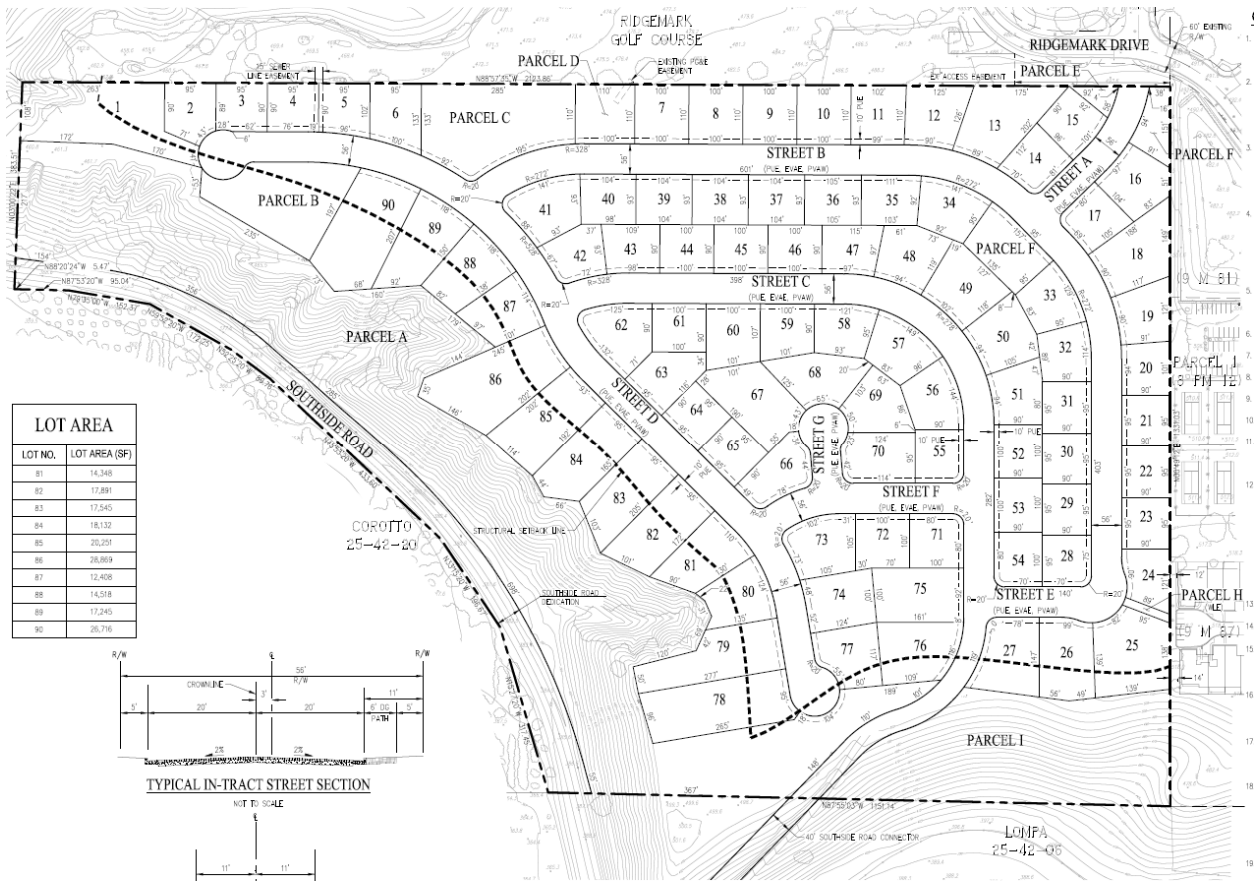


PROJECT DESCRIPTION

The proposed project involves a vesting tentative tract map and other discretionary approvals that would allow for the development of 90 single-family residences, three parks, and on-site and off-site improvements necessary to serve the residential uses (**See EXHIBIT A**).

It is anticipated the lots would range in size between 8,464 square feet square feet to 33,769 square feet. The proposed density is 1.8 dwelling units per gross acre. Approximately 12.1 acres of the western and southern portions of the blufftop site are undevelopable due to steep slopes and required setbacks from the slope. Thus, the residential development would occur away from these slopes, on approximately 37.1 acres of the blufftop site. An emergency vehicle access road was proposed to be developed on a 0.3-acre adjacent area, yet this proposal has recently matured to a full-street access to Southside Road following environmental review

and review by public safety officials. The project would be composed of one-story and two-story dwellings. The maximum height of the proposed residences would not exceed 33 feet.

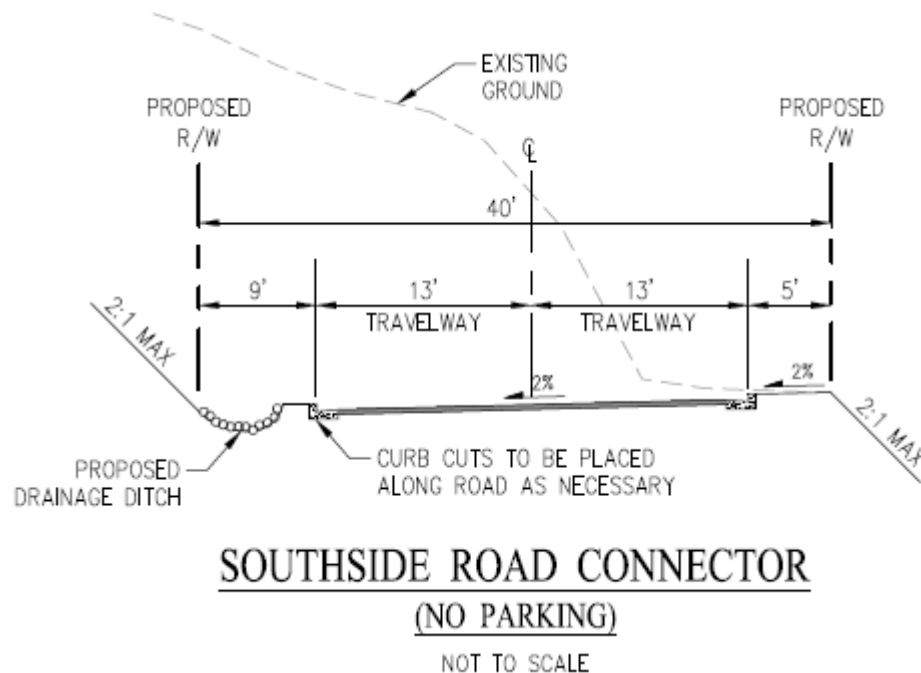


Plan sets dated March 6, 2018 represent the latest iteration of the proposed Vesting Tentative Map 15-94. This plan set also introduces the new branding for “The Bluffs at Ridgemark,” to now be marketed as, “The Promontory at Ridgemark.” The plan set includes four sheets: The Lotting Plan, Grading and Drainage Plan, Utility Plan, and Preliminary Erosion Control Plan. An additional late arrival (March 1, 2018) is a 21-page colorful information package that includes Regional and Local Photos, Landscape Plans and the 4 Civil drawings for VTM 15-94.

- Lotting Plan. Sheet 1 of 4, includes a table of the proposed residential lot sizes numerically keyed to a site plan and shows the adjacency and connection point to the Ridgemark Community. General Notes are included on this sheet as well as interim street names A- F, and lettered Parcels A – I noting open spaces and utility spaces. Also notable to this sheet are the detailed sectional drawings for a typical 56-foot wide internal right of way with curb to curb pavement of 40 feet, a 6-foot wide decomposed granite pathway, and two 5-foot wide strips, for street trees and landscaping.

The other notable detail On Sheet 1 of 4 is the Southside Road Connector; the southward extension of C Street. Forty feet of right of way will be recorded that

includes 26 feet for the vehicle travel way, and another 9 and 5 feet on both side for drainage and curbs and a raised pedestrian/bicycle apron.



Notes on the Lotting Plan sheet indicate that all streets within the subdivision will be private streets maintained by the Ridgemark Homes Association, and that the project may be built in phases and multiple Final Maps may be filed.

- Grading and Drainage Plan. Sheet 2 of 4. Several items to note here are the Rough Earthwork Summary table and the delineation between the bluff protection of Parcel A and the proposed property lines.
 - The earthwork is anticipated to balance out on the site with ~67,400 cubic yards of cut and ~67,400 cubic yards of fill after considering shrinkage and compaction. This means that large trucks hauling numerous loads of soil to or from the site will not be required. An additional note also indicates that the site was designed to have no retaining walls, while acknowledging that small 3' tall walls may be considered for leveling individual lots.
 - An inspection of Parcel A clearly shows the trace of the Southside Road-facing bluffs between the dark tight topographical lines and the more spaced topographical lines indicating flatter/less steep areas. While property lines may begin at the top of these slopes, the dashed line indicates an area of structural exclusion. This has been incorporated into the map for geologic and stability concerns, as well as for aesthetic considerations to move the visibility of new structures back from the bluff.
- Utility Plan. Sheet 3 of 4. Cross sections show storm drains, sanitary sewer and water pipe locations in a typical private street layout. Also detailed are the routes of the off-site sanitary sewer force main, 90 lineal feet of pipe bridge and the sewer connection point to Marks Drive in the Ridgemark Community above the northwest corner of the subdivision. Parcel C is noted as a retention basin, and Parcel D is noted as an existing

well site. Parcel H that connects to Helen Court will include an 8" water line connection. Another note indicates that an existing 12" water line laid within the Ridgemark Golf Course adjacent to the northern property line of the subject property will be relocated to Street B within the new subdivision.

- Preliminary Erosion Control Plan. Sheet 4 of 4. Mainly shows that a silt fence will be placed at the top of bluff slope during the construction period, and that the balance of the site will be hydro-seeded following installation of utilities and other components of site preparation. Straw wattles will be placed along the streets in front of most home sites, and inlet protection will be provided at storms.

Please refer to the applicant's 21-page colored information package for supplemental regional and local photos, conceptual landscape plans and the civil drawings for VTM 15-94 **(EXHIBIT B)**.

ANALYSIS

Gen Plan and Zoning Consistency

The Project is drawn with lots ranging from 8,464 square feet to 33,769 square feet. While the General Plan calls for the project to have 30% of the project be more dense at an average of 8 units an acre (average lot size of 5,445 square feet for 27 lots), it has never been the intent of the applicant to create such sized lots. Looking back in the planning record, the applicant's project submittal was made August 18, 2015, only one month after the County adopted the new (July 21, 2015) General Plan with the 30% higher density requirement. This also means that the applicant must have been in discussion with the County prior to the new General Plan adoption and may have designed to earlier General Plan provisions. Additionally, staff cannot find in the record any discussion by staff with the applicant about the density of subdivision design and needing to meet such a density requirement. As the project has at least three years of history in development review at the RMA, and has experienced a changed general plan, complete change-over of County project planners, and the environmental documents have been under preparation for nearly 2 years and are now completed, staff cannot recommend that the PC hold the line on this density requirement and the need for the applicant to redraw his map.

Through the applicant, staff has heard that the Ridgemark Home Association (RHA) was reported to have desired lots averaging 10,000 square feet or better, in keeping with the lotting pattern and development history of that community. The applicants have had to work closely with and consult with the RHA to get this far, and have more negotiations ahead, should the project be approved.

The General Plan's Public Facilities Element, Policies 1.1 through 1.13 describe improvement design standards for infrastructure and public services. Staff has determined the subdivision design and improvements described in TSM 15-94 and the subsequent full extension of Street C southward to Southside Road, establishing a full-use secondary access point for the subdivision, are consistent with the above mentioned policies.

While not subject to a specific plan, the proposed project's is consistent with the uses allowed in the County's Single-Family Residential R1-District zoning designation. Permitted uses in the R1 zone include single-family dwellings with a minimum building site area of 5,000 square

feet (where a public sewer and public water supply are available). The Project proposes to be served by nearby roadways and to connect to the Sunnyslope County Water District (SSCWD) for sewer service and for water service, (subject to any required approvals from other public agencies, e.g., LAFCO). All home sites would be on lots greater than 5,000 square feet, and would therefore be consistent with this requirement.

Improvement Standards and Design

Parkland Dedication. On October 11, 2017 the Parks and Recreation Commission reviewed the applicant's proposal for providing park space into the design of the subdivision. The applicant has proposed 3.2 acres of parks on-site, yet is also required by Code to pay a fee in lieu to meet the requirements of the Parks and Recreation Master Plan. As the on-site park space will be enjoyed in a gated community and not for the general public, such an amenity does not count towards providing public park space. Payment of an in-lieu fee was determined sufficient. Per Code, fair market value of the in lieu fee is to be determined by the County Assessor (Section 23.15.008(F) (1)).

Affordable Housing. While no affordable housing has been proposed within the design and improvements of the subdivision, the applicant has offered to pay a \$4,500 fee to the County per unit at the time of building permit issuance to compensate the County for the project's share of affordable housing. Over time as building permits are issued for the 90 homes to be constructed, \$405,000 will be collected. This has been included as a Condition of Approval.

Water and Sewer. Subject to obtaining basic sewer and water utility services from the Sunnyslope County Water District, the project will be required to design and install improvements (such as a potential sewer lift station, pipes and connection points) appropriate to the needs of the SSCWD). Systems may need to be sized in a manner that will allow for future connections and service capacities. A condition of approval has been added to the project requiring proof of these services and written contractual agreements for these services, prior to ground disturbance and preparation of the property for infrastructure or residential development.

Access. The Project proposes road right-of-way, drainage improvements, water piping, and other infrastructure to serve the Project. These have been reviewed by the appropriate County departments and have been determined to be consistent with the design standards set forth in the San Benito County Code. The General Plan's Circulation Element, Policies 1.2 through 2.6 describe improvement design standards for road improvements and requirements for new development within the County; the improvements set forth in the proposed map have been determined to be consistent with all of the above mentioned policies.

Staff has evaluated the proposed vesting tentative subdivision map and all associated materials provided in connection with the application for TSM 15-94, and has determined that any easements for public access or use have been identified (Southside Road) on the tentative map and shall be maintained. Easements and access through or use of the property within the subdivision, will be subject to private agreements and negotiation.

It is staff's understanding from the applicant and comment letters received on the environmental evaluation that HOA members do not care for the bicycle/pedestrian paths, nor the park location at entrance Parcel F. The bicycle/pedestrian paths proposed by the applicant appear to staff to be a supportable amenity in keeping with the General Plan, sound planning principles for connectedness between neighborhoods, and for providing recreational opportunities for the public and private members of the Ridgemark Community.

Prior to Final Map approval, the applicant will need to demonstrate to the satisfaction of the County Engineer that the design of the subdivision includes appropriate physical access and the rights and privileges to that access. Potential environmental issues and community concerns related to access and connection points are addressed in the DEIR and FEIRs prepared for the project, and as discussed ahead.

ENVIRONMENTAL EVALUATION

On October 7, 2016, the County of San Benito circulated a Notice of Preparation (NOP) for a 30-day period to help identify the types of impacts that could result from the proposed project, as well as potential areas of controversy. As discussed in Section 1.3 of the Draft EIR, the NOP was mailed to public agencies (including the State Clearinghouse), organizations, and individuals considered likely to be interested in the proposed project and its potential impacts. Comments received by the County of San Benito on the NOP are summarized in Table 2 of the Draft EIR and were taken into account during the preparation of the Draft EIR. (Follow the internet links provided in **EXHIBIT C** of this report.)

The Draft EIR was made available for public review on September 15, 2017, and was distributed to local and State responsible and trustee agencies. Copies of the Notice of Availability of the Draft EIR were mailed to a list of interested parties, groups and public agencies, as well as property owners and occupants of neighboring and nearby properties. The Draft EIR and an announcement of its availability were posted electronically on the County's website, and a paper copy was available for public review at the County's Planning Department building.

The 45-day CEQA public comment period began on September 15, 2017, and formally ended on October 30, 2017. However, the County extended the public review period by 15 days to November 14, 2017, for a total of 60 days. The County of San Benito received 18 comment letters on the Draft EIR. Copies of all written comments on the Draft EIR received during the comment period are included in Section 3 of that document.

From the Introduction of the Draft Environmental Impact Report for the Bluffs at Ridgemark Subdivision proposal, "The EIR addresses the issues determined to be potentially significant from responses to the Notice of Preparation in addition to the other environmental topic areas required under CEQA. Environmental topic areas that are addressed in the EIR include:

<ul style="list-style-type: none">• Aesthetics• Agricultural Resources• Air Quality• Biological Resources	<ul style="list-style-type: none">• Land Use and Planning• Mineral Resources• Noise• Population and Housing
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<ul style="list-style-type: none"> • Cultural Resources • Geology and Soils • Greenhouse Gas Emissions/Climate Change • Hazards and Hazardous Materials • Hydrology and Water Quality 	<ul style="list-style-type: none"> • Public Services • Recreation • Transportation and Circulation • Tribal Cultural Resources • Utilities and Service Systems
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The EIR addresses the issues referenced above and identifies potentially significant environmental impacts of the project, including in combination with cumulative development in the County, in accordance with provisions set forth in the State CEQA Guidelines. The EIR also recommends mitigation measures, where needed and feasible, that would reduce or eliminate adverse environmental effects. In preparing the EIR, pertinent County policies and guidelines, existing EIRs, and other background documents were used, as appropriate. A full reference list is contained in Section 7.0, References and Preparers of the DEIR. Please refer to **EXHIBIT D** for a full disclosure of potential impacts and mitigation measures to reduce potential impacts to less than significant levels.

Alternatives to the Proposed Project. The Alternatives Section of the EIR (Section 6.0) was prepared in accordance with section 15126.6 of the State CEQA Guidelines and focuses on alternatives that are capable of eliminating or reducing significant adverse effects associated with the project while feasibly attaining most of the basic project objectives.

The alternatives evaluated include the "No Project" Alternative (required by CEQA law) and two other alternative development scenarios for the project site:

- **Alternative 1: No Project/No Development.** The No Project/No Development Alternative assumes that the proposed project is not implemented, and that the project site remains in its current state of open space and agricultural use.
- **Alternative 2: Full Secondary Access to Southside Road.** This alternative would have the same project description as the proposed project. However, the emergency vehicle access road to Southside Road from the southwest corner of the project site would be a full access road.
- **Alternative 3: Clustered Development.** This alternative would cluster the proposed residential development eastward, towards the existing Ridgemark development, in order to decrease the visual impact of the project from Southside Road.

While not initially proposed by the applicant, the full secondary access to Southside Road was directed by previous staff to be studied as a project alternative to be considered under the California Environmental Quality Act. This was fortunate for the applicant in that there is a recent growing awareness of the County's own General Plan policies to provide secondary access and "non-cul-de-sac/one-way-in/one-way-out" road and subdivision designs for new development. Additionally, the tragedies of recent fires in Northern and Southern California have reemphasized to public safety officials and the public how important it is for people to be

able to move to points of safety. Appropriate through-roads built to full standards and specifications are material to public safety.

Staff and the environmental consultant conclude in the EIR Alternatives Section 6.3.2 P, that:

The Full Secondary Access to Southside Road Alternative would result in the same level of development as the proposed project within the same overall development footprint. Therefore, it would result in similar impacts to the proposed project for most environmental issue areas, including: aesthetics, agricultural resources, air quality, biological resources, cultural resources, geology and soils, greenhouse gas emissions, hazards and hazardous materials, hydrology and water quality, land use, noise, public services and recreation, transportation and circulation, tribal cultural resources, and utilities and service systems.

A comparative summary of the environmental impacts associated with the Full Secondary Access to Southside Road Alternative with the environmental impacts anticipated under the proposed project is provided in Table 52 (of the EIR).

Because this alternative would result in the same level and type of development on the same site, it would meet all proposed project objectives. This alternative would provide a new full access to Southside Road, and will do more to meet the project objective of providing safe and efficient site access than the proposed project.

In Conclusion: Staff believes the Project is supportable under the provisions of the San Benito County General Plan, Zoning Code and Subdivision Development Standards. The CEQA review and especially the Alternatives Analysis have had the applicant reconsider and then incorporate into the project design the full extension of Street C and its connection down to Southside Road. The environmental ramifications of that full secondary access to Southside Road alternative were evaluated sufficiently in the CEQA document.

While the connection to Southside Road may be a matter of concern for the character of the region by many persons, it does not appear to be a significant issue under CEQA. With Project approval, there will now be three access points to the Ridgemark Community.

STAFF RECOMMENDATION

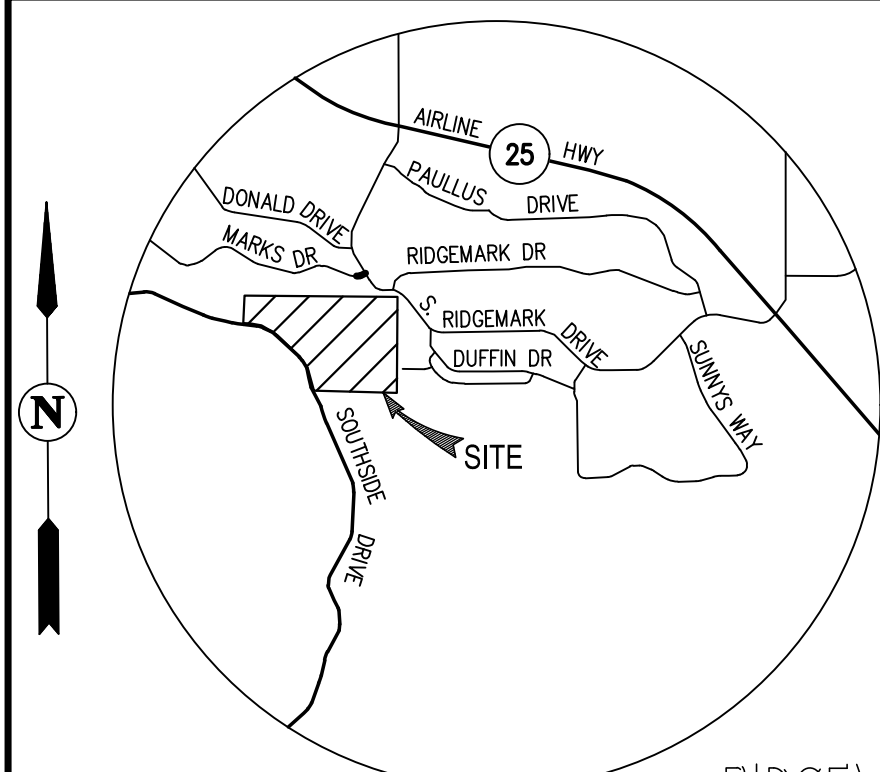
Staff recommends that the Planning Commission consider the staff report and presentation, the applicant's presentation and take public testimony regarding the Bluffs at Ridgemark subdivision and:

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2. Adopt Draft Planning Commission Resolution No. 2018-0__ (EXHIBIT E). A Resolution of the San Benito County Planning Commission Approving The Bluffs at Ridgemark Subdivision Proposal TSM 15-94.

EXHIBITS

Hard copies of the following attachments have been provided at the Public RMA Counter, Administration Building, and the San Benito County Library. A full electronic copy of this has been posted to the County Website Agenda Calendar for the Planning Commission meeting of March 21, 2018.

- A. Applicant's Proposed Vesting Tentative Map TSM 15-94, Up-dated March 6, 2018
- B. Applicant's supplemental information submitted March 13, 2018
- C. Environmental Documents Draft and Final EIRs
- D. Draft Planning Commission Resolution No. 2018 -0X CEQA
- E. Draft Planning Commission Resolution No. 2018 -0X Project



VICINITY MAP
NOT TO SCALE

RIDGEMARK
20-33-46

LOT AREA

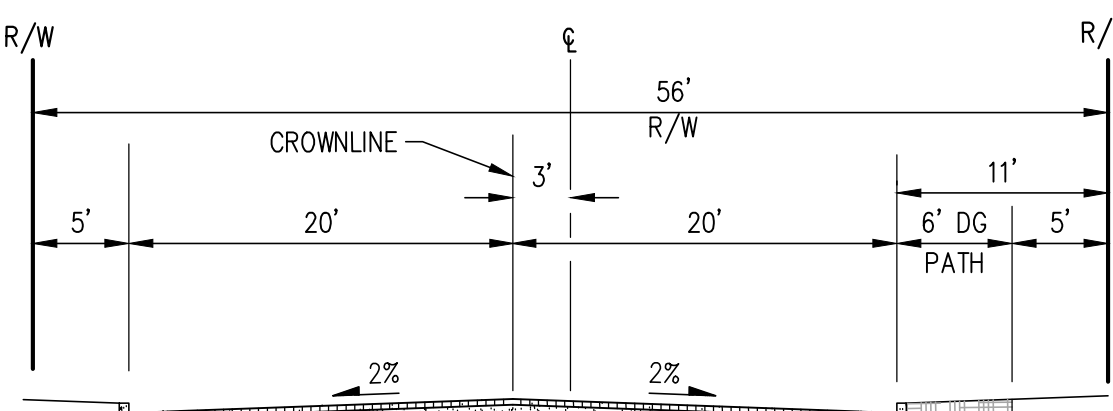
LOT NO.	LOT AREA (SF)
1	33,769
2	9,715
3	8,485
4	8,552
5	9,014
6	11,020
7	11,000
8	11,000
9	11,000
10	11,000
11	11,058
12	12,260
13	18,864
14	9,532
15	9,291
16	11,949
17	9,640
18	16,333
19	10,518
20	8,743
21	8,550
22	8,550
23	8,550
24	8,920
25	21,762
26	14,968
27	15,461
28	8,464
29	8,550
30	8,550
31	8,550
32	9,565
33	10,401
34	11,332
35	9,948
36	9,765
37	9,672
38	9,672
39	9,672
40	9,528

LOT AREA

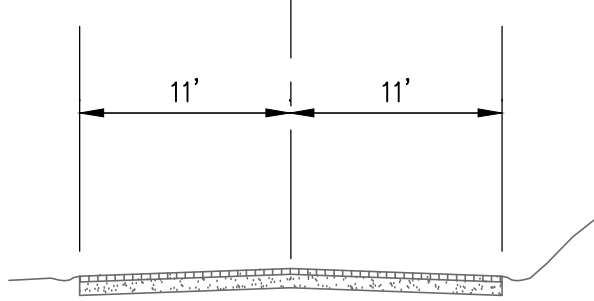
LOT NO.	LOT AREA (SF)
41	13,365
42	9,768
43	9,344
44	9,000
45	9,000
46	9,000
47	9,636
48	12,394
49	14,453
50	12,930
51	10,493
52	9,000
53	9,000
54	8,914
55	8,988
56	11,188
57	11,547
58	10,133
59	9,846
60	11,537
61	9,000
62	13,525
63	10,669
64	8,550
65	8,550
66	11,668
67	18,158
68	13,605
69	11,446
70	12,664
71	9,914
72	10,073
73	13,287
74	12,851
75	16,580
76	15,664
77	12,151
78	25,955
79	21,197
80	12,297

LOT AREA

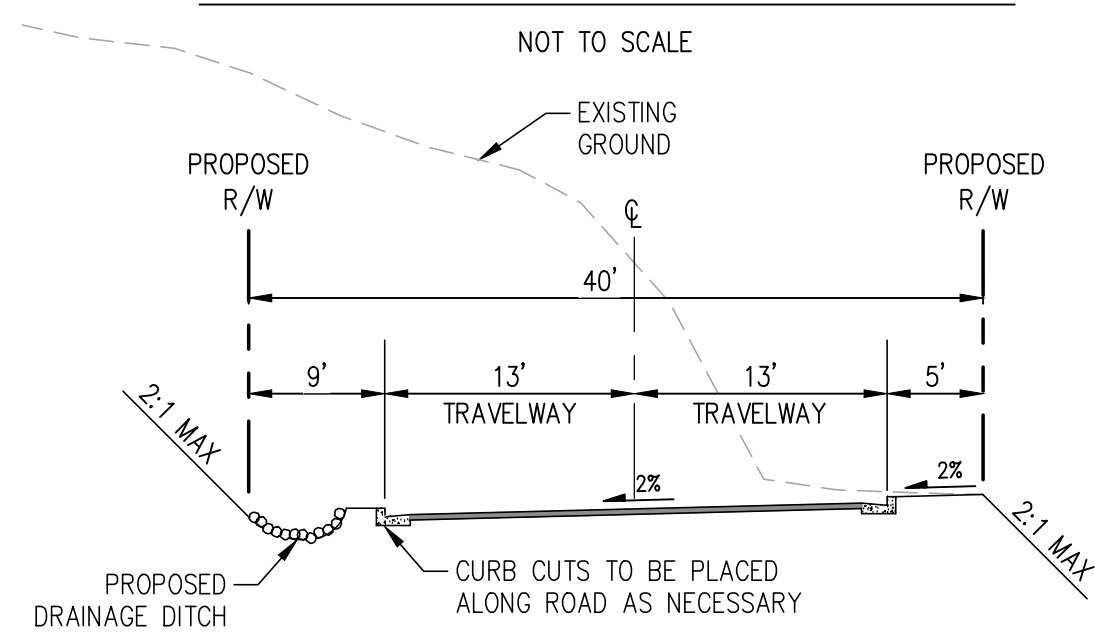
LOT NO.	LOT AREA (SF)
81	14,348
82	17,891
83	17,545
84	18,132
85	20,251
86	28,869
87	12,408
88	14,518
89	17,245
90	26,716



TYPICAL IN-TRACT STREET SECTION
NOT TO SCALE



EXISTING SOUTHSIDE ROAD SECTION
NOT TO SCALE



SOUTHSIDE ROAD CONNECTOR
(NO PARKING)
NOT TO SCALE

RIDGEMARK
GOLF COURSE

PARCEL D

PARCEL C

PARCEL B

PARCEL A

COROTTO
25-42-20

STRUCTURAL SETBACK LINE

SOUTHSIDE ROAD
DEDICATION

40' SOUTHSIDE ROAD CONNECTOR

RIDGEMARK DRIVE

PARCEL E

PARCEL F

PARCEL H

PARCEL I

SHEET INDEX

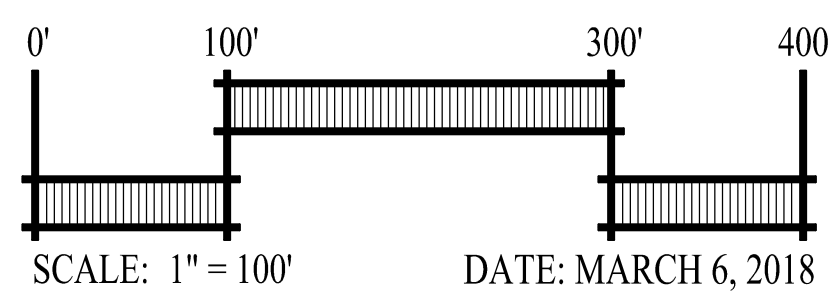
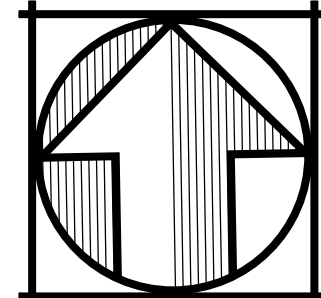
TM01	LOTING PLAN
TM02	PRELIMINARY GRADING AND DRAINAGE PLAN
TM03	PRELIMINARY UTILITY PLAN
TM04	PRELIMINARY EROSION CONTROL PLAN

ABBREVIATIONS

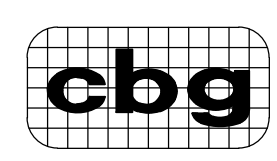
BDNY	BOUNDARY	PL	PROPERTY LINE
CL	CENTERLINE	PUE	PUBLIC UTILITY EASEMENT
EVA	EMERGENCY VEHICLE ACCESS	PVAM	PRIVATE VEHICLE ACCESS WAY
EVAE	EMERGENCY VEHICLE ACCESS EASEMENT	R	RADIUS
EX	EXISTING	R/W	RIGHT-OF-WAY
FL	FLOW LINE	S	SLOPE
HP	HIGH POINT	SD	STORM DRAIN
INV	INVERT	SDE	STORM DRAIN EASEMENT
L	LENGTH	SS	SANITARY SEWER
LF	LINEAR FEET	TC	TOP OF CURB
LP	LOW POINT	W	WATER
P	PAD ELEVATION	WLE	WATER EASEMENT

VESTING TENTATIVE MAP LOTING PLAN THE PROMONTORY AT RIDGEMARK

CITY OF HOLLISTER SAN BENITO COUNTY CALIFORNIA



SCALE: 1" = 100' DATE: MARCH 6, 2018



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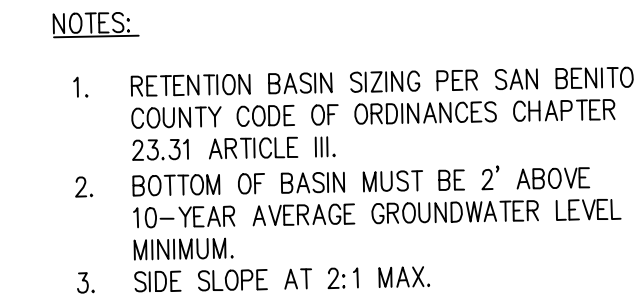
SHEET NO.

1

OF 4 SHEETS

GENERAL NOTES

- OWNERS: ROY E. LOMPA & RITA K. LOMPA
4998 AIRLINE HIGHWAY
HOLLISTER, CA 95023
- DEVELOPER: BATES PROPERTIES, INC.
8650 RIVER MEADOWS ROAD
CARMEL, CA 93923
(831) 855-5000
FREDERICK M. BATES
- CIVIL ENGINEER: CARLSON, BARBEE & GIBSON, INC.
2633 CAMINO RAMON, SUITE 350
SAN RAMON, CA 94583
(925) 866-0322
GORDON T. ZANIN, RCE 76794
- GEOTECHNICAL ENGINEER: STEVENS, FERRONE & BAILEY
ENGINEERING COMPANY, INC.
1600 WILLOW PASS COURT
CONCORD, CA 94520
(925) 688-1001
KENNETH C. FERRONE, GE 2513
- ASSESSORS PARCEL NO.: 025-420-005-000
025-420-006-000
025-420-019-000
- SITE ADDRESS: SOUTHSIDE ROAD, HOLLISTER CA
- EXISTING ZONING: SINGLE-FAMILY RESIDENTIAL
- PROPOSED ZONING: SINGLE-FAMILY RESIDENTIAL
- EXISTING LAND USE: VACANT
- PROPOSED LAND USE: RURAL RESIDENTIAL
- GROSS SITE AREA: 49.24 ACRES
STREETS AREA: 8.08 ACRES
OPEN SPACE AREA: 13.65 ACRES
- PARCELS: PARCEL A - OPEN SPACE (377,650 S.F.)
PARCEL B - OPEN SPACE (31,651 S.F.)
PARCEL C - OPEN SPACE (40,630 S.F.)
PARCEL D - WELL SITE (12,102 S.F.)
PARCEL E - OPEN SPACE (2,769 S.F.)
PARCEL F - OPEN SPACE (7,413 S.F.)
PARCEL G - OPEN SPACE (14,083 S.F.)
PARCEL H - O.S./UTILITY CONNECTION (1,374 S.F.)
PARCEL I - OPEN SPACE (106,793 S.F.)
- NUMBER OF UNITS: 90
- PROPOSED DENSITY: 1.83 DU/AC GROSS
- LOT SIZE: SMALLEST LOT SIZE: LOT 28 (8,464 SF)
LARGEST LOT SIZE: LOT 1 (33,769 SF)
AVERAGE LOT SIZE: 12,427 SF
- BENCHMARK: DESIGNATED AS B 698 RESET (NGSPID:GU2622)
LOCATED ON BRIDGE ABUTMENT ON 4TH STREET/SAN
JUAN ROAD. ELEVATION: 267.8 FT., (NAVD88).
- STREETS: ALL STREETS WITHIN THE SUBDIVISION WILL BE
PRIVATE STREETS MAINTAINED BY THE RIDGEMARK
HOME OWNER'S ASSOCIATION
- UTILITY PROVIDERS: SEWER: SUNNYSLOPE COUNTY WATER DISTRICT
WATER: SUNNYSLOPE COUNTY WATER DISTRICT
STORM DRAIN: SAN BENITO COUNTY
GAS/ELECTRIC: PACIFIC GAS & ELECTRIC
TELEPHONE: AT&T
- FLOOD ZONE: LOCATED IN ZONE X OF THE FLOOD INSURANCE RATE
MAP PANEL NO. 06069C0215D DATED APRIL 16, 2009.
- ALL DIMENSIONS SHOWN ARE PRELIMINARY AND SUBJECT TO FINAL DESIGN AND MAPPING.
- PROJECT MAY BE BUILT IN PHASES & MULTIPLE FINAL MAPS MAY BE FILED.
- GRADING SHOWN IS PRELIMINARY AND SUBJECT TO CHANGES DURING FINAL DESIGN.
- PROPOSED UTILITIES SHOWN ARE TENTATIVE AND SHALL ADHERE TO SUNNYSLOPE DESIGN
STANDARDS. PROPOSED UTILITIES ARE SUBJECT TO CHANGE DURING FINAL DESIGN.

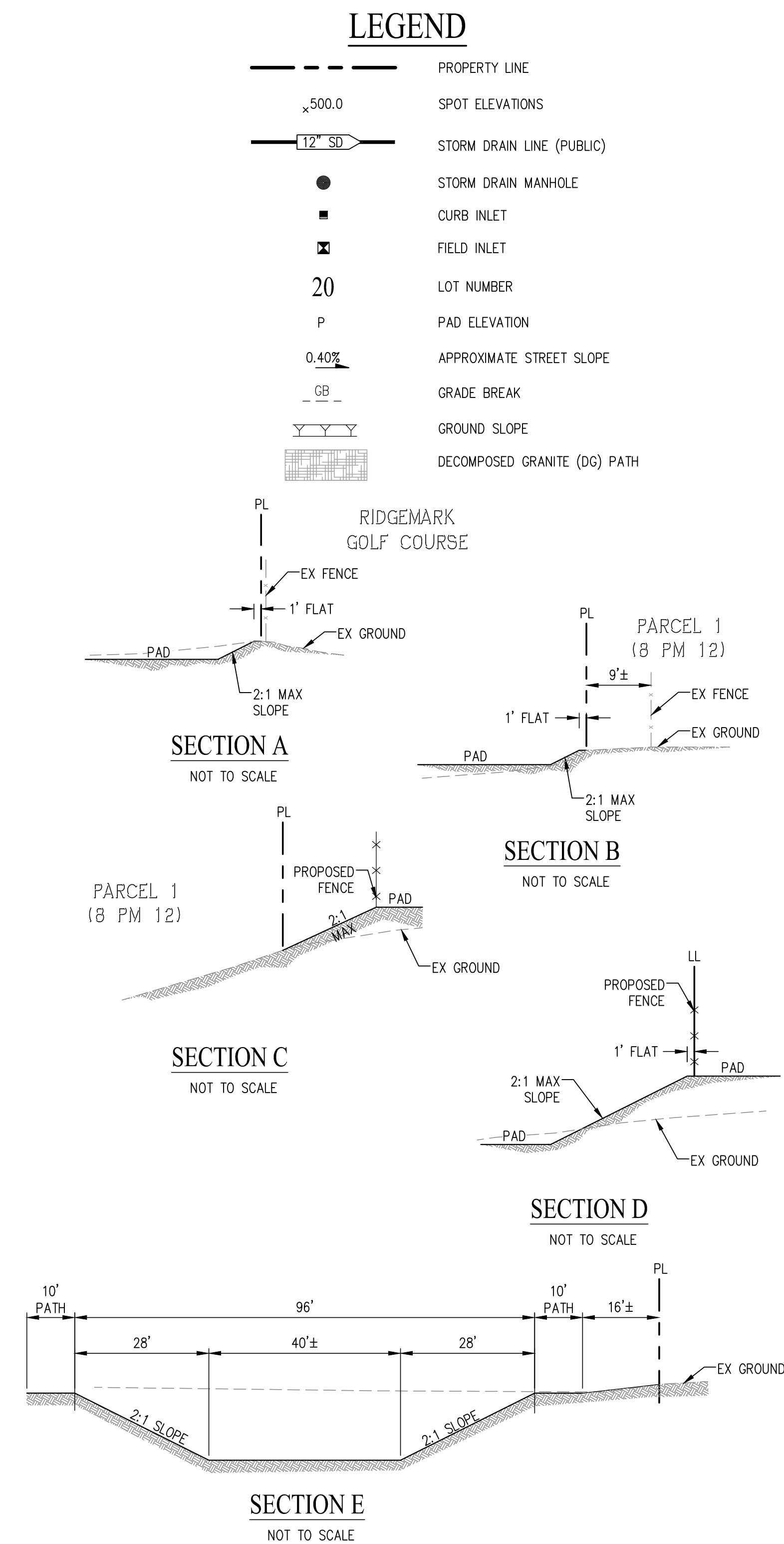


ROUGH EARTHWORK SUMMARY		
DESCRIPTION	CUT (CY.)	FILL (CY.)
ROUGH GRADING	67,400	57,300
SHRINKAGE & COMPACTION *	-	10,100
TOTAL	67,400	67,400

NET 0 CY

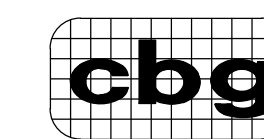
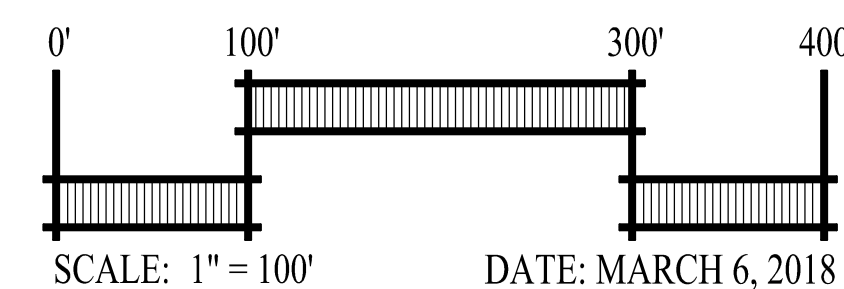
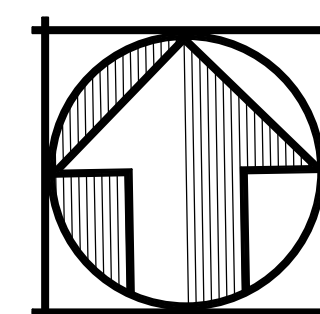
NOTES:

1. A SHRINKAGE AND COMPACTION OF 15% WAS ASSUMED.
2. THE SITE WAS DESIGNED TO HAVE NO RETAINING WALLS. RETAINING WALL UP TO 3' IN HEIGHT MAY BE ADDED TO SIDE/REAR YARDS DURING THE DESIGN PROCESS TO ACHIEVE DESIRED SETBACKS.



VESTING TENTATIVE MAP GRADING AND DRAINAGE PLAN THE PROMONTORY AT RIDGEMARK

CITY OF HOLLISTER SAN BENITO COUNTY CALIFORNIA



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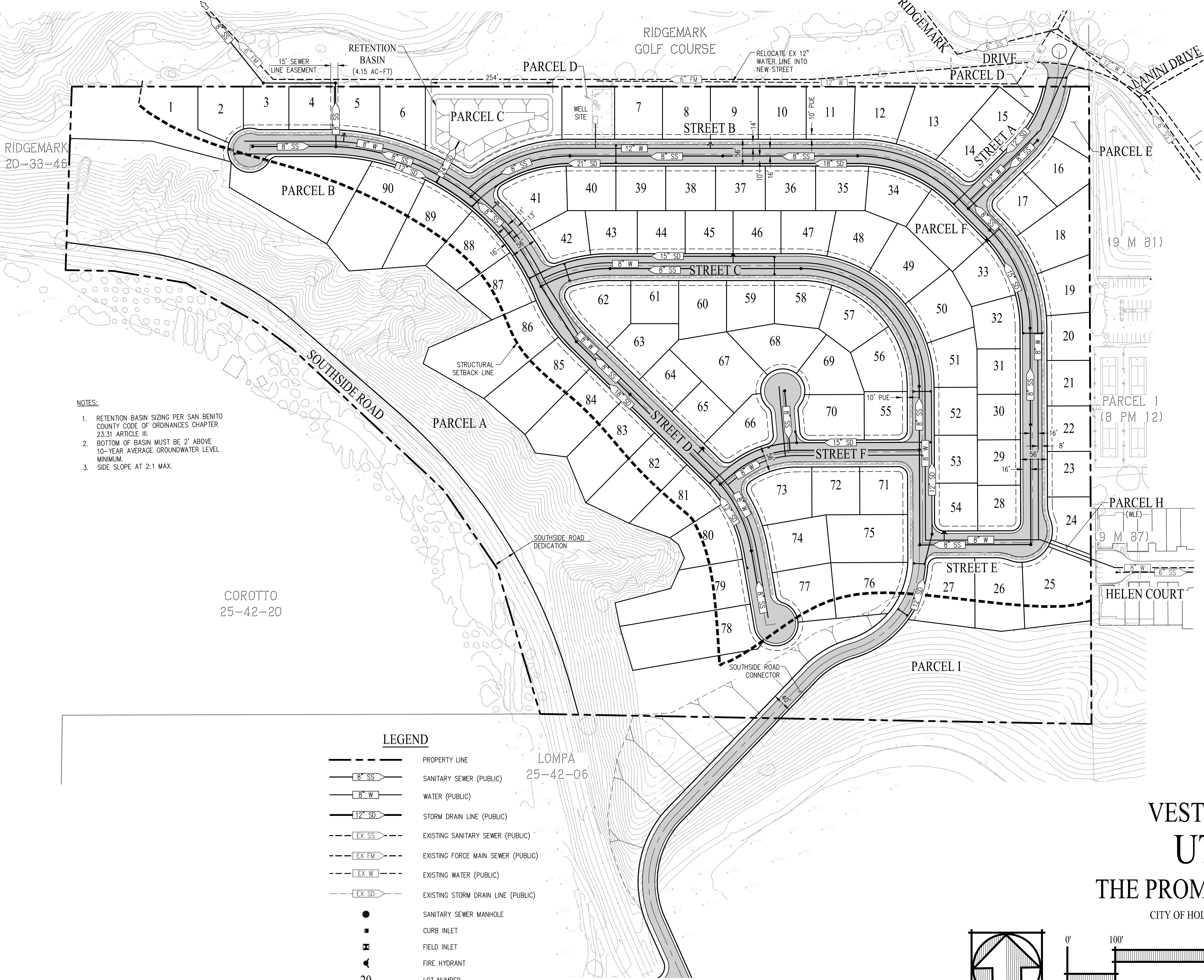
(925) 866-0321
www.cbandg.com

SHEET NO.

2

OF 4 SHEET

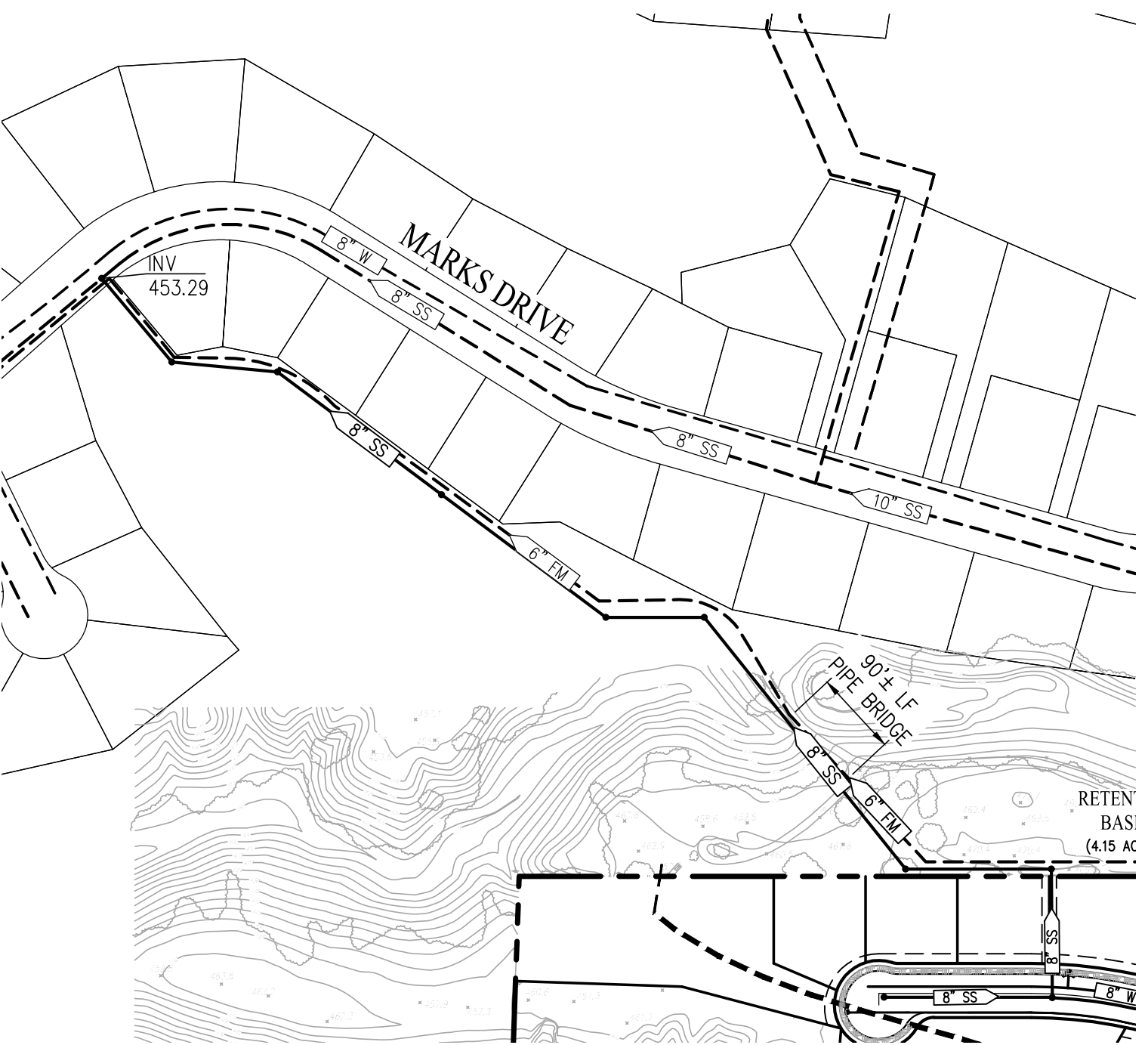
SEE RIGHT FOR SEWER CONNECTION



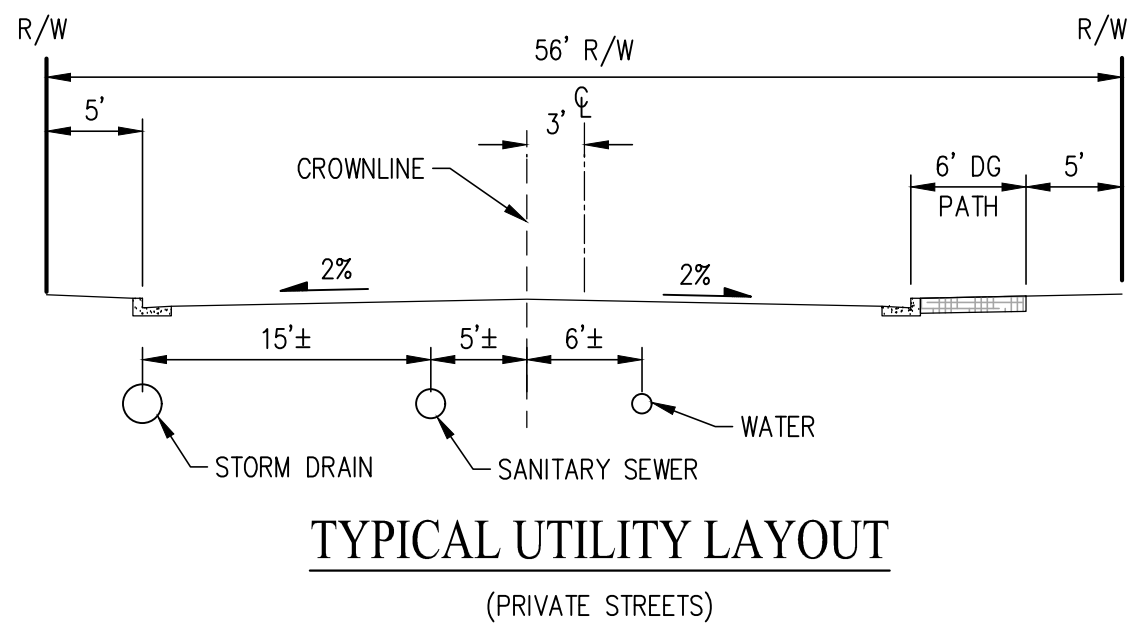
- NOTES:
1. RETENTION BASIN SIZING PER SAN BENITO COUNTY CODE OF ORDINANCES CHAPTER 23.31 ARTICLE III.
 2. BOTTOM OF BASIN MUST BE 2' ABOVE 10-YEAR AVERAGE GROUNDWATER LEVEL MINIMUM.
 3. SIDE SLOPE AT 2:1 MAX.

COROTTO
25-42-20

LEGEND	
	PROPERTY LINE
	SANITARY SEWER (PUBLIC)
	WATER (PUBLIC)
	STORM DRAIN LINE (PUBLIC)
	EXISTING SANITARY SEWER (PUBLIC)
	EXISTING FORCE MAIN SEWER (PUBLIC)
	EXISTING WATER (PUBLIC)
	EXISTING STORM DRAIN LINE (PUBLIC)
	SANITARY SEWER MANHOLE
	CURB INLET
	FIELD INLET
	FIRE HYDRANT
	LOT NUMBER
	DECOMPOSED GRANITE (DG) PATH

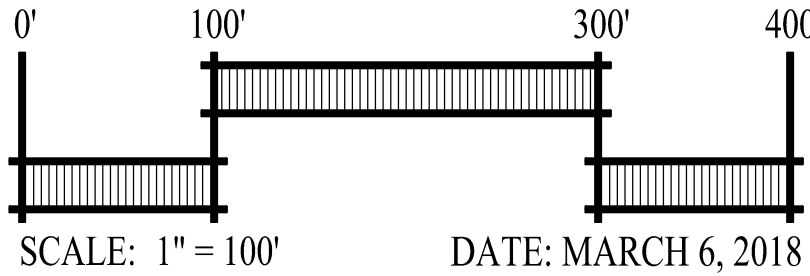
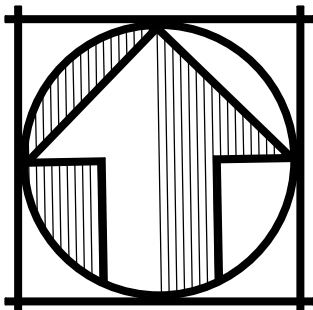


NOTE:
UPSIZING OF EXISTING SANITARY SEWER FACILITIES WILL BE REQUIRED DOWNSTREAM OF THE TIE-IN POINT. COORDINATION WITH SUNNYSLOPE COUNTY UTILITY DISTRICT SHALL TAKE PLACE TO DETERMINE THE REQUIRED UPSIZING.



VESTING TENTATIVE MAP
UTILITY PLAN
THE PROMONTORY AT RIDGEMARK

CITY OF HOLLISTER SAN BENITO COUNTY CALIFORNIA



DATE: MARCH 6, 2018

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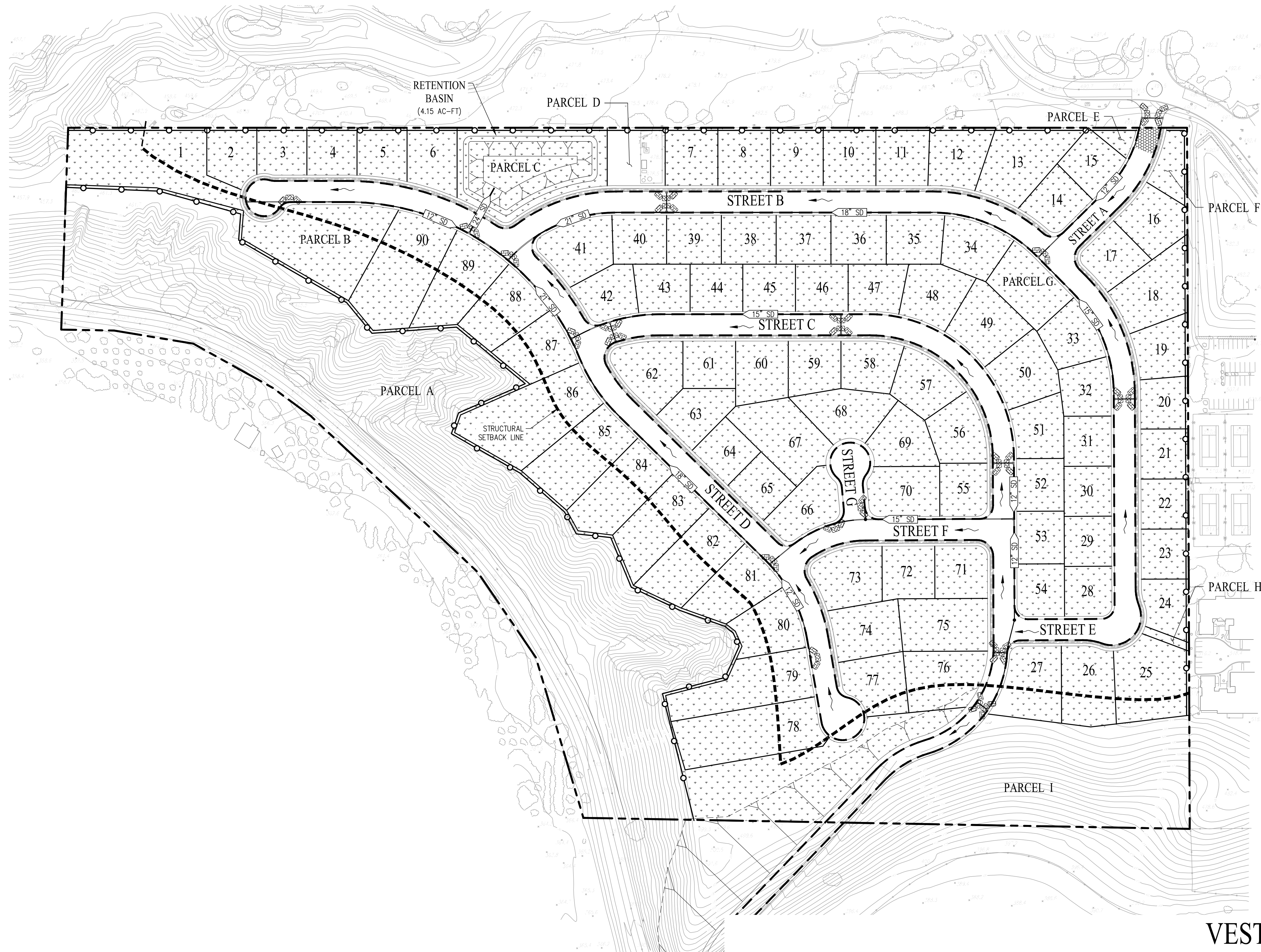
2633 CAMINO RAMON, SUITE 350
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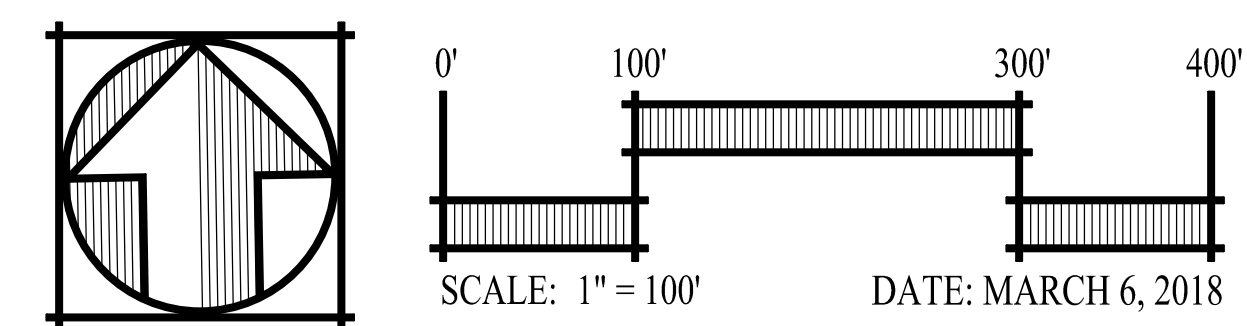
OF 4 SHEETS

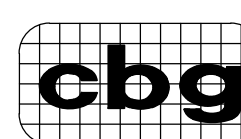


- LEGEND**
- DIRECTION OF FLOW WITH STORM DRAIN INSTALLED
 - SILT FENCE
 - INLET PROTECTION
 - STRAW WATTLE (FIBER ROLLS)
 - STABILIZED CONSTRUCTION ENTRANCE/EXIT
 - HYDROSEED MIX

VESTING TENTATIVE MAP
PRELIMINARY EROSION CONTROL PLAN
THE PROMONTORY AT RIDGEMARK

CITY OF HOLLISTER SAN BENITO COUNTY CALIFORNIA





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SHEET NO.
4
OF 4 SHEETS

THE PROMONTORY AT RIDGEMARK

*BY BATES STRINGER VENTURES
HOLLISTER, CALIFORNIA
MARCH 12, 2018*

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PLANNING:

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FIGURE 1 REGIONAL AERIAL
FIGURE 2 PROJECT AERIAL
FIGURE 3 AREA PHOTOS

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L-2 FENCING PLAN
L-3 HYDROZONE PLAN
L-4 ENTRY & PASSIVE PARKS (PARCELS D, E, F)
L-5 SUNSET PARK (PARCEL I)
L-6 FRONT YARD LANDSCAPE
L-7 PLANT PALETTE
L-8 LANDSCAPE DETAILS

CIVIL PLANS:

C-1 LOTTING PLAN
C-2 GRADING AND DRAINAGE PLAN
C-3 UTILITY PLAN
C-4 EROSION CONTROL PLAN



DESIGN TEAM:

DEVELOPER:

BATES STRINGER VENTURES
FRED BATES & SCOTT STRINGER
875 ORANGE BLOSSOM WAY
DANVILLE, CA 94526
(925) 831-9179

LANDSCAPE ARCHITECT:

VANDERTOOLEN & ASSOCIATES
700 YGNACIO VALLEY ROAD, SUITE 100
WALNUT CREEK, CA 94596
(925) 274-1305

CIVIL ENGINEER:

CARLSON BARBEE & GIBSON
GORDON ZANIN
2633 CAMINO RAMON #350
SAN RAMON, CA 94583
(925) 866-0322

Insert PLANNING tab here

Executive Summary

This Environmental Impact Report (EIR) has been prepared to examine the potential environmental effects of the proposed Bluffs at Ridgemark project. This section summarizes the characteristics of the proposed project, the identified significant environmental impacts, feasible mitigation measures, and residual impacts associated with the proposed project.

Project Synopsis

Project Applicant

Bates Stringer – Hollister II, LLC
Frederick Bates & Scott Stringer
8650 River Meadows Road
Carmel, California 93923

Project Summary

The proposed Bluffs at Ridgemark project, hereafter referred to as the “project”, evaluates a proposed residential development on an approximately 49.6-acre site within unincorporated San Benito County (“project site”). To allow for the development of the project, the applicant is requesting a number of discretionary entitlements including a Major Subdivision to subdivide and allow for development of the project site with 90 single-family residential lots as well as related on and off site improvements necessary to service the project. It is anticipated that the lots would range between approximately 8,464 square feet (sf) to 28,869 sf. The proposed density would be 1.8 dwelling units per gross acre. Approximately 12.1 acres on the western and southern edges of the blufftop site are comprised of steep slopes and would not be developed as part of the proposed project; residential development would occur within the approximately 37.1 acres of the site currently used for agricultural production. In addition, approximately 0.3 acre south of the blufftop site would be developed with an emergency access/restricted access road.¹Based on the current conceptual site design and layout, the project would be composed of one-story and two-story dwellings. The maximum height of the proposed residences would not exceed 33 feet. Additional project details, including, among others, on- and offsite infrastructure improvements, site grading and tree removal, proposed energy efficiency features, and the anticipated construction schedule are provided in Section 2.0, Project Description.

The proposed project would require review and approval from a number of agencies. Provided below is a list of the anticipated discretionary approvals by San Benito County:

- Certification of the Final EIR
- Approval of a Vesting Tentative Tract Map
- Approval of a Tree Removal Permit, if required

¹ The project site is approximately 49.6 acres; the three distinct areas of the project site described herein add to 49.5 acres due to rounding.

San Benito County
The Bluffs at Ridgemark

The following includes a list of other government agencies that would or may have some level of approval for one or more components of the proposed project, as required by State CEQA Guidelines section 15124(d):

- Sunnyslope County Water District (SSCWD) – adopt a resolution to initiate a sphere of influence change and annexation proceedings
- Local Agency Formation Commission (LAFCO) – approval of sphere of influence change and annexation into the SSCWD service area
- California Department of Fish and Wildlife (CDFW) – take authorization
- United States Fish and Wildlife Service (USFWS) – incidental take permit
- Central Coast Regional Water Quality Control Board (CCRWQCB) – construction general permit



FIGURE 1 - REGIONAL AERIAL

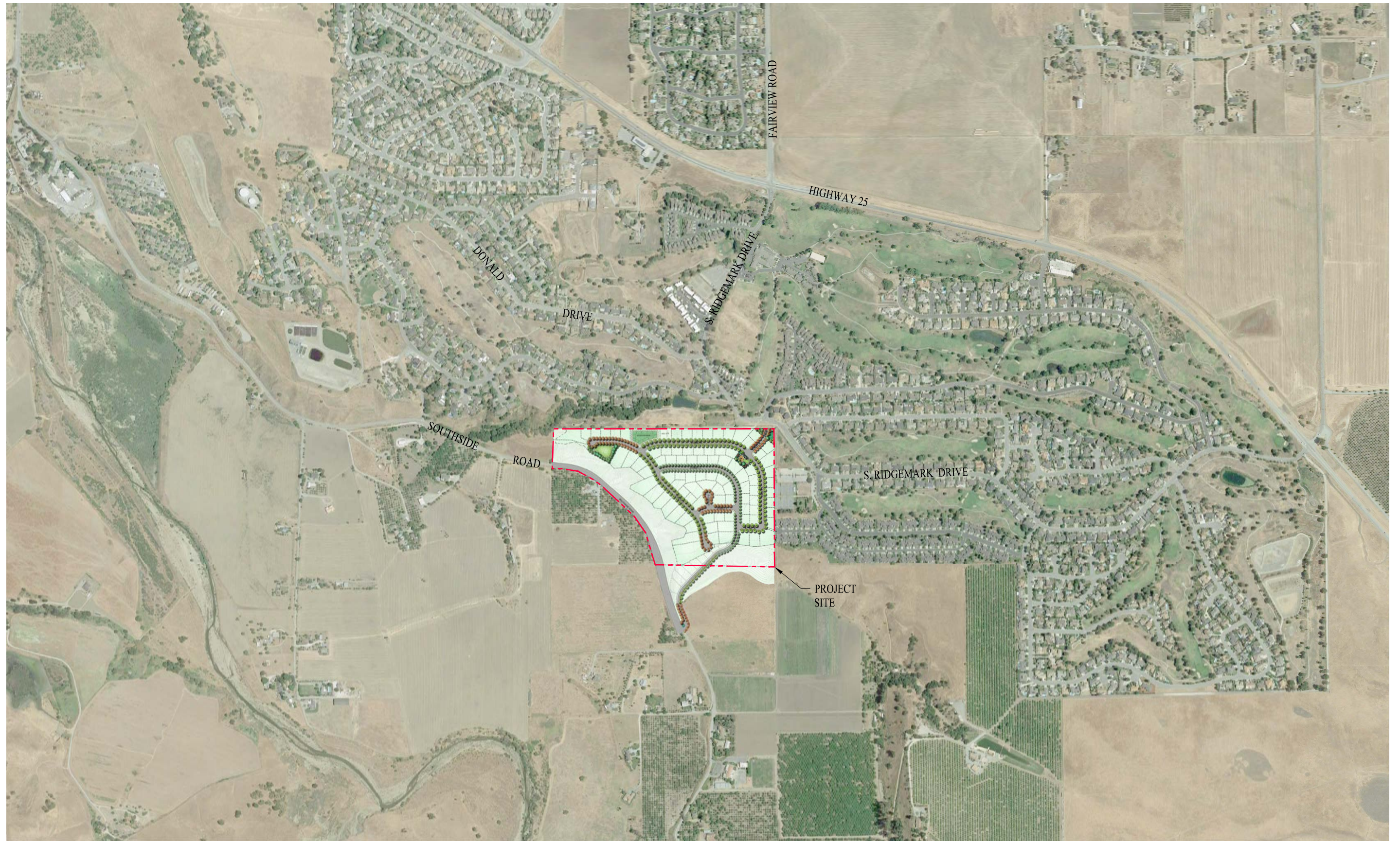


FIGURE 2 - PROJECT AERIAL

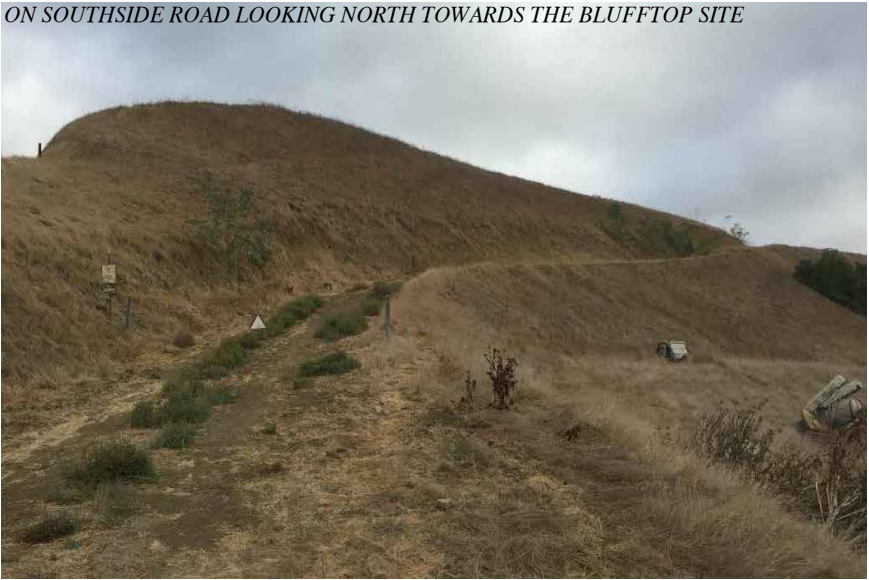
AGRICULTURE LAND SOUTH OF THE PROJECT



ORCHARD AND AGRICULTURE LAND WEST OF THE PROJECT



ON SOUTHSIDE ROAD LOOKING NORTH TOWARDS THE BLUFFTOP SITE



ORCHARD AND AGRICULTURAL LAND SOUTHWEST OF PROJECT



RIDGEMARK COUNTRY CLUB AND GOLF COURSE NORTH OF PROJECT



SOUTHSIDE ROAD AT END OF PROPOSED EVA LOOKING SOUTH AWAY FROM SITE



ALONG EAST PROPERTY LINE, LOOKING WEST TOWARD PROJECT



ALONG EAST PROPERTY LINE, LOOKING EAST AWAY FROM PROJECT



FROM BLUFFTOP LOOKING TO THE SOUTHWEST AWAY FROM PROJECT



NOTE: AREA PHOTOS TAKEN FROM THE BLUFFS AT
RIDGEMARK DRAFT EIR DATED SEPTEMBER 2017

FIGURE 3 - AREA PHOTOS

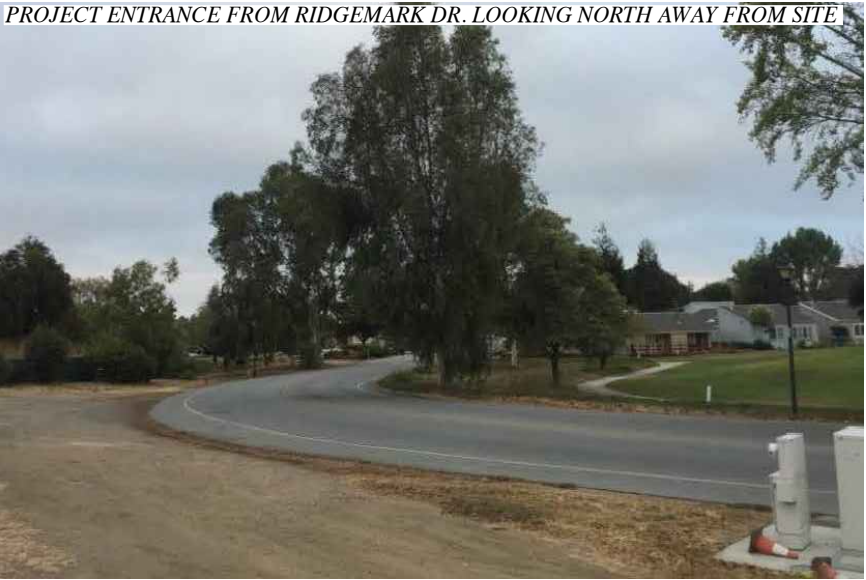
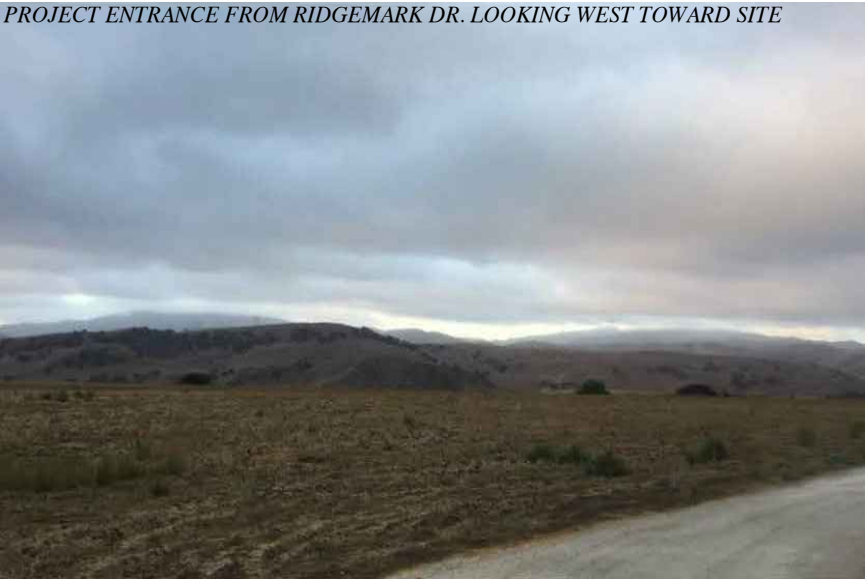
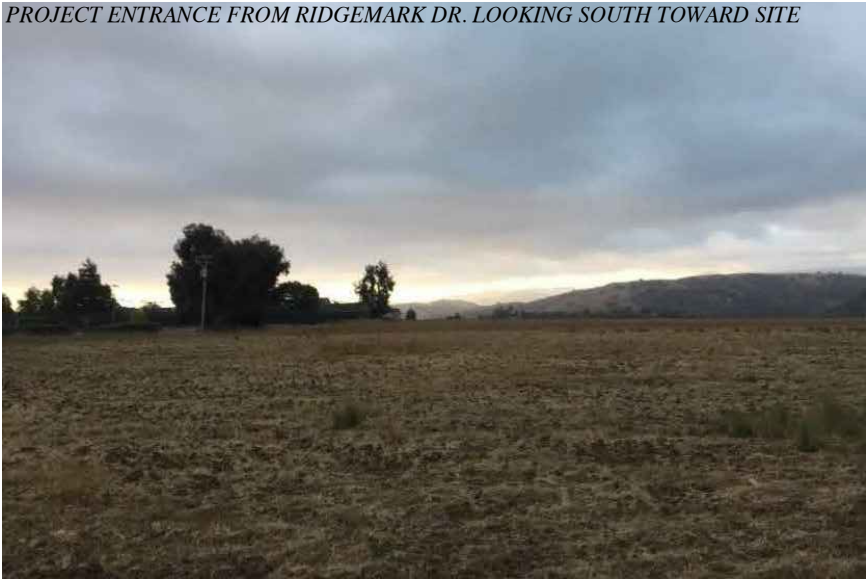


FIGURE 3 - AREA PHOTOS

NOTE: AREA PHOTOS TAKEN FROM THE BLUFFS AT RIDGEMARK DRAFT EIR DATED SEPTEMBER 2017

Insert LANDSCAPE PLANS tab here



LANDSCAPE CONCEPT STATEMENT

THE PROPOSED PLANTING FOR THIS DEVELOPMENT CONSIDERS THE REGIONAL CLIMATE, SOLAR ORIENTATION AND EXISTING SOIL CONDITIONS. THE LANDSCAPE PLANTING CONCEPT PROVIDES A SMOOTH TRANSITION BETWEEN THE EXISTING NEIGHBORHOOD AND THE PROPOSED PROJECT BY MATCHING STREET TREE VARIETIES, DROUGHT TOLERANT SHRUBS AND FENCING MATERIALS. BUFFER PLANTING PROVIDES PRIVACY BETWEEN HOMES AND THE PARKS/OPEN SPACES.

A VARIETY OF PARKS AND OPEN SPACE AREAS ARE PROVIDED:

PROJECT ENTRY (PARCEL D AND E)
ENTRY PILASTERS, SPLIT-RAIL FENCING AND FLOWERING ACCENT TREES IN THE DRIVEWAY MEDIAN CREATE AN ENHANCED ENTRY EXPERIENCE FOR THE NEW DEVELOPMENT. THE OPEN SPACES ON EACH SIDE OF THE DRIVEWAY HAVE LOW GROWING NATIVE AND ADAPTIVE NATIVE GRASSES AND DROUGHT TOLERANT SHRUBS.

NEIGHBORHOOD PARK (PARCEL F)
THIS PARK IS LOCATED AS A FOCAL POINT AS YOU ENTER THE PROJECT. IT CONTAINS A SMALL TOT LOT FOR AGES 2 -5, MEANDERING WALK, BENCHES, PICNIC TABLES AND TURF AREA FOR OPEN PLAY.

SUNSET PARK (PARCEL I)
AT THE NORTHEAST EDGE OF THE PROJECT THIS PARK HAS BENCHES OVERLOOKING VIEWS OF THE COUNTRYSIDE. DECOMPOSED GRANITE PAVING AND CONCRETE WALKWAYS MEANDER AROUND TURF AREAS.

PROPOSED PLANT PALETTE

SYMBOL	BOTANICAL NAME	COMMON NAME	WATER USE	SIZE	SPACING
	SHRUBS				
	ARCTOSTAPHYLOS D. 'HOWARD MCMINN'	VINE HILL MANZANITA	L	5 GAL	5' O.C.
	CAREX TUMULICOLA	BERKELEY SEDGE	M	1 GAL	2' O.C.
	COLEONEMA PULCHRUM	PINK BREATH OF HEAVEN	M	5 GAL	4' O.C.
	DIETES SP.	FORTNIGHT LILY	L	1 GAL	3' O.C.
	DODONEA V. 'PURPUREA'	NCN	L	5 GAL	8' O.C.
	ESCALLONIA 'COMPACTA'	ESCALLONIA	M	1 GAL	3' O.C.
	FESTUCA MAIREI	ALTAS FESCUE	L	1 GAL	2' O.C.
	GAURA LINDHEIMERI	GAURA	M	1 GAL	3' O.C.
	HEMEROCALLIS HYBRIDS	EVERGREEN DAYLILY	M	1 GAL	18" O.C.
	LOROPETALUM C. 'RAZZELBERRY'	CHINESE FRINGE FLOWER	M	5 GAL	4' O.C.
	MISCANTHUS S. 'MORNING LIGHT'	EULALIA	M	1 GAL	4' O.C.
	MUHLENBERGIA CAPILLARIS	PINK MUHLY GRASS	L	1 GAL	3' O.C.
	NANDINA D. 'GULF STREAM'	GULF STREAM NANDINA	L	5 GAL	3' O.C.
	NEPETA 'SIX HILLS GIANT'	CAT MINT	M	5 GAL	4' O.C.
	PHORMIUM 'MAORI QUEEN'	NEW ZEALAND FLAX	L	5 GAL	3' O.C.
	PHORMIUM 'JACK SPRATT'	DWARF NEW ZEALAND FLAX	L	1 GAL	18" O.C.
	PITTIOSPORUM T. 'VARIEGATA'	VARIEGATED PITTIOSPORUM	M	5 GAL	4' O.C.
	RHAPHIOLEPIS I. 'BALLERINA'	INDIAN HAWTHORNE	L	5 GAL	4' O.C.
	ROSA SPP.	CARPET ROSE	M	2 GAL	3' O.C.
	SALVIA LEUCANTHA	MEXICAN BUSH SAGE	L	5 GAL	4' O.C.
	TEUCRIUM F. 'COMPACTUM'	GERMANDER	L	5 GAL	4' O.C.
	XYLOSMA C. 'COMPACTA'	DWARF XYLOSMA	L	5 GAL	4' O.C.

GROUNDCOVERS

ARCTOSTAPHYLOS UVA-URSI	BEARBERRY	L	1 GAL	4' O.C.
BACCHARIS PILULARIS 'TWIN PEAKS'	DWARF COYOTE BRUSH	L	1 GAL	18" O.C.
ERIGERON KARVINSKIANUS	SANTA BARBARA DAISY	L	1 GAL	18" O.C.

VINES

DISTICTIS BUCCINATORIA	BLOOD- RED TRUMPET VINE	M	5 GAL
------------------------	-------------------------	---	-------

TURF

RHIZOMATOUS TALL FESCUE (RTF)	SELF-HEALING TURF	H	SOD
-------------------------------	-------------------	---	-----

BARK MULCH

PLANTERS TO RECEIVE 3" MINIMUM DEPTH OF SHREDDED RECYCLED WOOD MULCH WITH NATURAL BROWN COLOR ADDED. MANUFACTURER TO BE SELECTED.

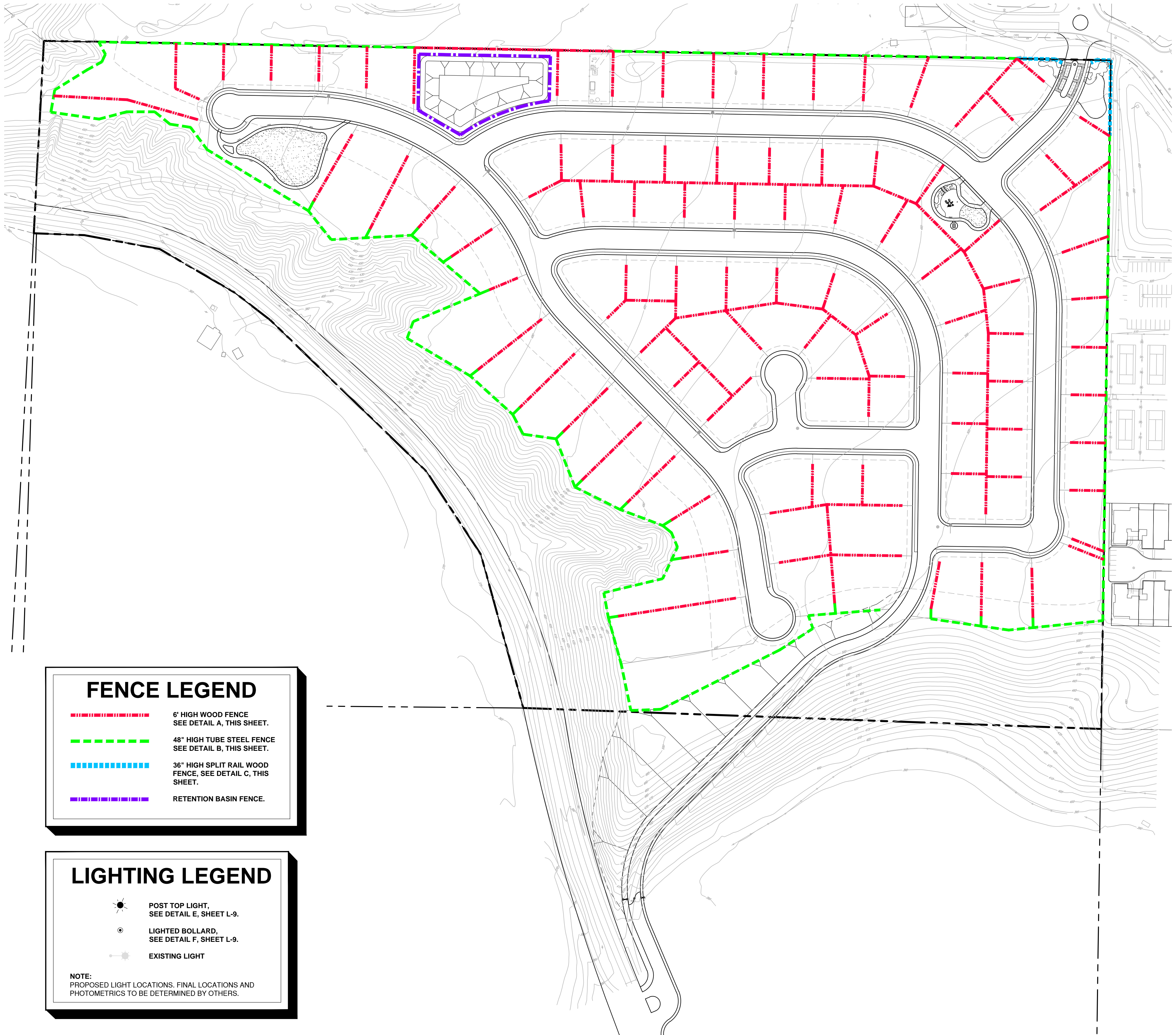
BIOFILTRATION SOD

BIOFILTRATION SOD AVAILABLE THROUGH DELTA BLUEGRASS (800) 637- 8873	--	14,164 SF
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NOTE:
LANDSCAPE WILL UTILIZE LOW WATER USE PLANT MATERIALS, HYDRO ZONING AND EMPLOY WATER EFFICIENT LOW VOLUME DRIP IRRIGATION AND SMART CONTROLLERS.

PROPOSED TREE PALETTE

SYMBOL	BOTANICAL NAME	COMMON NAME	WATER USE	SIZE	QTY
TREES					
	ARBUTUS 'MARINA'	STRAWBERRY TREE	L	24" BOX	
	LAGERSTROEMIA I. 'NATCHEZ'	CRAPE MYTTLE - WHITE	L	24" BOX	
	LAGERSTROEMIA I. 'TUSCARORA'	CRAPE MYRTLE - PINK	L	36" BOX	
	PISTACIA CHINENSIS	CHINESE PISTACHE	L	36" BOX	
	PLATANUS ACERIFOLIA 'BLOODGOOD'	LONDON PLANE TREE	M	24" BOX	
	PRUNUS C. 'KRAUTER VESUVIUS'	PURPLE LEAF PLUM	L	36" BOX	
	QUERCUS AGRIFOLIA	COAST LIVE OAK	VL	24" BOX	
	ULMUS PARVIFOLIA	CHINESE ELM	M	24" BOX	



FENCE LEGEND

6' HIGH WOOD FENCE
SEE DETAIL A, THIS SHEET.

48' HIGH TUBE STEEL FENCE
SEE DETAIL B, THIS SHEET.

36' HIGH SPLIT RAIL WOOD
FENCE, SEE DETAIL C, THIS
SHEET.

RETENTION BASIN FENCE.

LIGHTING LEGEND

POST TOP LIGHT,
SEE DETAIL E, SHEET L-9.

LIGHTED BOLLARD,
SEE DETAIL F, SHEET L-9.

EXISTING LIGHT

NOTE:
PROPOSED LIGHT LOCATIONS. FINAL LOCATIONS AND
PHOTOMETRICS TO BE DETERMINED BY OTHERS.

1

2

3

4

5

6

7

8

9

10

6'-0"

2'-0"

1'-6"

SECTION

ELEVATION

NOTES:

1. ALL NAILS SHALL BE HOT DIPPED GALVANIZED.

2. ALL WOOD SHALL BE REDWOOD.

1 2 x 6 TOP RAIL DADO.

2 SLOPE TOP OF FOOTING.

3 4 x 6 PRESSURE TREATED DOUGLAS FIR WOOD POST @ 8' O.C.

4 1 x 6 OVERLAPPED FENCE BOARDS. (3/4" - 1" OVERLAP)

5 2 x 6 BOTTOM L-RAIL W/ 1x1 CLEAT.

6 2 x 8 PRESSURE TREATED KICKBOARD (INSTALL IN CONTACT WITH EARTH).

7 FINISH GRADE, GRADE TO SLOPE AWAY FROM FENCE.

8 1'-6" DIA. CONCRETE FOOTING.

9 COMPACTED SUBGRADE OR ENGINEER FILL.

10 6" RECYCLED AGGREGATE DRAIN ROCK, 100% RECYCLED CONCRETE, GLASS OR ASPHALT.

A

WOOD FENCE
SCALE: 1/2" = 1'-0 "

- 1 AMERISTAR PRE-FAB. TUBE STEEL FENCE OR EQUAL. STYLE TO BE "MONTAGE MAJESTIC 3-RAIL" PANELS AND POST ARE GALV. STEEL WITH "PERMACOAT" FINISH. COLOR TO BE BLACK.

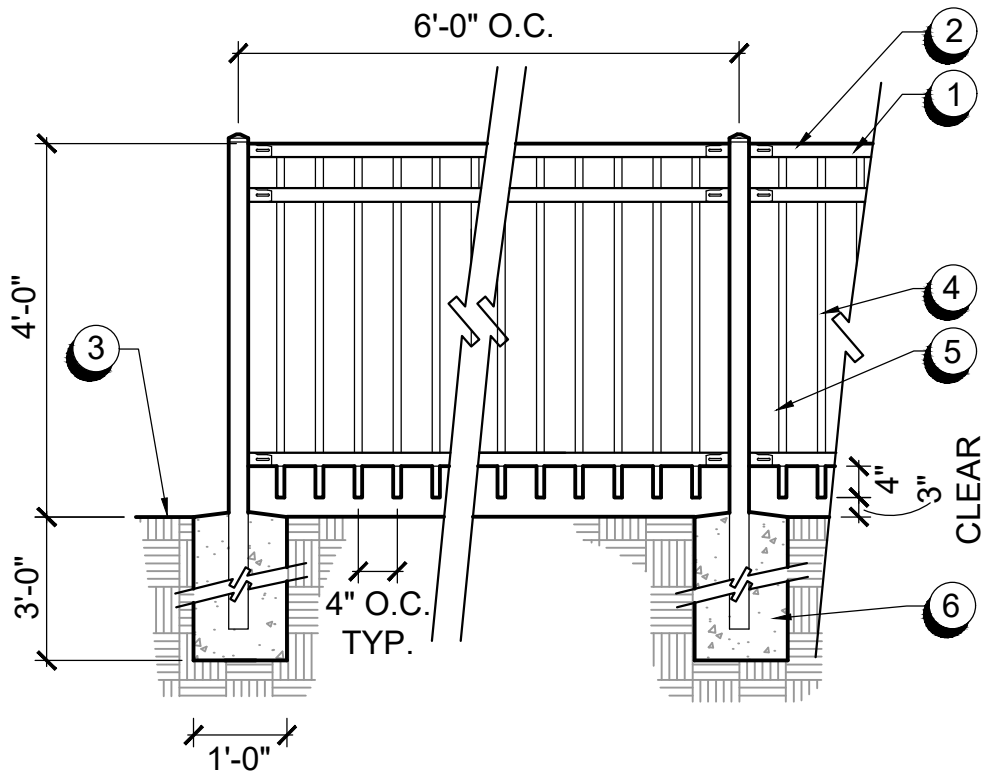
2 "FORERUNNER" CONNECTION SYSTEM INSTALL PER MANUFACTURER'S RECOMMENDATIONS. SEE DETAIL BELOW FOR REFERENCE.

3 FINISH GRADE.

4 3/4" SQ. 16 GA PICKET

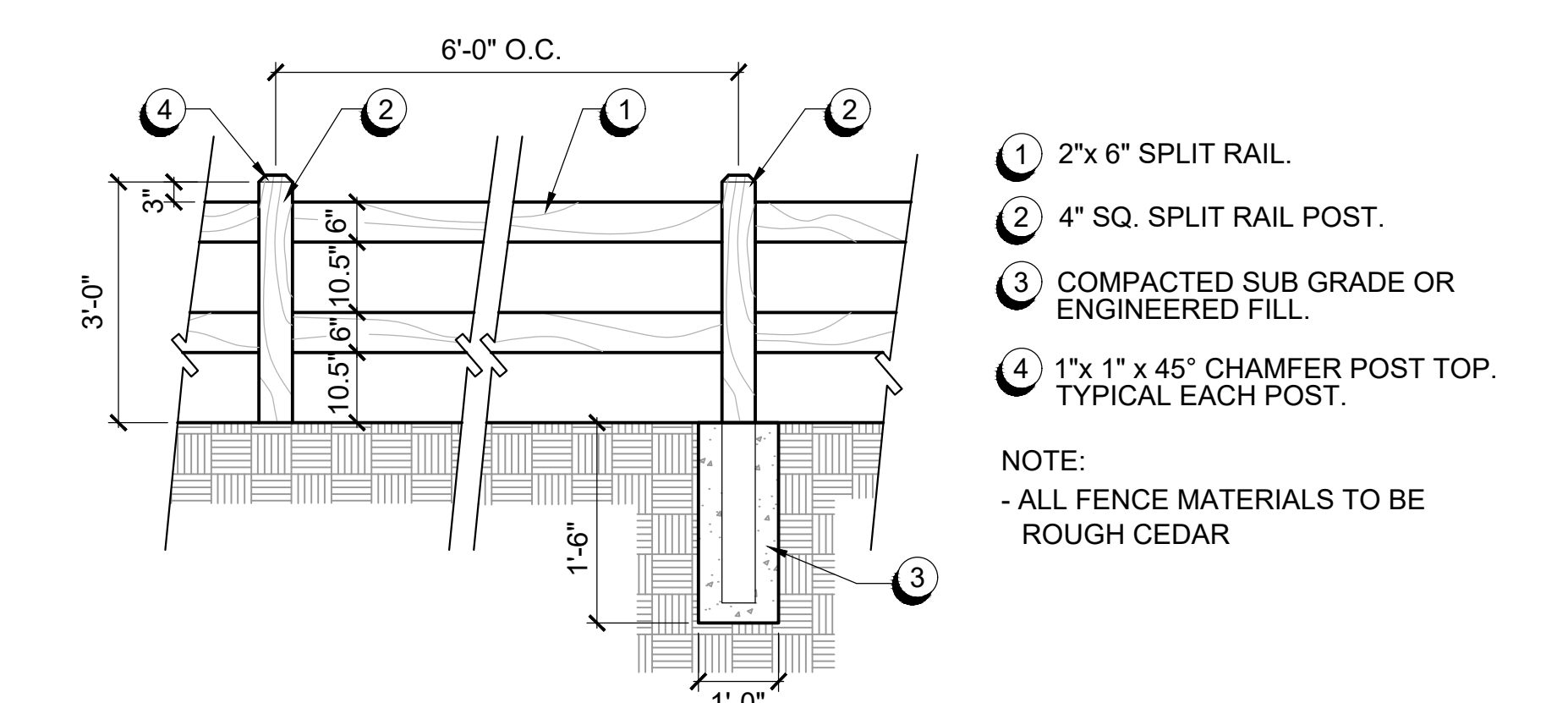
5 2 1/2" SQ. 12 GA POST

6 CONCRETE FOOTING, TYP.



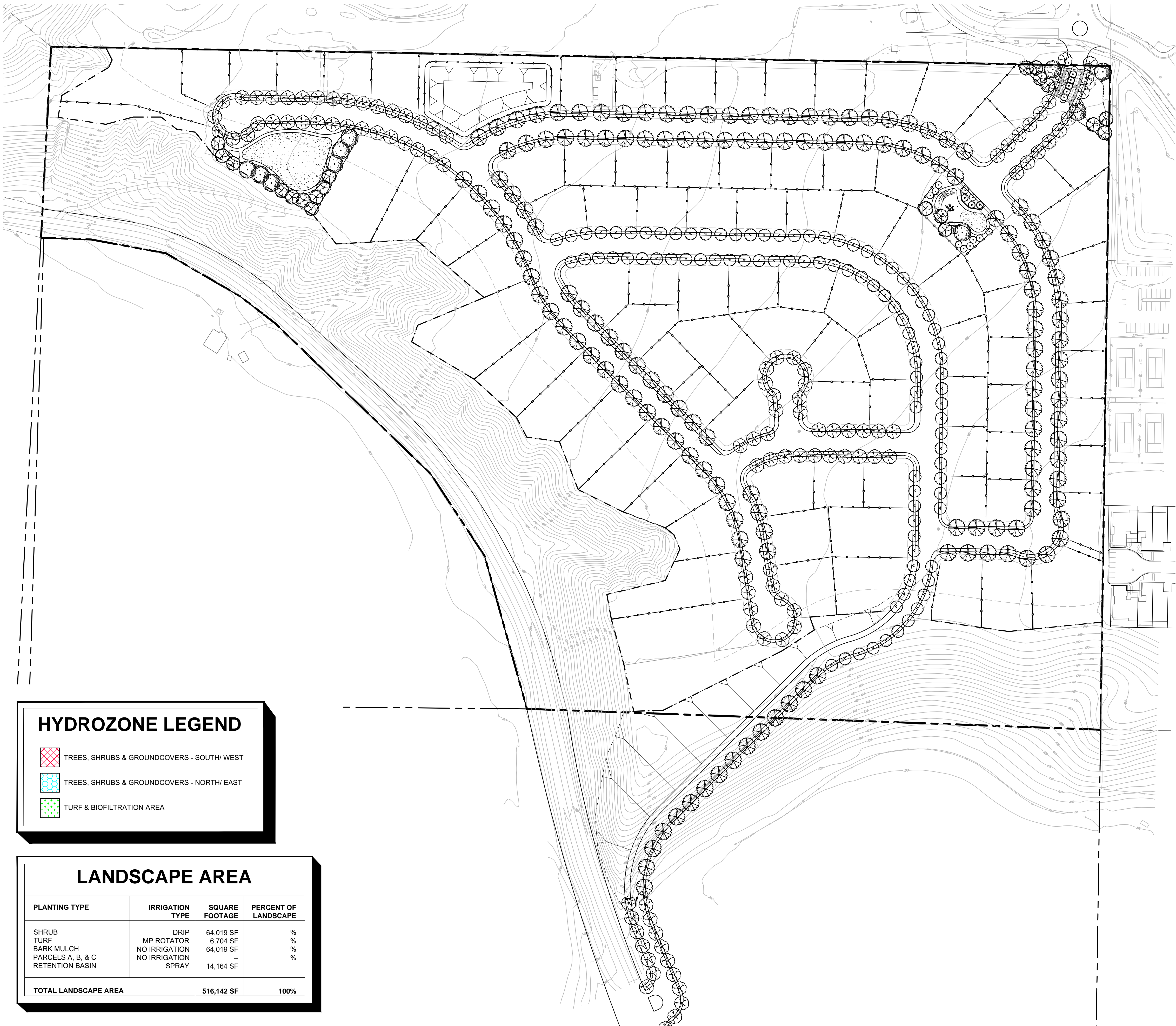
B

TUBE STEEL FENCE - AMERISTAR
SCALE: NTS






C

SPLIT-RAIL FENCE
SCALE: NTS



HYDROZONE LEGEND

-  TREES, SHRUBS & GROUNDCOVERS - SOUTH/ WEST
-  TREES, SHRUBS & GROUNDCOVERS - NORTH/ EAST
-  TURF & BIOFILTRATION AREA

LANDSCAPE AREA

PLANTING TYPE	IRRIGATION TYPE	SQUARE FOOTAGE	PERCENT OF LANDSCAPE
SHRUB	DRIP	64,019 SF	%
TURF	MP ROTATOR	6,704 SF	%
BARK MULCH	NO IRRIGATION	64,019 SF	%
PARCELS A, B, & C	NO IRRIGATION	--	%
RETENTION BASIN	SPRAY	14,164 SF	
TOTAL LANDSCAPE AREA		516,142 SF	100%

IRRIGATION CONCEPT STATEMENT

THE IRRIGATION DESIGN FOR THE SITE SHALL COMPLY WITH THE STATE OF CALIFORNIA MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (TITLE 23 - DIVISION 2-CHAPTER 2.7); THE CITY OF HOLLISTER WATER EFFICIENT LANDSCAPE STANDARDS; AND SAN BENITO COUNTY LANDSCAPE STANDARDS.

THE IRRIGATION SYSTEMS WILL BE AUTOMATICALLY CONTROLLED BY AN ET IRRIGATION CONTROLLER CAPABLE OF MULTIPLE PROGRAMMING AND INDEPENDENT TIMING OF INDIVIDUAL IRRIGATION SYSTEMS. THE CONTROLLER WILL HAVE A 24-HOUR CLOCK TO ALLOW MULTIPLE START TIMES AND REPEAT CYCLES TO ADJUST FOR SOIL PERCOLATION RATES.

THE IRRIGATION SYSTEMS WILL CONSIST PRIMARILY OF LOW VOLUME, LOW FLOW BUBBLERS FOR TREES, POINT SOURCE DRIP IRRIGATION FOR SHRUBS AND GROUNDCOVERS, AND MP ROTATOR IRRIGATION FOR TURF PLANTINGS.

PLANTS WILL BE GROUPED ONTO SEPARATE VALVES ACCORDING TO SUN EXPOSURE AND WATER USE TO ALLOW FOR IRRIGATION APPLICATION BY HYDROZONE. THE IRRIGATION SCHEDULING WILL REFLECT THE REGIONAL EVAPO-TRANSPIRATION RATES. THE ENTIRE SITE WILL BE DESIGNED TO RUN DURING NIGHTTIME HOURS WHEN IRRIGATION IS MOST EFFICIENT.

IRRIGATION NOTES

1. IRRIGATION ZONES: ALL LANDSCAPED AREAS HAVE AN IRRIGATION ZONE DESIGNATION OF "SHRUBS / GROUNDCOVERS / TREES" OR "TURF." NO IRRIGATION ZONES FOR ANNUALS AND TURFED SLOPES EXCEEDING 10% ARE PROPOSED.

2. DEPTH OF IRRIGATION LINES: ALL ON-GRADE LATERAL LINES SHALL BE BURIED TO A DEPTH OF 18" MIN. ALL ON-GRADE MAINLINES SHALL BE BURIED TO A DEPTH OF 24" MIN.

3. BACKFLOW PREVENTER: BACKFLOW PREVENTER SHALL BE A REDUCED PRESSURE PRINCIPLE BACKFLOW PREVENTER (FEBCO 825Y OR EQUAL) TYPE AS APPROVED BY WATER PURVEYOR.

4. IRRIGATION SPRINKLER TYPES: ALL SPRINKLERS SHALL UTILIZE MATCHED PRECIPITATION, PRESSURE COMPENSATING NOZZLES FOR MAXIMUM UNIFORMITY OF DISTRIBUTION. IRRIGATION SYSTEMS TO BE INSPECTED PERIODICALLY FOR BROKEN OR DEFICIENT EQUIPMENT.

5. IRRIGATION CONTROLLERS: CONTROLLER SHALL BE AN AUTOMATIC ET (EVAPOTRANSPIRATION) WITH MULTIPLE PROGRAMMING CAPABILITY. CONTROLLER TO BE REPROGRAMMED SEASONALLY TO MINIMIZE RUNOFF OR OVER WATERING. MOISTURE SENSING DEVICES SHALL BE UTILIZED TO CONTROL IRRIGATION CYCLES ACCORDING TO SPECIFIC IRRIGATION REQUIREMENTS.

6. CLASS OF IRRIGATION PIPE: ALL MAINLINE SHALL BE CLASS 315 PVC. ALL LATERAL LINE SHALL BE CLASS 200 PVC.

7. IRRIGATION EMITTERS: ALL TURF AREAS SHALL BE IRRIGATED USING SUB-SURFACE DRIP TYPE IRRIGATION SYSTEM. ALL SHRUB/ GROUNDCOVER AREAS SHALL BE IRRIGATED USING DRIP IRRIGATION SYSTEM. ALL TREE AREAS SHALL BE IRRIGATED USING BUBBLER IRRIGATION SYSTEM.

8. RECLAIMED WATER: IRRIGATION SYSTEM SHALL BE DESIGNED TO MEET SOUTH BAY WATER RECYCLING PROGRAM REQUIREMENTS FOR FUTURE RECLAIMED WATER SYSTEM.

WATER USE CALCULATIONS

THE MAXIMUM APPLIED WATER ALLOWANCE (MAWA) IN GALLONS PER YEAR IS BASED ON THE FOLLOWING FORMULA:

$$MAWA = (45.1)(0.62)[(ETAF \times LA) + (1-ETAF \times SLA)]$$

THE ESTIMATED TOTAL WATER USE (ETWU) IS THE SUM TOTAL OF ESTIMATED WATER USE FOR EACH HYDROZONE IN GALLONS PER YEAR AND IS BASED ON THE FOLLOWING FORMULA:

$$ETWU = (45.1)(0.62)[(PF/IE)(HA) + SLA]$$

- ETo = ANNUAL EVAPOTRANSPIRATION RATE
- LA = TOTAL LANDSCAPE AREA (INCLUDES SLA)
- SLA = SPECIAL LANDSCAPE AREA
- HA = HYDROZONE PLANT AREA
- PF = PLANT FACTOR (0.1-0.3 LOW, 0.4-0.6 MED., 0.7-1.0 HIGH)
- IE = IRRIGATION EFFICIENCY FACTOR (0.75 SPRAY/0.81 DRIP)
- ETAF = ET ADJUSTMENT FACTOR (0.55 RES./0.45 NON-RES.)
- 0.62 = CONVERSION FACTOR (TO GALLONS/SQUARE FOOT)

$$MAWA = (45.1)(0.62)[(ETAF \times LA) + (1-ETAF \times SLA)] = XXX,XXX \text{ GAL/YEAR}$$

$$ETWU = (45.1)(0.62)[(PF/IE)(HA) + SLA] = XXX,XXX \text{ GAL/YEAR}$$

Bates Stringer
HOLLISTER, CALIFORNIA

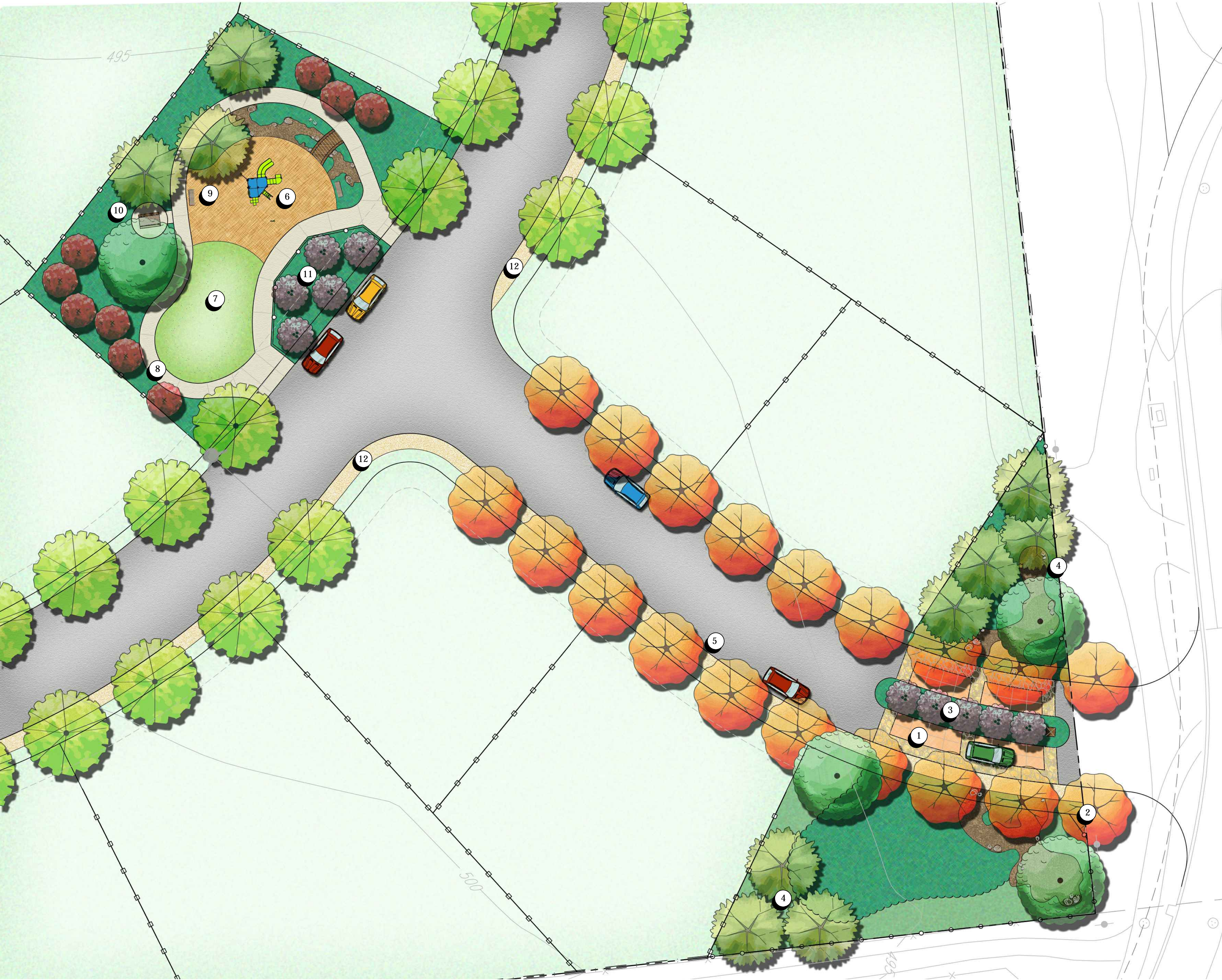
THE PROMONTORY AT RIDGEMARK
Hollister, California

HYDROZONE PLAN
CONCEPTUAL DESIGN
MARCH 2018

vanderToolen Associates
855 Bordeaux Way
Suite 240
Napa, CA 94558
tel: 707.224.2299
www.vandertoolen.com



L-3
Project No. 05215



LEGEND

- 1 ENHANCED PAVING AT ENTRANCE
- 2 ACCENT PILASTER AND SPLITRAIL FENCE TO FRAME VEHICULAR ENTRY
- 3 FLOWERING ACCENT TREES
- 4 SCREENING TREES
- 5 STREET TREES
- 6 PLAYGROUND
- 7 OPEN PLAY AREA WITH TURF
- 8 MEANDERING WALKWAY
- 9 BENCHES
- 10 PICNIC TABLE
- 11 FOCAL POINT WITH FLOWERING ACCENT TREES AND SPLIT RAIL FENCE
- 12 DECOMPOSED GRANITE PATH

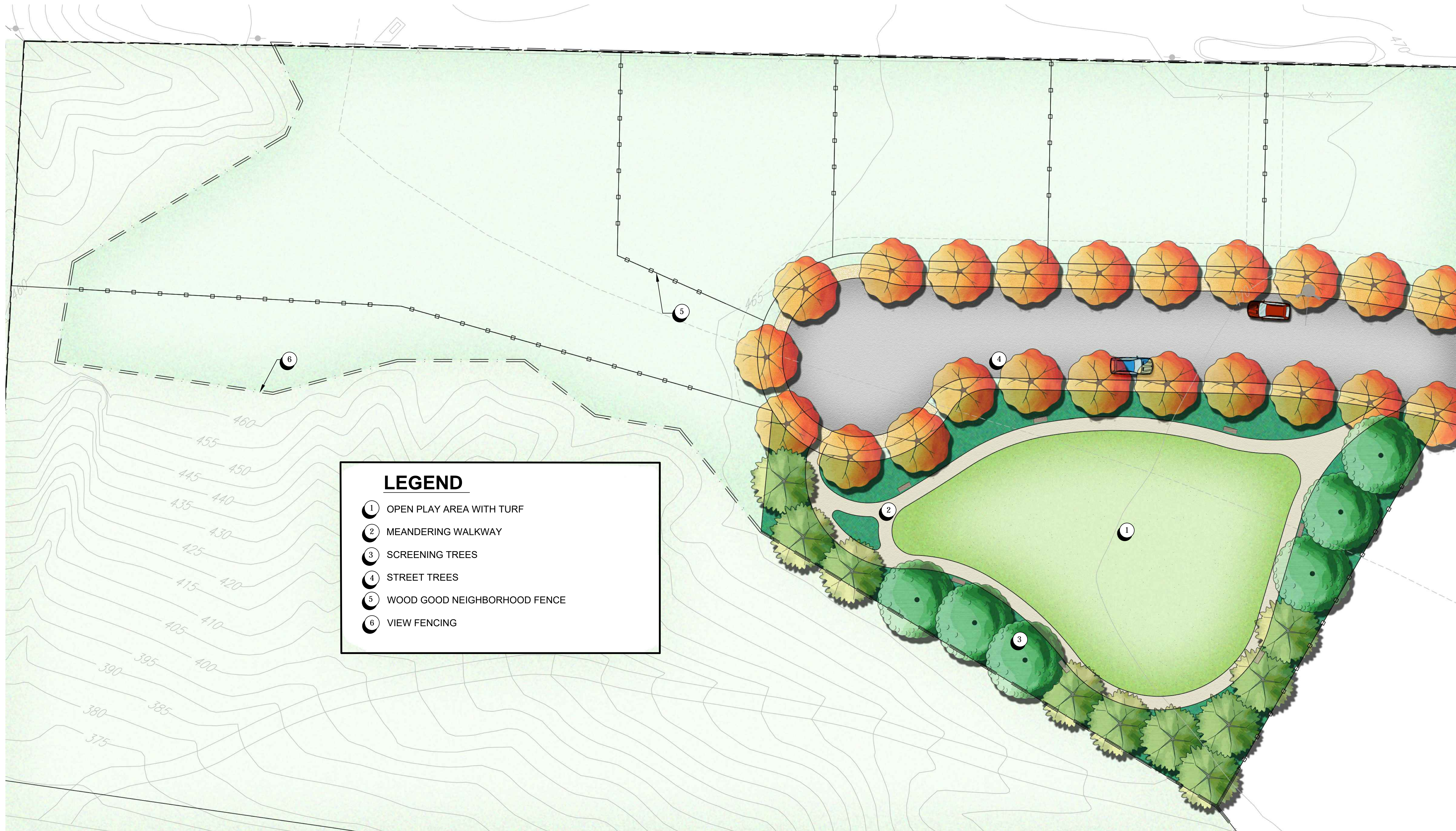


A PLAY STRUCTURE
AGES 2-5



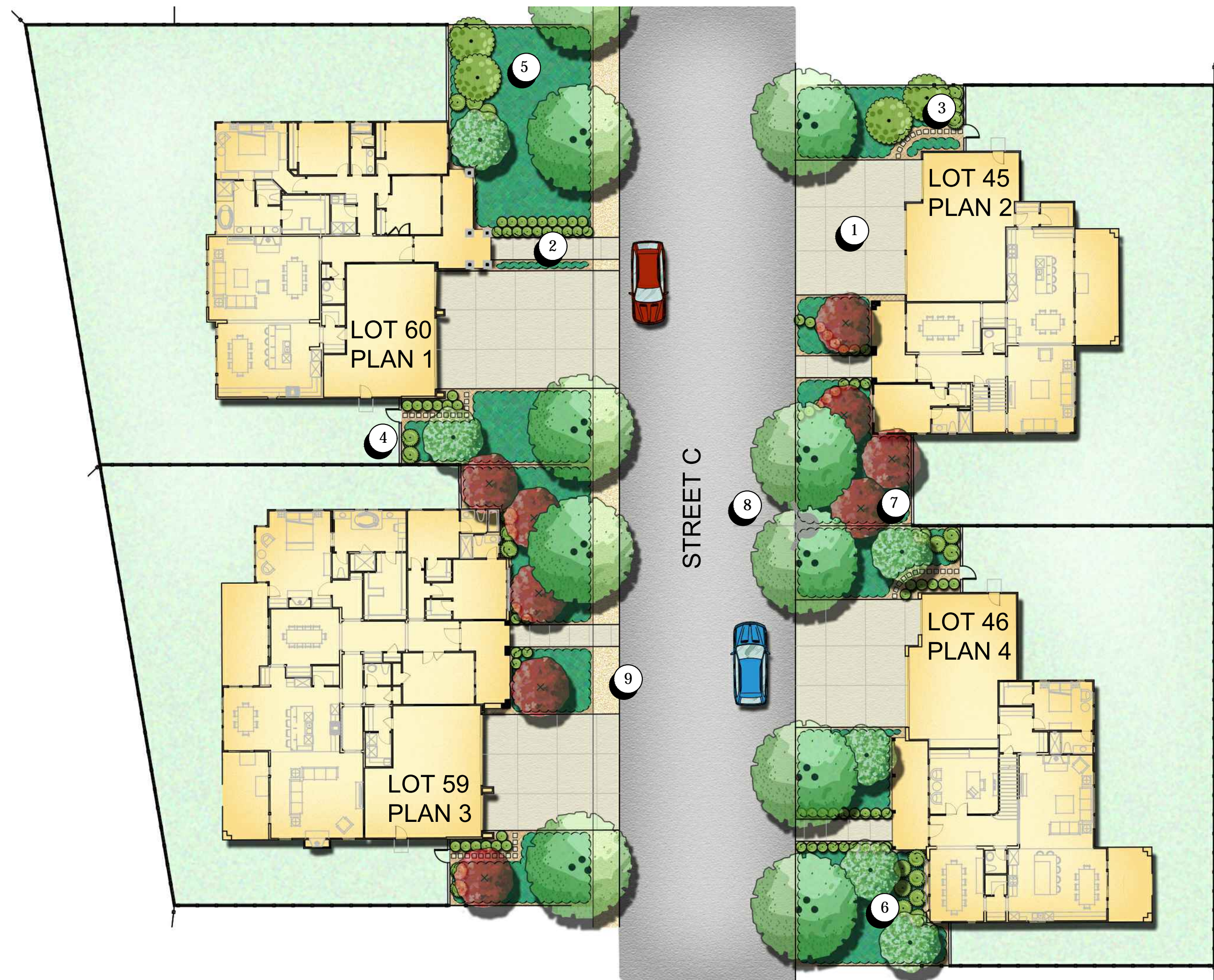
B VEHICULAR ACCENT PAVING
SCORED NATURAL GRAY CONCRETE WITH ACCENT BANDING





LEGEND

- 1 OPEN PLAY AREA WITH TURF
- 2 MEANDERING WALKWAY
- 3 SCREENING TREES
- 4 STREET TREES
- 5 WOOD GOOD NEIGHBORHOOD FENCE
- 6 VIEW FENCING



LEGEND









- 1 CONCRETE DRIVEWAY WITH SCORE LINES
- 2 CONCRETE WALKWAY, TYP.
- 3 STEP STONES, TYP.
- 4 GOOD NEIGHBOR FENCE AND GATE, TYP.
- 5 GROUNDCOVER PLANTING IN FRONT YARDS, NO TURF
- 6 SHRUB PLANTING
- 7 ACCENT TREE
- 8 STREET TREE, TYP.
- 9 DECOMPOSED GRANITE PATH

PROPOSED PLANT PALETTE

SYMBOL	BOTANICAL NAME	COMMON NAME	WATER USE	SIZE	SPACING
SHRUBS					
	ARCTOSTAPHYLOS D. 'HOWARD MCMINN'	VINE HILL MANZANITA	L	5 GAL	5' O.C.
	CAREX TUMULICOLA	BERKELEY SEDGE	M	1 GAL	2' O.C.
	COLEONEMA PULCHRUM	PINK BREATH OF HEAVEN	M	5 GAL	4' O.C.
	DIETES SP.	FORTNIGHT LILY	L	1 GAL	3' O.C.
	DODONAEA V. 'PURPUREA'	NCN	L	5 GAL	8' O.C.
	ESCALLONIA 'COMPACTA'	ESCALLONIA	M	1 GAL	3' O.C.
	FESTUCA MAIREI	ALTAS FESCUE	L	1 GAL	2' O.C.
	GAURA LINDHEIMERI	GAURA	M	1 GAL	3' O.C.
	HEMEROCALLIS HYBRIDS	EVERGREEN DAYLILLY	M	1 GAL	18" O.C.
	LOROPETALUM C. 'RAZZELBERRY'	CHINESE FRINGE FLOWER	M	5 GAL	4' O.C.
	MISCANTHUS S. 'MORNING LIGHT'	EULALIA	M	1 GAL	4' O.C.
	MUHLENBERGIA CAPILLARIS	PINK MUHLY GRASS	L	1 GAL	3' O.C.
	NANDINA D. 'GULF STREAM'	GULF STREAM NANDINA	L	5 GAL	3' O.C.
	NEPETA 'SIX HILLS GIANT'	CAT MINT	M	5 GAL	4' O.C.
	PHORMIUM 'MAORI QUEEN'	NEW ZEALAND FLAX	L	5 GAL	3' O.C.
	PHORMIUM 'JACK SPRATT'	DWARF NEW ZEALAND FLAX	L	1 GAL	18" O.C.
	PITTOSPORUM T. 'VARIEGATA'	VARIEGATED PITTOSPORUM	M	5 GAL	4' O.C.
	RHAPHIOLEPIS L. 'BALLERINA'	INDIAN HAWTHORNE	L	5 GAL	4' O.C.
	ROSA SPP.	CARPET ROSE	M	2 GAL	3' O.C.
	SALVIA LEUCANTHA	MEXICAN BUSH SAGE	L	5 GAL	4' O.C.
	TEUCRIUM F. 'COMPACTUM'	GERMANDER	L	5 GAL	4' O.C.
	XYLOSMA C. 'COMPACTA'	DWARF XYLOSMA	L	5 GAL	4' O.C.
GROUNDCOVERS					
	ARCTOSTAPHYLOS UVA-URSI	BEARBERRY	L	1 GAL	4' O.C.
	BACCHARIS PILULARIS 'TWIN PEAKS'	DWARF COYOTE BRUSH	L	1 GAL	18" O.C.
	ERIGERON KARVINSKIANUS	SANTA BARBARA DAISY	L	1 GAL	18" O.C.
	REAR YARD LANDSCAPE BY OTHERS				

NOTE:

LANDSCAPE WILL UTILIZE LOW WATER USE PLANT MATERIALS, HYDRO ZONING AND EMPLOY WATER EFFICIENT LOW VOLUME DRIP IRRIGATION AND SMART CONTROLLERS.

PROPOSED TREE PALETTE					
SYMBOL	BOTANICAL NAME	COMMON NAME	WATER USE	SIZE	QTY
TREES					
	ARBUS 'MARINA'	STRAWBERRY TREE	L	24" BOX	
	LAGERSTROEMIA I. 'NATCHEZ'	CRAPE MYTTLE - WHITE	L	24" BOX	
	LAGERSTROEMIA I. 'TUSCARORA'	CRAPE MYRTL - PINK	L	36" BOX	
	PISTACIA CHINENSIS	CHINESE PISTACHE	L	36" BOX	
	PLATANUS ACERIFOLIA 'BLOODGOOD'	LONDON PLANE TREE	M	24" BOX	
	PRUNUS C. 'KRATER VESUVIUS'	PURPLE LEAF PLUM	L	36" BOX	
	QUERCUS AGRIFOLIA	COAST LIVE OAK	VL	24" BOX	
	ULMUS PARVIFOLIA	CHINESE ELM	M	24" BOX	

TREES



PLATANUS ACERIFOLIA 'BLOODGOOD'



PRUNUS C. 'KRATER VESUVIUS'



PISTACIA CHINENSIS



LAGERSTROEMIA I. 'TUSCARORA'



QUERCUS AGRIFOLIA



ULMUS PARVIFOLIA

SHRUBS



MISCANTHUS 'MORNING LIGHT'



ARCTOSTAPHYLOS SPP.



SALVIA LEUCANTHA



NEPETA 'SIX HILLS GIANT'



DIETES SPP.



RHAPHIOLEPIS SP.



PHORMIUM 'MAORI QUEEN'



FESTUCA MAIREI



PITTOSPORUM T. 'VARIEGATA'



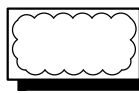

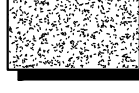



GAURA LINDHEIMERI



HEMEROCALLIS HYBRIDS



ROSA SPP.

PROPOSED PLANT PALETTE					
SYMBOL	BOTANICAL NAME	COMMON NAME	WATER USE	SIZE	SPACING
	SHRUBS				
	ARCTOSTAPHYLOS D. 'HOWARD MCINN'	VINE HILL MANZANITA	L	5 GAL	5' O.C.
	CAREX TUMULICOLA	BERKELEY SEDGE	M	1 GAL	2' O.C.
	COLEONEMA PULCHRUM	PINK BREATH OF HEAVEN	M	5 GAL	4' O.C.
	DIETES SP.	FORTNIGHT LILY	L	1 GAL	3' O.C.
	DODONEA V. 'PURPUREA'	NCN	L	5 GAL	8' O.C.
	ESCALLONIA 'COMPACTA'	ESCALLONIA	M	1 GAL	3' O.C.
	FESTUCA MAIREI	ALTAS FESCUE	L	1 GAL	2' O.C.
	GAURA LINDHEIMERI	GAURA	M	1 GAL	3' O.C.
	HEMEROCALLIS HYBRIDS	EVERGREEN DAYLILY	M	1 GAL	18" O.C.
	LOROPETALUM C. 'RAZZELBERRY'	CHINESE FRINGE FLOWER	M	5 GAL	4' O.C.
	MISCANTHUS S. 'MORNING LIGHT'	EULALIA	M	1 GAL	4' O.C.
	MUHLENBERGIA CAPILLARIS	PINK MUHLY GRASS	L	1 GAL	3' O.C.
	NANDINA D. 'GULF STREAM'	GULF STREAM NANDINA	L	5 GAL	3' O.C.
	NEPETA 'SIX HILLS GIANT'	CAT MINT	M	5 GAL	4' O.C.
	PHORMIUM 'MAORI QUEEN'	NEW ZEALAND FLAX	L	5 GAL	3' O.C.
	PHORMIUM 'JACK SPRATT'	DWARF NEW ZEALAND FLAX	L	1 GAL	18" O.C.
	PITTOSPORUM T. 'VARIEGATA'	VARIEGATED PITTOSPORUM	M	5 GAL	4' O.C.
	RHAPHIOLEPIS I. 'BALLERINA'	INDIAN HAWTHORNE	L	5 GAL	4' O.C.
	ROSA SPP.	CARPET ROSE	M	2 GAL	3' O.C.
	SALVIA LEUCANTHA	MEXICAN BUSH SAGE	L	5 GAL	4' O.C.
	TEUCRIUM F. 'COMPACTUM'	GERMANDER	L	5 GAL	4' O.C.
XYLOSMA C. 'COMPACTA'	DWARF XYLOSMA	L	5 GAL	4' O.C.	
	GROUNDCOVERS				
	ARCTOSTAPHYLOS UVA-URSI	BEARBERRY	L	1 GAL	4' O.C.
	BACCHARIS PILULARIS 'TWIN PEAKS'	DWARF COYOTE BRUSH	L	1 GAL	18" O.C.
	ERIGERON KARVINSKIANUS	SANTA BARBARA DAISY	L	1 GAL	18" O.C.
	VINES				
	DISTICTIS BUCCINATORIA	BLOOD- RED TRUMPET VINE	M	5 GAL	
	TURF				
	RHIZOMATOUS TALL FESCUE (RTF)	SELF-HEALING TURF	H	SOD	
	BARK MULCH				
	PLANTERS TO RECEIVE 3" MINIMUM DEPTH OF SHREDDED RECYCLED WOOD MULCH WITH NATURAL BROWN COLOR ADDED. MANUFACTURER TO BE SELECTED.				
	BIOFILTRATION SOD				
	BIOFILTRATION SOD AVAILABLE THROUGH DELTA BLUEGRASS (800) 637- 8873	--		14,164 SF	
NOTE:					
LANDSCAPE WILL UTILIZE LOW WATER USE PLANT MATERIALS, HYDRO ZONING AND EMPLOY WATER EFFICIENT LOW VOLUME DRIP IRRIGATION AND SMART CONTROLLERS.					

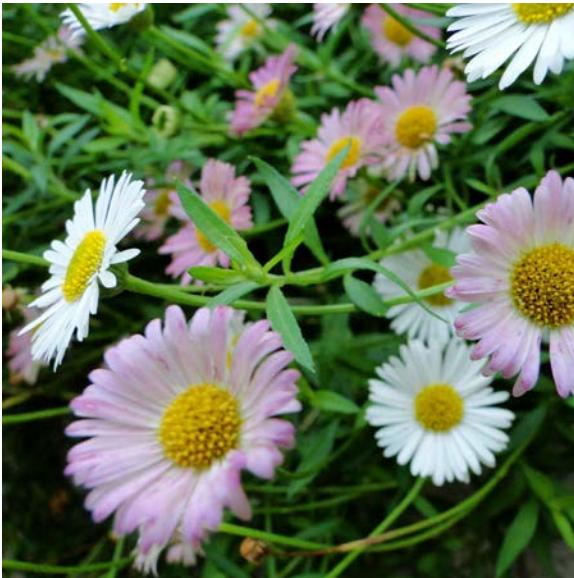
GROUNDCOVERS



ARCTOSTAPHYLOS UVA-URSI



BACCHARIS PILULARIS 'TWIN PEAKS'



ERIGERON KARVINSKIANUS





(A) BENCH WITH BACKREST
 DUMOR BENCH 160
 COLOR: BRONZE



**(B) PICNIC TABLE
 AND MATCHING BENCH**



(C) DOG PICK-UP STATION
 MUTT MITT

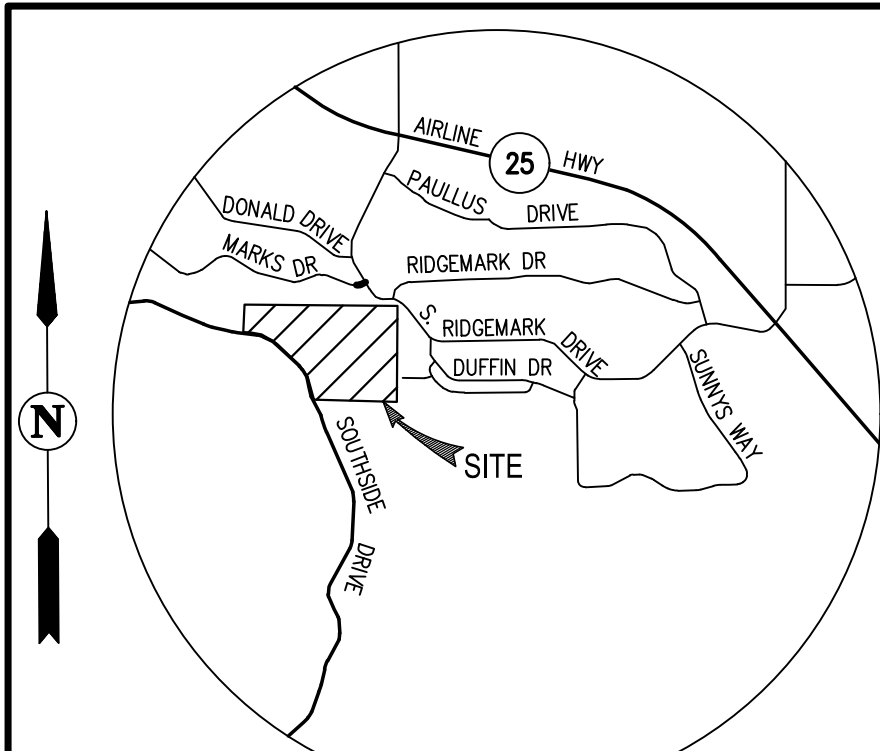


(D) CLUSTER MAILBOX
 SCALE: N.T.S.

(E) STREET LIGHT
 TO BE SELECTED
 COLOR: BLACK

(F) LIGHTED BOLLARD
 TO BE SELECTED, LED BOLLARD,
 COLOR: BLACK

Insert CIVIL PLANS tab here



VICINITY MAP
NOT TO SCALE

RIDGEMARK
20-33-46

LOT AREA

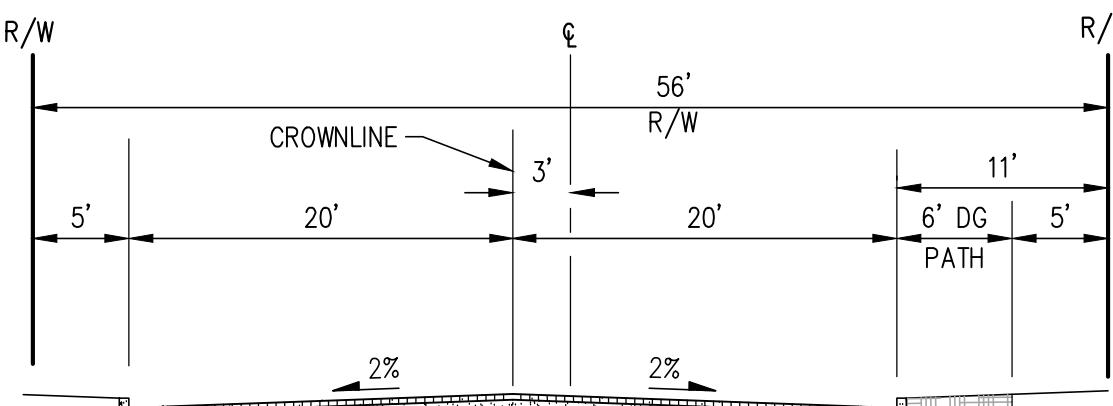
LOT NO.	LOT AREA (SF)
1	33,769
2	9,715
3	8,485
4	8,552
5	9,014
6	11,020
7	11,000
8	11,000
9	11,000
10	11,000
11	11,058
12	12,260
13	18,864
14	9,532
15	9,291
16	11,949
17	9,640
18	16,333
19	10,518
20	8,743
21	8,550
22	8,550
23	8,550
24	8,920
25	21,762
26	14,968
27	15,461
28	8,464
29	8,550
30	8,550
31	8,550
32	9,565
33	10,401
34	11,332
35	9,948
36	9,765
37	9,672
38	9,672
39	9,672
40	9,528

LOT AREA

LOT NO.	LOT AREA (SF)
41	13,365
42	9,768
43	9,344
44	9,000
45	9,000
46	9,000
47	9,636
48	12,394
49	14,453
50	12,930
51	10,493
52	9,000
53	9,000
54	8,914
55	8,988
56	11,188
57	11,547
58	10,133
59	9,846
60	11,537
61	9,000
62	13,525
63	10,669
64	8,550
65	8,550
66	11,668
67	18,158
68	13,605
69	11,446
70	12,664
71	9,914
72	10,073
73	13,287
74	12,851
75	16,580
76	15,664
77	12,151
78	25,955
79	21,197
80	12,297

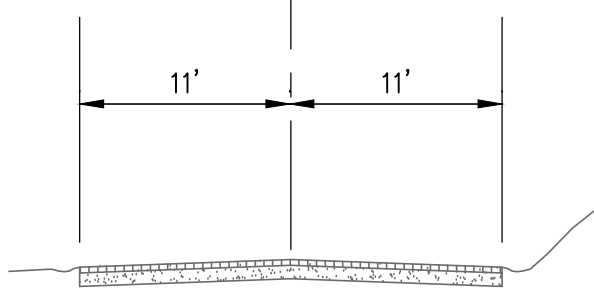
LOT AREA

LOT NO.	LOT AREA (SF)
81	14,348
82	17,891
83	17,545
84	18,132
85	20,251
86	28,869
87	12,408
88	14,518
89	17,245
90	26,716



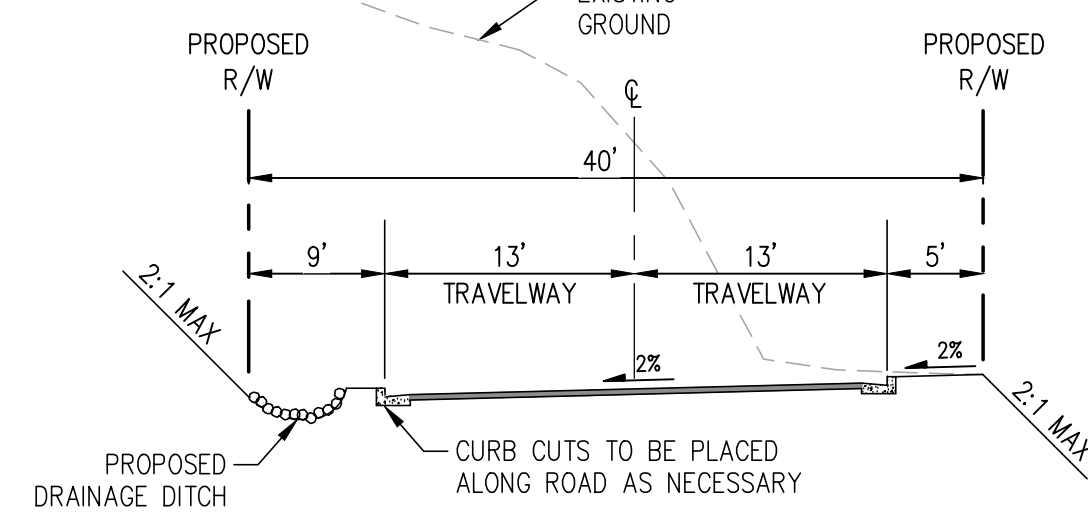
TYPICAL IN-TRACT STREET SECTION

NOT TO SCALE



EXISTING SOUTHSIDE ROAD SECTION

NOT TO SCALE



SOUTHSIDE ROAD CONNECTOR
(NO PARKING)

NOT TO SCALE

SHEET INDEX

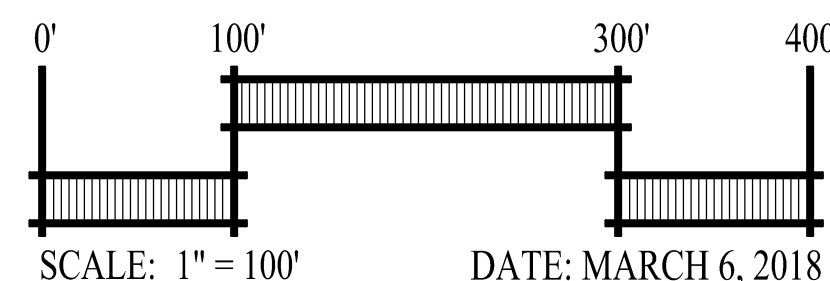
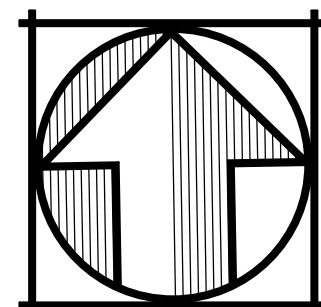
C-1	LOTING PLAN
C-2	PRELIMINARY GRADING AND DRAINAGE PLAN
C-3	PRELIMINARY UTILITY PLAN
C-4	PRELIMINARY EROSION CONTROL PLAN

ABBREVIATIONS

BDY	BOUNDARY	PL	PROPERTY LINE
CL	CENTERLINE	PUE	PUBLIC UTILITY EASEMENT
EVA	EMERGENCY VEHICLE ACCESS	PVAV	PRIVATE VEHICLE ACCESS WAY
EVAE	EMERGENCY VEHICLE ACCESS EASEMENT	R	RADIUS
EX	EXISTING	R/W	RIGHT-OF-WAY
FL	FLOW LINE	S	SLOPE
HP	HIGH POINT	SD	STORM DRAIN
INV	INVERT	SDE	STORM DRAIN EASEMENT
L	LENGTH	SS	SANITARY SEWER
LF	LINEAR FEET	TC	TOP OF CURB
LP	LOW POINT	W	WATER
P	PAD ELEVATION	WLE	WATER EASEMENT

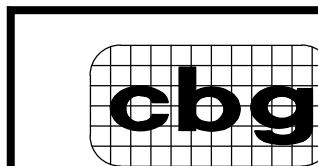
VESTING TENTATIVE MAP LOTING PLAN THE PROMONTORY AT RIDGEMARK

CITY OF HOLLISTER SAN BENITO COUNTY CALIFORNIA



SCALE: 1" = 100'

DATE: MARCH 6, 2018



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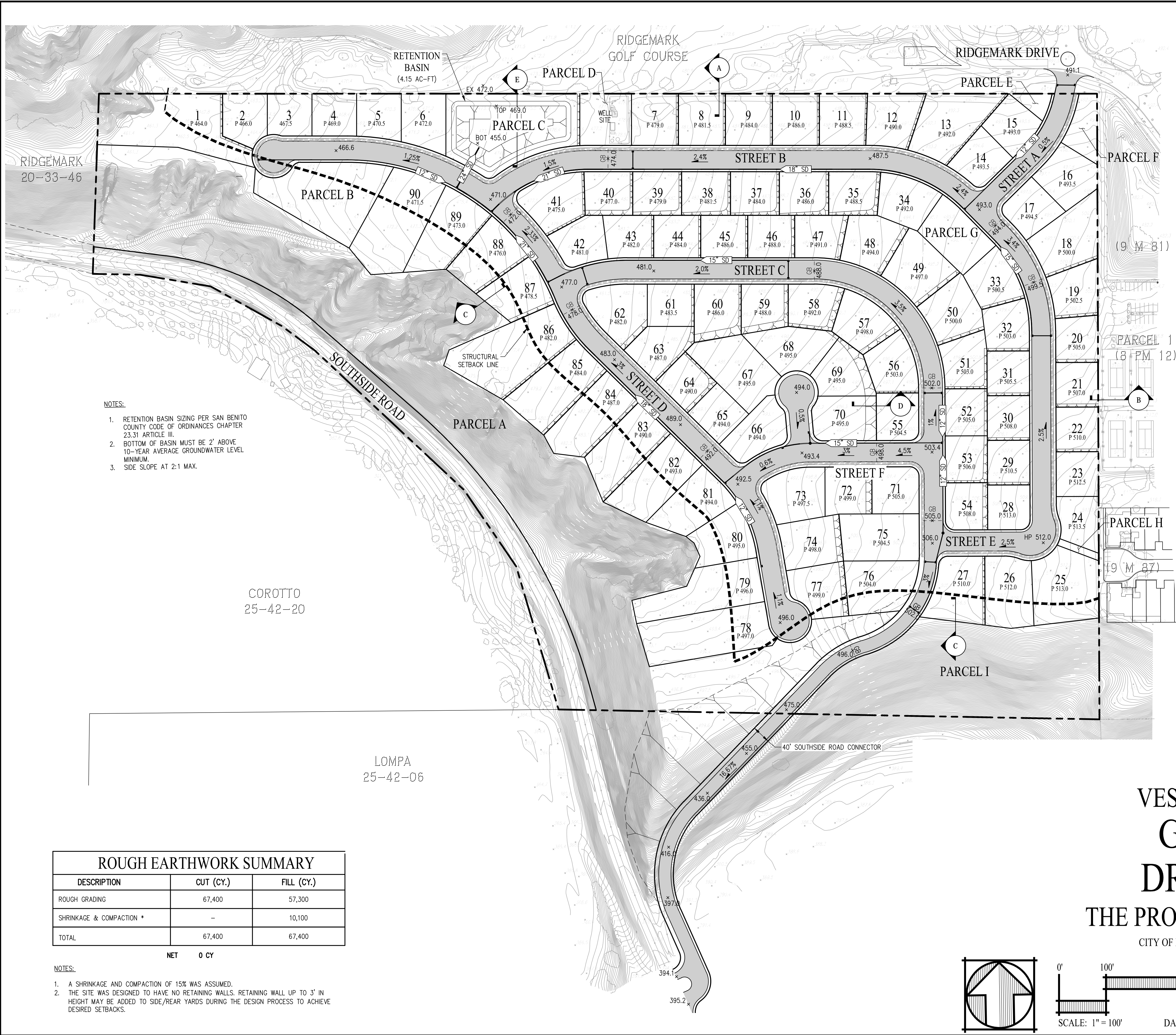
SHEET NO.

C-1

OF 4 SHEETS

GENERAL NOTES

- OWNERS: ROY E. LOMPA & RITA K. LOMPA
4998 AIRLINE HIGHWAY
HOLLISTER, CA 95023
- DEVELOPER: BATES PROPERTIES, INC.
8650 RIVER MEADOWS ROAD
CARMEL, CA 93923
(831) 855-5000
FREDERICK M. BATES
- CIVIL ENGINEER: CARLSON, BARBEE & GIBSON, INC.
2633 CAMINO RAMON, SUITE 350
SAN RAMON, CA 94583
(925) 866-0322
GORDON T. ZANIN, RCE 76794
- GEOTECHNICAL ENGINEER: STEVENS, FERRONE & BAILEY
ENGINEERING COMPANY, INC.
1600 WILLOW PASS COURT
CONCORD, CA 94520
(925) 688-1001
KENNETH C. FERRONE, GE 2513
- ASSESSORS PARCEL NO.: 025-420-005-000
025-420-006-000
025-420-019-000
- SITE ADDRESS: SOUTHSIDE ROAD, HOLLISTER CA
- EXISTING ZONING: SINGLE-FAMILY RESIDENTIAL
- PROPOSED ZONING: SINGLE-FAMILY RESIDENTIAL
- EXISTING LAND USE: VACANT
- PROPOSED LAND USE: RURAL RESIDENTIAL
- GROSS SITE AREA: 49.24 ACRES
STREETS AREA: 8.08 ACRES
OPEN SPACE AREA: 13.65 ACRES
- PARCELS: PARCEL A - OPEN SPACE (377,650 S.F.)
PARCEL B - OPEN SPACE (31,651 S.F.)
PARCEL C - OPEN SPACE (40,630 S.F.)
PARCEL D - WELL SITE (12,102 S.F.)
PARCEL E - OPEN SPACE (2,769 S.F.)
PARCEL F - OPEN SPACE (7,413 S.F.)
PARCEL G - OPEN SPACE (14,083 S.F.)
PARCEL H - O.S./UTILITY CONNECTION (1,374 S.F.)
PARCEL I - OPEN SPACE (106,793 S.F.)
- NUMBER OF UNITS: 90
- PROPOSED DENSITY: 1.83 DU/AC GROSS
- LOT SIZE: SMALLEST LOT SIZE: LOT 28 (8,464 SF)
LARGEST LOT SIZE: LOT 1 (33,769 SF)
AVERAGE LOT SIZE: 12,427 SF
- BENCHMARK: DESIGNATED AS B 698 RESET (NGSPID:GU2622)
LOCATED ON BRIDGE ABUTMENT ON 4TH STREET/SAN
JUAN ROAD. ELEVATION: 267.8 FT., (NAVD88).
- STREETS: ALL STREETS WITHIN THE SUBDIVISION WILL BE
PRIVATE STREETS MAINTAINED BY THE RIDGEMARK
HOME OWNER'S ASSOCIATION
- UTILITY PROVIDERS: SEWER: SUNNYSLOPE COUNTY WATER DISTRICT
WATER: SUNNYSLOPE COUNTY WATER DISTRICT
STORM DRAIN: SAN BENITO COUNTY
GAS/ELECTRIC: PACIFIC GAS & ELECTRIC
TELEPHONE: AT&T
- FLOOD ZONE: LOCATED IN ZONE X OF THE FLOOD INSURANCE RATE
MAP PANEL NO. 06069C0215D DATED APRIL 16, 2009.
- ALL DIMENSIONS SHOWN ARE PRELIMINARY AND SUBJECT TO FINAL DESIGN AND MAPPING.
- PROJECT MAY BE BUILT IN PHASES & MULTIPLE FINAL MAPS MAY BE FILED.
- GRADING SHOWN IS PRELIMINARY AND SUBJECT TO CHANGES DURING FINAL DESIGN.
- PROPOSED UTILITIES SHOWN ARE TENTATIVE AND SHALL ADHERE TO SUNNYSLOPE DESIGN
STANDARDS. PROPOSED UTILITIES ARE SUBJECT TO CHANGE DURING FINAL DESIGN.



LEGEND

- PROPERTY LINE
- x500.0 SPOT ELEVATIONS
- 12" SD STORM DRAIN LINE (PUBLIC)
- STORM DRAIN MANHOLE
- CURB INLET
- ⊠ FIELD INLET
- 20 LOT NUMBER
- P PAD ELEVATION
- 0.40% APPROXIMATE STREET SLOPE
- GB GRADE BREAK
- GROUND SLOPE
- DECOMPOSED GRANITE (DG) PATH

SECTION A
NOT TO SCALE

SECTION B
NOT TO SCALE

SECTION C
NOT TO SCALE

SECTION D
NOT TO SCALE

SECTION E
NOT TO SCALE

- NOTES:**
- RETENTION BASIN SIZING PER SAN BENITO COUNTY CODE OF ORDINANCES CHAPTER 23.31 ARTICLE III.
 - BOTTOM OF BASIN MUST BE 2' ABOVE 10-YEAR AVERAGE GROUNDWATER LEVEL MINIMUM.
 - SIDE SLOPE AT 2:1 MAX.

ROUGH EARTHWORK SUMMARY		
DESCRIPTION	CUT (CY.)	FILL (CY.)
ROUGH GRADING	67,400	57,300
SHRINKAGE & COMPACTION *	—	10,100
TOTAL	67,400	67,400

NET 0 CY

- NOTES:**
- A SHRINKAGE AND COMPACTION OF 15% WAS ASSUMED.
 - THE SITE WAS DESIGNED TO HAVE NO RETAINING WALLS. RETAINING WALL UP TO 3' IN HEIGHT MAY BE ADDED TO SIDE/REAR YARDS DURING THE DESIGN PROCESS TO ACHIEVE DESIRED SETBACKS.

VESTING TENTATIVE MAP
GRADING AND
DRAINAGE PLAN
THE PROMONTORY AT RIDGEMARK
CITY OF HOLLISTER SAN BENITO COUNTY CALIFORNIA

0' 100' 300' 400'

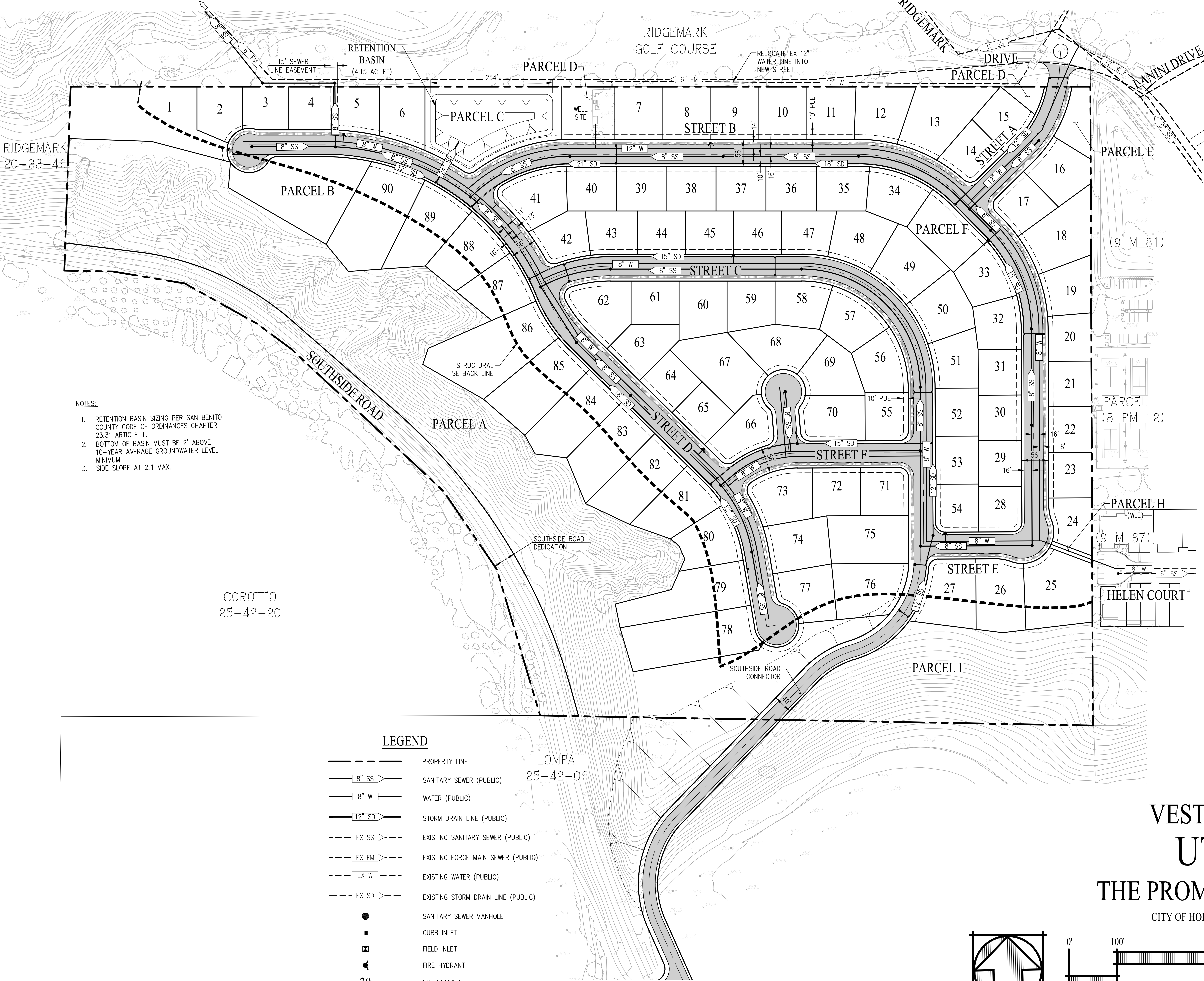
SCALE: 1" = 100'

DATE: MARCH 6, 2018

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SHEET NO.
C-2
OF 4 SHEETS

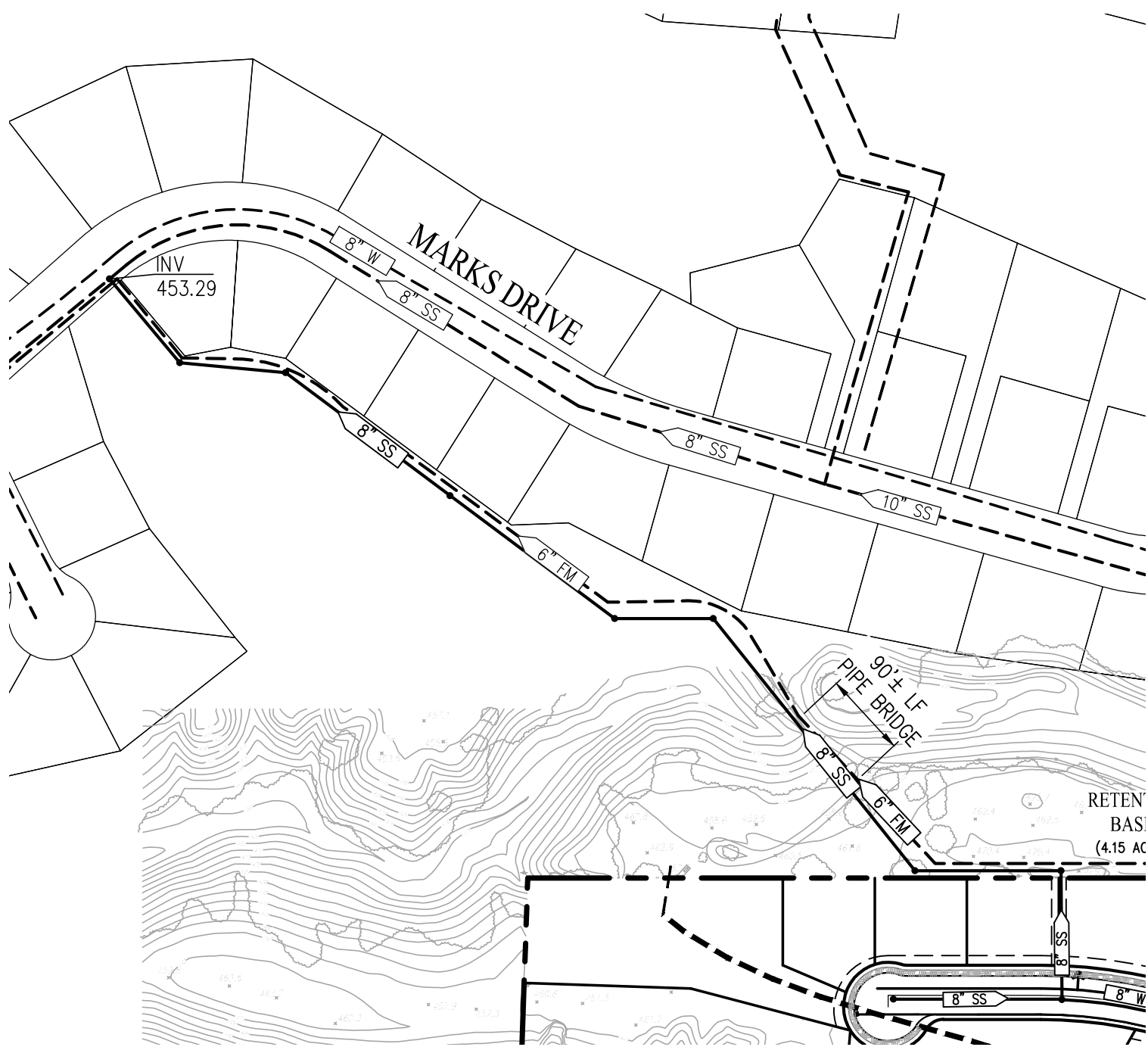
SEE RIGHT FOR SEWER CONNECTION



- NOTES:
1. RETENTION BASIN SIZING PER SAN BENITO COUNTY CODE OF ORDINANCES CHAPTER 23.31 ARTICLE III.
 2. BOTTOM OF BASIN MUST BE 2' ABOVE 10-YEAR AVERAGE GROUNDWATER LEVEL MINIMUM.
 3. SIDE SLOPE AT 2:1 MAX.

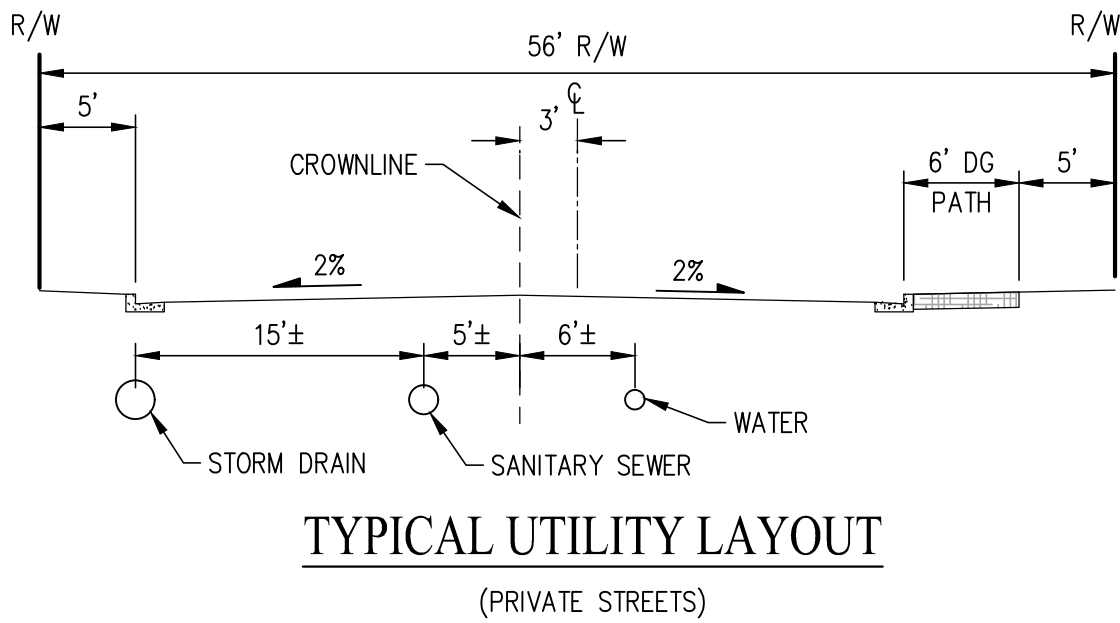
COROTTO
25-42-20

LEGEND	
	PROPERTY LINE
	SANITARY SEWER (PUBLIC)
	WATER (PUBLIC)
	STORM DRAIN LINE (PUBLIC)
	EXISTING SANITARY SEWER (PUBLIC)
	EXISTING FORCE MAIN SEWER (PUBLIC)
	EXISTING WATER (PUBLIC)
	EXISTING STORM DRAIN LINE (PUBLIC)
	SANITARY SEWER MANHOLE
	CURB INLET
	FIELD INLET
	FIRE HYDRANT
	LOT NUMBER
	DECOMPOSED GRANITE (DG) PATH



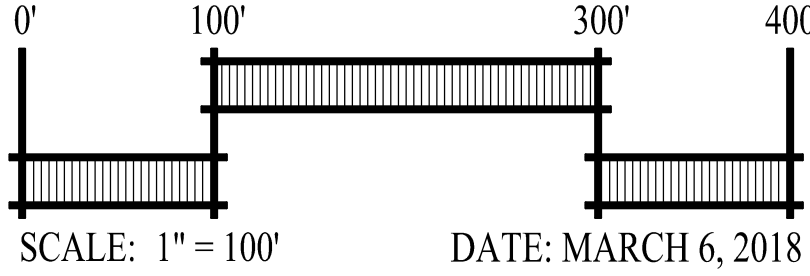
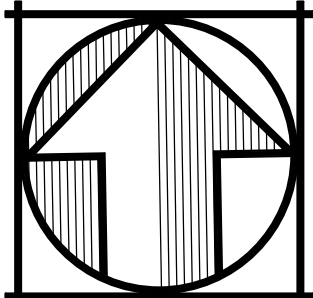
CONNECTION TO EXISTING SANITARY SEWER
(NOT TO SCALE)

NOTE:
UPSIZING OF EXISTING SANITARY SEWER FACILITIES WILL BE REQUIRED DOWNSTREAM OF THE TIE-IN POINT. COORDINATION WITH SUNNYSLOPE COUNTY UTILITY DISTRICT SHALL TAKE PLACE TO DETERMINE THE REQUIRED UPSIZING.



VESTING TENTATIVE MAP
UTILITY PLAN
THE PROMONTORY AT RIDGEMARK

CITY OF HOLLISTER SAN BENITO COUNTY CALIFORNIA

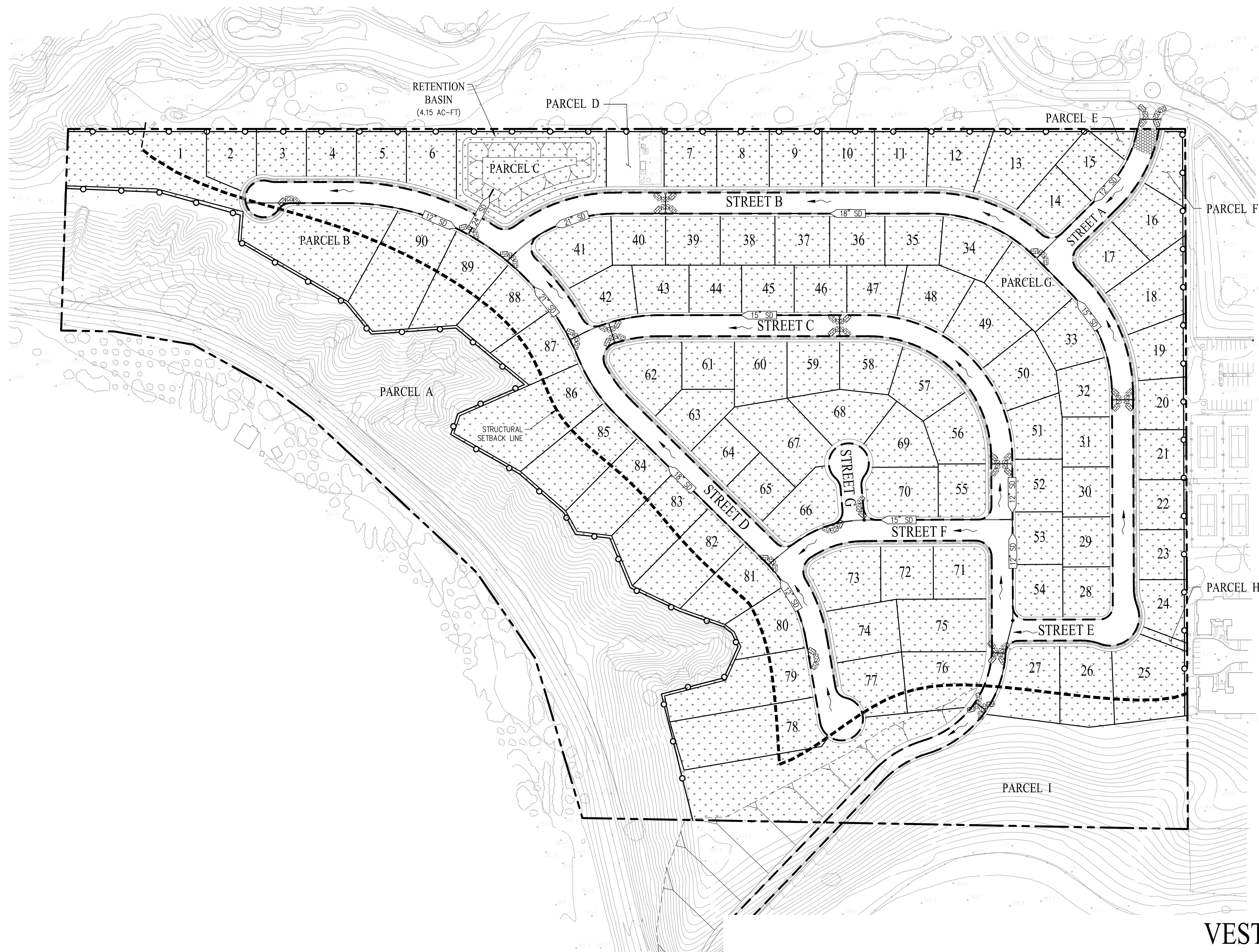


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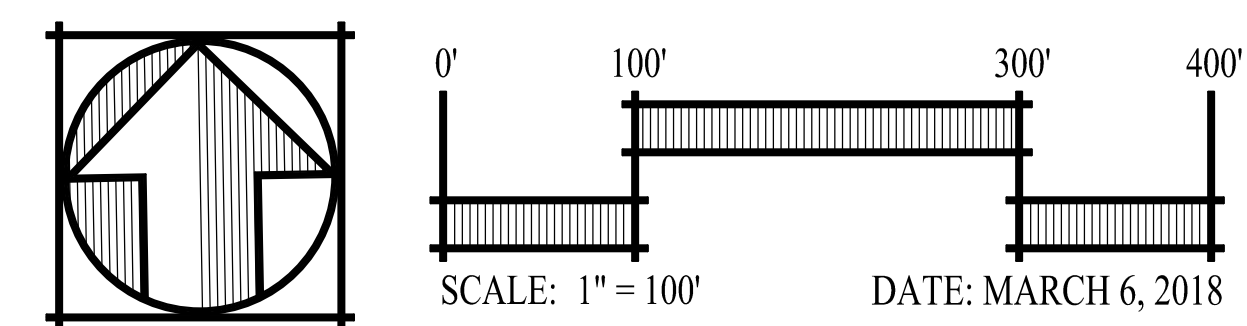
SHEET NO.
C-3
OF 4 SHEETS



- LEGEND**
- DIRECTION OF FLOW WITH STORM DRAIN INSTALLED
 - SILT FENCE
 - INLET PROTECTION
 - STRAW WATTLE (FIBER ROLLS)
 - STABILIZED CONSTRUCTION ENTRANCE/EXIT
 - HYDROSEED MIX

VESTING TENTATIVE MAP
PRELIMINARY EROSION CONTROL PLAN
THE PROMONTORY AT RIDGEMARK

CITY OF HOLLISTER SAN BENITO COUNTY CALIFORNIA



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www.cbandg.com

SHEET NO.
C-4
OF 4 SHEETS

EXHIBIT C

Environmental Documents for the Bluffs at Ridgemark Subdivision proposal

TSM# 15-94 Are available on the County's Website opening page under *Recent News*

www.cosb.us

Or by following these links below.

[Bluffs Final EIR – RTC...](#)

[Bluff-Draft-EIR...](#)

[Bluffs-EIR-Appendices...](#)

Additionally, a Public Review copies of the Draft And Final Environmental Impact Reports are available at the Resource Management Agency offices at 2301 Technology Parkway, Hollister, CA during normal business hours. Several CD Copies are also available at no charge.

An additional public review copy has been made available at the San Benito County Free Library

EXHIBIT X
DRAFT CEQA RESOLUTION

BEFORE THE PLANNING COMMISSION OF THE COUNTY OF SAN BENITO

**A RESOLUTION OF THE SAN)
BENITO COUNTY PLANNING)
COMMISSION CERTIFYING THE)
ENVIRONMENTAL IMPACT REPORT)
PREPARED FOR THE BLUFFS AT)
RIDGEMARK SUBDIVISION)
PROPOSAL TSM-15-94.)**

Resolution No. 2018-__

WHEREAS, Frederick Bates & Scott Stringer (Bates Stringer Hollister LLC) filed an application to subdivide properties under the ownership of Roy and Rita Lompa on August 18, 2015 (File Number TSM 15-94) and

WHEREAS, the project site is located in unincorporated San Benito County, California, approximately 0.7 mile south of the City of Hollister (outside the City’s sphere of influence) and approximately 0.4 mile south of State Route (SR) 25 (“project site”). The project site is generally bordered on the west by Southside Road, on the south by agriculture, and on the north and east by the Ridgemark community; Assessor’s Parcel Numbers: 025-420-005, 025-420-006, 025-420-019) and

WHEREAS, the proposed project involves a vesting tentative subdivision map and other discretionary approvals that would allow for the development of 90 single-family residences, three parks, and on- and off-site improvements necessary to serve the residential uses. It is anticipated that the lots would range in size between approximately 8,464 square feet to 28,869 square feet and

WHEREAS, approximately 12.1 acres on the western and southern edges of the blufftop site are comprised of steep slopes and would not be developed as part of the proposed project; and

WHEREAS, the subject parcels have a General Plan Designation of RM Residential Mixed and a Zoning Designation of R-1 Single Family Residential; and

WHEREAS, the County prepared an Environmental Impact Report (EIR) for the project consistent with the requirements of the California Environmental Quality Act (CEQA) and

WHEREAS, on October 7, 2016, the County of San Benito circulated a Notice of Preparation (NOP) for a 30-day period to help identify the types of impacts that could result from the proposed project, as well as potential areas of controversy; and

WHEREAS, the NOP was mailed to public agencies (including the State Clearinghouse), organizations, and individuals considered likely to be interested in the proposed project and its potential impacts; and

WHEREAS, comments received by the County of San Benito on the NOP are summarized in Table 2 of the Draft EIR and were taken into account during the preparation of the Draft EIR; and

WHEREAS, the Draft EIR was made available for public review on September 15, 2017, and was distributed to local and State responsible and trustee agencies. Copies of the Notice of Availability of the Draft EIR were mailed to a list of interested parties, groups and public agencies, as well as property owners and occupants of neighboring and nearby properties; and

WHEREAS, the Draft EIR (including all appendices) and an announcement of its availability were posted electronically on the County's website, and a paper copy was available for public review at the County's Resource Management Agency, Planning Division; and

WHEREAS, the 45-day CEQA public comment period began on September 15, 2017, and formally ended on October 30, 2017. However, the County extended the public review period by 15 days to November 14, 2017, for a total of 60 days; and

WHEREAS, the County of San Benito received 18 comment letters on the Draft EIR. Copies of all written comments on the Draft EIR received during the comment period are included in Section 3 of the Final Environmental Impact Report (FEIR), also known as the *Response to Comments* document; and

WHEREAS, the FEIR was made available for public review prior to the Planning Commission's action on the matter and possible certification of the EIR, March 21, 2018. The FEIR was available for public review Friday, March 9, 2018 through Wednesday, March 21, 2018. Additionally, a link to the Draft and Final EIR documents was made available for viewing on the County of San Benito Website: www.cosb.us under *Recent News*. Hard copies of the Draft and Final environmental documents (including all appendices thereto) were also made available at the Resource Management Agency public counter at 2301 Technology Parkway, Hollister and the San Benito County Free Library at 470 5th Street, Hollister, CA 95023 (<http://sbcfl.org/>); and

WHEREAS, The Bluffs at Ridgemark application (TSM-15-94) came on for public hearing before the San Benito County Planning Commission on March 21, 2018 and

WHEREAS, the Final EIR (which consists of the Draft EIR, the Responses to Comments and all appendices thereto) was presented to the Planning Commission which reviewed and considered the information contained in the EIR prior to taking action on the project; and

WHEREAS, the Final EIR reflects the County of San Benito's independent judgment and analysis.

NOW THEREFORE BE IT RESOLVED that based on the evidence in the record, the Planning Commission of the County of San Benito hereby finds as follows:

FINDINGS FOR CERTIFICATION OF THE EIR

Finding 1: The County of San Benito completed an Environmental Impact Report (EIR) in compliance with CEQA, and the Final EIR was presented to the Planning Commission which reviewed and considered the information contained in the EIR prior to taking action on the project, and the Final EIR reflects the County of San Benito's independent judgment and analysis.

***Evidence:** The California Environmental Quality Act (CEQA) requires preparation of an Environmental Impact Report if there is substantial evidence in light of the whole record that the project may have a significant effect on the environment.*

***Evidence:** On October 7, 2016, the County of San Benito circulated a Notice of Preparation (NOP) for a 30-day period to help identify the types of impacts that could result from the proposed project, as well as potential areas of controversy.*

***Evidence:** The NOP was mailed to public agencies (including the State Clearinghouse {SCH}), organizations, and individuals considered likely to be interested in the proposed project and its potential impacts (SCH# 2016101022).*

***Evidence:** Comments received by the County of San Benito on the NOP are summarized in Table 2 of the Draft EIR and were taken into account during the preparation of the Draft EIR.*

***Evidence:** The Draft EIR was made available for public review on September 15, 2017, and was distributed to local and State responsible and trustee agencies. Copies of the Notice of Availability of the Draft EIR were mailed to a list of interested parties, groups and public agencies, as well as property owners and occupants of neighboring and nearby properties.*

***Evidence:** The Draft EIR (including all appendices) and an announcement of its availability were posted electronically on the County's website, and a paper copy was available for public review at the County's Resource Management Agency, Planning Division.*

***Evidence:** The 45-day CEQA public comment period began on September 15, 2017, and formally ended on October 30, 2017. However, the County extended the public review period by 15 days to November 14, 2017, for a total of 60 days.*

***Evidence:** The County of San Benito received 18 comment letters on the Draft EIR. Copies of all written comments on the Draft EIR received during the comment period are included in Section 3 of the Final Environmental Impact Report (FEIR), also known as the Response to Comments document.*

***Evidence:** The FEIR (which consists of the Draft EIR, the Responses to Comments, and all appendices thereto) was made available for public review prior to the Planning Commission's action on the matter on March 21, 2018. The FEIR was available for public review Friday,*

March 9, 2018 through Wednesday, March 21, 2018. Additionally, a link to the Draft and Final EIR documents was made available for viewing on the County of San Benito Website: www.cosb.us under Recent News. Hard copies of the Draft and Final environmental documents were also made available at the Resource Management Agency public counter at 2301 Technology Parkway, Hollister and the San Benito County Free Library at 470 5th Street, Hollister, CA 95023 (<http://sbcfl.org/>).

Evidence: Issues that were analyzed by the County's consultants in the Draft EIR include aesthetics and visual sensitivity, air quality, biological resources, cultural resources, geology/soils, groundwater resources and hydrogeology, surface water hydrology and water quality, hazards/hazardous materials, land use, population and housing, public services and utilities, noise, transportation and circulation, greenhouse gas emissions, tribal and cultural resources, alternatives to the project and cumulative impacts.

Evidence: Project changes which avoid or lessen significant effects on the environment have been incorporated into the project and/or are made conditions of approval to the extent feasible (see findings below). There are no significant and unavoidable impacts. A Condition Compliance and Mitigation Monitoring and/or Reporting Plan has been prepared in accordance with CEQA and San Benito County regulations and is designed to ensure compliance during project implementation and is hereby incorporated herein by reference. The applicant must enter into an "Agreement to Implement a Mitigation Monitoring and/or Reporting Plan" (MMRP) as a condition of project approval. The description of mitigation measures below is a summary of same for purposes of these findings; full the full text of each mitigation measure as well as the impact analysis related thereto see the Draft EIR and MMRP.

Evidence: The County prepared a Final EIR for the Bluffs at Ridgemark Subdivision. The FEIR was released to the public on March 9, 2018 and responds to all significant environmental points raised by persons and organizations that commented on the DEIR.

Evidence: No new information was added to the FEIR that requires recirculation, with the information that was included being for the purpose of merely amplifying and clarifying the analysis.

Evidence: The County has considered the comments received during the public review period for the DEIR, and in the FEIR the County has provided responses to the comments received to the extent those comments raised significant concerns about impacts to the environment covered under CEQA. Together, the DEIR and Responses to Comments (and appendices thereto) constitute the Final EIR on the project.

Evidence: San Benito County RMA-Planning Division, located at 2301 Technology Parkway, 1st Floor, Hollister, California, 95023, is the custodian of all documents and other materials (including, without limitation, documents, information, testimony, reports, studies, analyses, both oral and written) that constitute the record of proceedings upon which the decision to certify the EIR is based.

Finding 2: EIR - ENVIRONMENTAL IMPACTS MITIGATED TO LESS THAN SIGNIFICANT (Per Section 15091 of the CEQA Guidelines). The EIR identified potentially significant impacts to aesthetics, agricultural resources, biological resources, cultural resources, geology and soils, greenhouse gas emissions, noise, transportation and Tribal and Cultural Resources which could result from the project as originally submitted. Changes or alterations

have been required in or incorporated into the project which avoid or substantially lessen the potentially significant environmental effect identified in the Final EIR.

Evidence: Aesthetic Resources. (MM AES-1(a))

Impact: The proposed project would have a substantial effect on scenic vistas and would alter the visual character of the project site. However, the development would be similar to surrounding residential development, and mitigation would ensure that the design is cohesive and screened to the extent feasible from public view. With these requirements, the project would not substantially degrade the existing visual character or quality of the site and its surroundings.

Mitigation Measure: Potentially significant impacts to Visual and Aesthetic Resources are mitigated to less than significant levels by the requirement of the following in the architectural plans: building materials and colors compatible with surrounding terrain, an avoidance of high contrast color combinations on individual home roofs, walls, and fascia, roof vents with same earth tone shade as the surrounding roof surface, usage of minimally reflective glass on exterior of buildings and colors selected for minimizing reflective glare, building windows shall be tinted with an antireflective material. Mitigation Measure AES-1(a) would help to ensure that the proposed project is designed to be cohesive, visually appealing and attractive, compatible with surrounding development.

Evidence: Aesthetic Resources. (MM AES-1(b))

Impact: Impact: The proposed project would have a substantial effect on scenic vistas and would alter the visual character of the project site. However, the development would be similar to surrounding residential development, and mitigation would ensure that the design is cohesive and screened from public view. With these requirements, the project would not substantially degrade the existing visual character or quality of the site and its surroundings.

Mitigation Measure: Potentially significant impacts on Aesthetics and Visual Resources are mitigated to less than significant levels through a tract-wide landscaping plan including fencing along the north and east side of the project, usage of drought-tolerant native species, and natural fiber-biodegradable materials. Measure AES-1(b) would visually soften views of the site from Southside Road through visual screening.

Evidence: Agricultural Resources. (MM AG-1)

Impact: The proposed project would permanently convert Important Farmland to non-agricultural use. Mitigation would require the provision of replacement farmland or payment of an in-lieu fee, consistent with General Plan Policy LU-3.10.

Mitigation Measure: Potentially significant impacts on agricultural resources are mitigated to less than significant levels through preservation of one (1) acre of FMMP Important Farmland impacted on the project site that is permanently converted to non-agricultural use as a result of project development.

Evidence: Biological Resources. (MM BIO-1(a))

Impact: Implementation of the proposed project would impact special status animal species, specifically the federal and State Threatened California Tiger Salamander (CTS). Impacts would likely only occur if CTS are found within the construction footprint when dispersing between aquatic and upland habitats, which would only occur during the wet season. If present, individuals could be significantly impacted during construction activities including but not limited to grading.

Mitigation Measure: Potentially significant impacts on biological resources, specifically the listed California Tiger Salamander have been mitigated to a less than significant level through mitigation measures which require a pre-construction survey and impact avoidance to the extent feasible. In addition, if avoidance is not feasible, then at a minimum, mitigation measures shall include purchase of credits at an approved conservation bank or purchase and management of offsite suitable upland habitat for CTS to offset loss suitable upland habitat for this species (i.e., area[s] containing small mammal burrows) at a ratio of 2:1 (two acres preserved for every one acre of impact), or as otherwise required by USFWS and CDFW in accordance with applicable laws and regulations.

Evidence: Biological Resources. (MM BIO-1(b))

Impact: Implementation of the proposed project would impact special status animal species, specifically the federal and State Threatened California red-legged frog (CRLF). Direct impacts to adult and juvenile frogs dispersing in upland areas could include stress, injury, or mortality resulting from construction activities. Impacts of this nature are unlikely if construction occurs during the time of year when adults or juveniles are not prone to overland dispersal through upland areas. Development of the proposed project would result in the loss of approximately 49.6 acres of CRLF potential dispersal habitat. If present, individuals could be significantly impacted during construction and grading within or in the vicinity of suitable aquatic habitats or adjacent terrestrial upland refuge. However, based on the project site conditions and the facts described above, the potential for impacts is low.

Mitigation Measure: Potentially significant impacts on biological resources specifically the listed California red-legged frog has been mitigated to a less than significant level through mitigation measures which require a pre-construction survey and impact avoidance.

Evidence: Biological Resources. (MM BIO-1(c))

Impact: Implementation of the proposed project would potentially impact the Western spadefoot toad, a State Species of Special Concern. The nearest documented occurrence of western spadefoot toad is approximately 0.3 mile from the project site located to the northeast in a series of ponds west of SR 25 and within the Ridgemark Country Club golf course. No suitable aquatic breeding habitat occurs within the project site. Furthermore, based on the project site conditions and the facts described above, the potential for impacts is low.

Mitigation Measure: Potentially significant impacts on biological resources specifically the listed Western spadefoot toad has been mitigated to a less than significant level through mitigation measures which require a pre-construction survey and impact avoidance to the extent feasible. If this species is observed by construction personnel within or adjacent to the project site, all work within the vicinity of the observation shall be halted and the qualified biologist shall be notified immediately to evaluate the occurrence and relocate the animal as necessary.

Evidence: Biological Resources. (MM BIO-1(d))

Impact: Implementation of the proposed project would potentially impact the Burrowing Owl, a State Species of Special Concern. This species could potentially nest in any of the grassland and scrub habitats that are found within the project site containing suitable nesting burrows. If present, individuals could be impacted from construction of the proposed project in or adjacent to nesting or overwintering habitat; however, the potential for impacts would be limited to the nesting season.

Mitigation Measure: Potentially significant impacts on biological resources specifically the listed Burrowing Owl has been mitigated to a less than significant level through mitigation measures which require a pre-construction survey and impact avoidance to the extent feasible. If avoidance of burrowing owls is not feasible, a Burrowing Owl Exclusion Plan and Mitigation and Monitoring Plan shall be developed for the relocation of burrowing owls to a suitable offsite location.

Evidence: Biological Resources. (MM BIO-1(e))

Impact: Implementation of the proposed project would potentially impact the American Badger, a State Species of Special Concern. It is an uncommon, permanent resident found throughout most of the State, except in the northern North Coast area, and is most abundant in drier open stages of most shrub, forest, and herbaceous habitats, with friable soils. If present, impacts to American Badger would be potentially significant unless mitigation is incorporated.

Mitigation Measure: Potentially significant impacts on biological resources specifically the listed American Badger has been mitigated to a less than significant level through mitigation measures which require a pre-construction survey and impact avoidance to the extent feasible.

Evidence: Biological Resources. (MM BIO-1(f))

Impact: Implementation of the proposed project would impact special status animal species, specifically the federal and State Threatened San Joaquin Kit Fox. The species' range currently includes much of the San Joaquin Valley and adjacent foothills, and interior valleys in San Luis Obispo, Monterey, and San Benito Counties, as well as the hills east of the Livermore Valley.

Mitigation Measure: Potentially significant impacts on biological resources specifically the listed San Joaquin Kit Fox has been mitigated to a less than significant level through mitigation measures which require a pre-construction survey and impact avoidance to the extent feasible.

Evidence: Biological Resources. (MM BIO-1(g))

Impact: Implementation of the proposed project would potentially impact the Western Red Bat, a State Species of Special Concern. The species has the potential to roost in on-site and off-site oak, walnut and olive trees, and within any large cottonwood or eucalyptus trees adjacent to the project site. It is unlikely construction of the proposed project would impact foraging bats since construction hours would most likely occur outside of this species' nocturnal feeding period.

Mitigation Measure: Potentially significant impacts on biological resources specifically the listed Western Red Bat has been mitigated to a less than significant level through mitigation measures which require a pre-construction survey and impact avoidance to the extent feasible.

Evidence: Biological Resources. (MM BIO-1(h))

Impact: Implementation of the proposed project would impact special status animal species. Many of these species would not be expected to inhabit the agricultural portions of the project site (given the substantial amount of disturbance as a result of annual discing and other agricultural-related activities), and are unlikely to occur within the orchard between the blufftop site and the adjacent area because of a lack of natural habitat within these portions of the project site. The agricultural areas do however offer potential foraging habitat and migration habitat for several species. The non-native annual grassland, coast live oak woodland and California sagebrush communities offer the greatest potential for harboring sensitive species.

The County shall review and approve, as determined appropriate by the County, the proposed primary biologist, project plans (including impact areas and mitigation measures), and conduct site inspections during construction to ensure compliance.

Evidence: Biological Resources. (MM BIO-1(i))

Impact: Implementation of the proposed project would impact special status animal species. Many of these species would not be expected to inhabit the agricultural portions of the project site (given the substantial amount of disturbance as a result of annual discing and other agricultural-related activities), and are unlikely to occur within the orchard between the blufftop site and the adjacent area because of a lack of natural habitat within these portions of the project site. The agricultural areas do however offer potential foraging habitat and migration habitat for several species. The non-native annual grassland, coast live oak woodland and California sagebrush communities offer the greatest potential for harboring sensitive species.

Mitigation Measure: To avoid impacts to aquatic and terrestrial habitats, a Construction Best Management Practices shall be incorporated into all grading and construction plans.

Evidence: Biological Resources. (MM BIO-2)

Impact: Implementation of the proposed project could directly impact nesting raptors and other avian species protected under existing laws and regulations by causing injury, death, or nest failure. Nesting birds may potentially occur within vegetation on and adjacent to the project site in trees and shrubs. The riparian community located north and adjacent to the project site may provide nesting habitat for a variety of birds including owls, raptors, and songbirds that may be located within the disturbance buffers (typically 500 feet for raptors, 300 feet for other species) recommended by CDFW. If land clearing, construction, and grading of the project site occurs within the nesting bird season (February 1 through August 31), the proposed project could potentially impact nesting birds protected under MBTA and CFGC. Nesting birds present within the grading footprint during grading activities would be directly and indirectly impacted by the proposed project. These species, as well as many non-special-status species that may nest on or near the project site, may potentially be disturbed by noise, human presence, lighting, or grading activities associated with the proposed project, which could cause nesting failure and the loss of eggs or nestlings.

Mitigation Measure: Potentially significant impacts on nesting birds and raptors have been mitigated to a less than significant level through mitigation measures requiring a pre-construction survey and creation of buffers around active nesting sites.

Evidence: Biological Resources. (MM BIO-3(a))

Impact: Implementation of the proposed project could result in impacts to riparian and other habitats considered sensitive by local, State, and/or federal agencies. A riparian community is located north and adjacent to the project site that may provide nesting habitat for a variety of birds including owls, raptors, and songbirds. Additionally, eight drainages were identified along the western margin of the project site from the blufftop site extending down to Southside Road. No hydrological connections in the form of culverts or canals were identified beyond Southside Road that would lead to the San Benito River to the west. However, a formal jurisdictional

delineation has not been conducted at the project site and the jurisdictional status of these drainage features has not been confirmed.

Mitigation Measure: Prior to the start of construction, a qualified biologist would conduct a formal aquatic resources delineation throughout the project site. The aquatic resources delineation shall confirm whether any identified features are under the jurisdiction of the USACE, RWQCB, and/or CDFW. The result shall be a preliminary jurisdictional delineation report that shall be submitted to San Benito County, USACE, RWQCB and CDFW, as appropriate, for review and approval. Permits shall be obtained from each agency where applicable.

Evidence: Biological Resources. (MM BIO-3(b))

Impact: Implementation of the proposed project could result in impacts to riparian and other habitats considered sensitive by local, State, and/or federal agencies.

Mitigation Measure: Confirm that impacts of project on jurisdictional wetlands (if any are identified) and riparian habitat are mitigated at 2:1 ratio through conservation easement(s) as specified in the mitigation measure and as otherwise required by resource agencies. Prepare Aquatic Resource Mitigation and Monitoring Plan or purchase credits at an approved mitigation bank as specified in the mitigation measure.

Evidence: Biological Resources. (MM BIO-3(c))

Impact: Implementation of the proposed project could result in impacts to riparian and other habitats considered sensitive by local, State, and/or federal agencies. The project site may include sensitive aquatic habitats under State and or federal jurisdiction. A riparian community is located north and adjacent to the project site that may provide nesting habitat for a variety of birds including owls, raptors, and songbirds.

Mitigation Measure: Prior to start of construction, an Invasive Weed Prevention and Management Program shall be developed by a qualified biologist approved by San Benito County to prevent, to the extent feasible, invasion in areas of by non-native plant species. A list of target species shall be included, along with measures for early detection and eradication.

All disturbed areas shall be hydroseeded with a mix of locally native species upon completion of work in those areas. In areas where construction is ongoing, hydroseeding shall occur where no construction activities have occurred within six (6) weeks since ground disturbing activities ceased. If exotic species invade these areas prior to hydroseeding, weed removal shall occur in consultation with a qualified biologist and in accordance with the restoration plan.

Evidence: Cultural Resource. (MM CUL-1)

Impact: Implementation of the proposed project could have significant impacts on previously unidentified cultural resources. No cultural resources were identified in the project site during the survey. However, project construction activities, including ground clearing, grading and excavation, could have significant impacts on previously unidentified cultural resources. Pre-construction reconnaissance can only confidently assess the potential for encountering surficial archaeological materials. Therefore, the possibility remains for encountering subsurface archaeological resources during construction activities.

Mitigation Measure: Potentially significant impacts on cultural resources have been mitigated to a less than significant level through mitigation measures requiring a qualified archaeologist to assess the nature, extent, and potential significance of any unanticipated cultural deposits encountered during any phase of project construction or land disturbance activities and require the applicant to complete any identified measures to address any significant finds.

Evidence: Cultural Resource. (MM CUL-2)

Impact: Implementation of the proposed project specifically through ground clearing, grading and excavation could impact previously unidentified human remains.

Mitigation Measure: If human remains are discovered, State Health and Safety Code section 7050.5 requires that no further disturbance shall occur in the area of the find until the County has made the necessary findings as to origin and disposition pursuant to Public Resources Code section 5097.98. If the remains are determined to be of Native American descent, the coroner would notify the NAHC. The NAHC would determine and notify a MLD. The MLD would complete the inspection of the site within 48 hours of notification and may recommend scientific removal and nondestructive analysis of human remains and items associated with Native American burials.

Evidence: Cultural Resource. (MM CUL-3(a))

Impact: Implementation of the proposed project would involve surface excavation and, although unlikely, these activities have the potential to unearth and/or impact potentially significant paleontological resources.

Mitigation Measure: Prior to initial ground disturbance, the applicant shall retain a project paleontologist, defined as a paleontologist who meets the SVP standards for Qualified Professional Paleontologist, to direct all mitigation measures related to paleontological resources (if any significant finds are made).

Evidence: Cultural Resource. (MM CUL-3(b))

Impact: Implementation of the proposed project would involve surface excavation and, although unlikely, these activities have the potential to unearth and/or impact potentially significant paleontological resources.

Mitigation Measure: Potentially significant impacts on cultural resources have been mitigated to a less than significant level through mitigation measures requiring excavations exceeding two feet in depth anywhere on the project site shall be monitored on a full-time basis by a qualified paleontological monitor during initial ground disturbance. The duration and timing of the monitoring shall be reasonably determined by the project paleontologist. If the project paleontologist determines that full-time monitoring is no longer warranted, he or she may recommend that monitoring be reduced to periodic spot-checking or cease entirely, which recommendation shall then be adhered to by the project applicant.

Evidence: Geology and Soils. (MM GEO-4)

Impact: An Alquist-Priolo Fault Zone for the Calaveras Fault and trace fault lies approximately 0.25 mile southwest of the project site. Construction in Alquist-Priolo Fault Zones is regulated by the State Geologist and requires special study for structures planned over active faults. Since the proposed residential development is outside of this zone, the project would not conflict with the Alquist-Priolo Act and would not expose future on-site residents to a significant risk of loss, injury, or death involving rupture of the Calaveras Fault/Trace. Seismic activity could result in ground failure at the surface of the project site due to expansive soils.

Mitigation Measure: Potentially significant impacts on geology and soils have been mitigated to a less than significant level through mitigation measures requiring prior to the issuance of the first building permit, the developer(s) of individual lots on the project site shall submit building and improvement plans for review and approval by San Benito County that confirm compliance with the recommendations included in the Geotechnical Investigation prepared by Stevens, Ferrone & Baily in 2015.

Evidence: Greenhouse Gas Emissions. (MM GHG-1)

Impact: Implementation of the proposed project would generate GHG emissions during construction activity and long-term operation. Total estimated GHG emissions as result of area source, energy use, solid waste, water use, and transportation emissions would amount to 2251.1 MT CO₂e per year which exceeds SB 32 compliant thresholds.

Mitigation Measure: Potentially significant impacts on greenhouse gas emissions have been mitigated to a less than significant level through mitigation measures requiring that prior to initial grading permit issuance, the project applicant shall develop and implement a GHG Reduction Plan, approved by the County, which documents a reduction in annual GHG emissions from the project by a minimum of 617 MT CO₂e per year over the operational life of the project.

Evidence: Noise. (MM N-1(a))

Impact: Noise from construction of the proposed project has the potential to adversely impact nearby residences and future on-site residences. It is assumed that all types of construction equipment would be located as near as 30 feet from existing residences at some point during construction; therefore, noise levels generated during on-site construction activities could result in ambient noise levels at nearby residences that would exceed 65 dBA Ldn, increase the ambient noise level by greater than 5 dBA Ldn, and last for greater than 12 months.

Mitigation Measure: Potentially significant impacts on noise have been mitigated to a less than significant level through mitigation measures requiring that signs stating the restrictions regarding the hours of construction as regulated by the 2035 General Plan shall be provided by the developer and posted on-site. Signs shall be placed prior to beginning of and throughout grading and construction activities. Prior to issuance of any grading permits, the project proponent shall submit a plan, which shall be reviewed and approved by the County, describing the location and dates on which the signs will be posted to the Planning and Building Inspection Services Department. The project proponent shall allow County Building Inspectors to access the project site to monitor compliance by spot checking these signs and the hours during which construction occurs, and to respond to noise complaints.

Evidence: Noise. (MM N-1(b))

Impact: Noise from construction of the proposed project has the potential to adversely impact nearby residences and future on-site residences.

Mitigation Measure: Potentially significant impacts on noise have been mitigated to a less than significant level through mitigation measures requiring all contractors, as a condition of contract with the developer, to maintain and tune-up all construction equipment to minimize noise emissions to the extent feasible. Whenever feasible, electrical power shall be used to run air compressors and similar power tools rather than diesel equipment.

Evidence: Noise. (MM N-1(c))

Impact: Noise from construction of the proposed project has the potential to adversely impact nearby residences and future on-site residences.

Mitigation Measure: Potentially significant impacts on noise have been mitigated to a less than significant level through mitigation measures requiring construction vehicles and equipment shall not be left idling for longer than five minutes when not in use.

Evidence: Noise. (MM N-1(d))

Impact: Noise from construction of the proposed project has the potential to adversely impact nearby residences and future on-site residences.

Mitigation Measure: Potentially significant impacts on noise have been mitigated to a less than significant level through mitigation measures requiring stationary construction equipment that generates noise that exceeds 55 dBA Leq at the boundaries of the nearby residential uses to be shielded. Temporary noise barriers used during construction activity shall be made of noise-resistant material sufficient to achieve a Sound Transmission Class (STC) rating of STC 40 or greater. Prior to issuance of grading permits, the project proponent shall submit building and grading plans that show the appropriate construction equipment noise reduction measures to the Planning and Building Inspection Services Department. Compliance shall be monitored by, as feasible, County Building Inspectors.

Evidence: Noise. (MM N-1(e))

Impact: Noise from construction of the proposed project has the potential to adversely impact nearby residences and future on-site residences.

Mitigation Measure: Potentially significant impacts on noise have been mitigated to a less than significant level through mitigation measures requiring all noise from workers' radios be controlled to a point that they are not audible at sensitive receptors near the construction activity.

Evidence: Noise. (MM N-1(f))

Impact: Noise from construction of the proposed project has the potential to adversely impact nearby residences and future on-site residences.

Mitigation Measure: Potentially significant impacts on noise have been mitigated to a less than significant level through mitigation measures requiring the contractor to prepare and submit to the County for approval a detailed construction plan identifying the schedule for major noise-generating construction activity prior to issuance of any grading and/or building permits.

Evidence: Noise. (MM N-1(g))

Impact: Impact: Noise from construction of the proposed project has the potential to adversely impact nearby residences and future on-site residences.

Mitigation Measure: Potentially significant impacts on noise have been mitigated to a less than significant level through mitigation measures requiring the contractor to designate a “noise disturbance coordinator”. The noise disturbance coordinator shall be responsible for responding promptly to any local complaints about construction noise. The noise 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. The applicant shall 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.

Evidence: Transportation. (MM T-1)

Impact: Implementation of the proposed project would cause operations at one study area intersection to exceed applicable Level of Service criteria under the Existing (2013-2016) plus Project Conditions.

Mitigation Measure: Potentially significant impacts on transportation have been mitigated to a less than significant level through mitigation measures requiring the developer to pay the applicable TIMF fee as a fair-share contribution toward Union Road widening, in compliance with General Plan Policy C-1.5. The TIMF is calculated as part of the Transportation Impact Fee Nexus Study completed by the Council of San Benito County Governments (2016).

Evidence: Tribal and Cultural Resources (MM TCR-1)

Impact: Construction of the proposed project would involve surface excavation, which has the potential to impact previously unidentified Tribal Cultural Resources. No tribal cultural resources listed on or eligible for listing on the California Register of Historical Resources (CRHR) or a local register or significant tribal cultural resources were identified within the project site as a result of the cultural resources records search, SLF search, Native American scoping and pedestrian survey. However, there is always potential to uncover buried archaeological resources during ground disturbing activities, which could potentially be considered tribal cultural resources.

Mitigation Measure: In the event that archaeological resources of Native American origin are identified during project construction, a qualified archaeologist shall be retained who shall consult with the project proponent and San Benito County to begin Native American consultation procedures. As part of this process, it may be determined that archaeological monitoring may be required; a Native American monitor may also be required in addition to the archaeologist.

FINDING 3: EIR - CEQA ALTERNATIVES TO THE PROPOSED PROJECT. The EIR considered several alternatives to the proposed project in compliance with CEQA Guidelines section 15126.6; it also considered but rejected an alternative for another location for the reasons specified therein. The EIR considered the following alternatives described below. The primary purpose of an alternatives analysis under CEQA is to provide decision-makers and the general public with a reasonable number of potentially feasible project alternatives that could attain most of the basic project objectives, while avoiding or reducing any of the project's significant adverse environmental effects. However, all impacts of the project can be mitigated to below a level of significance; therefore, the project does not have any significant unavoidable impacts. Findings rejecting alternatives are required only if one or more significant environmental effects will not be avoided or substantially lessened by mitigation measures. Accordingly, the County need not make findings rejecting alternatives described in the EIR where all of the project's significant impacts will be avoided or substantially lessened by mitigation measures. (*See Laurel Hills Homeowners Ass'n v City Council* (1978) 83 Cal.App.3d 515 [if mitigation measures substantially lessen a project's significant environmental effects, the lead agency may approve the project without making findings on the feasibility of the EIR's project alternatives]; see also *Stevens v City of Glendale* (1981) 125 Cal.App.3d 986, 996; *No Slo Transit, Inc. v City of Long Beach* (1987) 197 Cal.App.3d 241].) Thus, if the County finds that significant adverse effects will be avoided or substantially lessened by mitigation measures, it need not make findings that environmentally superior alternatives are infeasible. (*See Mira Mar Mobile Community v City of Oceanside* (2004) 119 Cal.App.4th 477; *Protect Our Water v County of Merced* (2003) 110 Cal.App.4th 362, 373; *Kings County Farm Bureau v City of Hanford* (1990) 221 Cal.App.3d 692.). Analysis of three alternatives to the project is provided for informational purposes and to allow decision-makers to consider the project in light of hypothetical alternative development scenarios, thereby promoting CEQA's purpose as an information disclosure statute.

Evidence: Alternative 1 No project Alternative. *The No Project Alternative assumes that the proposed project is not implemented, and that the project site remains in its current state of open space and agricultural use. Overall, the No Project Alternative would have fewer impacts, or no impacts to the environmental issues and resources than the proposed project. However, the No Project Alternative would not meet any of the project objectives since no residential development would be constructed, no enhancements to the Ridgemark community would be made, and no economic benefits for the County would be created.*

Evidence: Alternative 2 Full Secondary Access to Southside Road. *The Full Secondary Access to Southside Road Alternative would have the same project description as the proposed project. However, the emergency vehicle access to Southside Road from the southwest corner of the blufftop site would become a full access road. The road would be built to local road standards and would have a gate at the bottom of the hill only. All residents in the Bluffs at Ridgemark and Ridgemark Community would be able to use this as an exit to Southside Road and destinations to the south/west. Because this alternative would result in the same level and type of development on the same site, it would have all of the same impacts, which could be mitigated to the same extent as those in the project. For this same reason, it would meet all proposed project objectives.*

Evidence: Alternative 3 Clustered Development. *The Clustered Development Alternative would cluster the proposed residential development eastward, towards the existing Ridgemark community, in order to decrease the visual impact of the project from Southside Road. The Clustered Development Alternative would result in the same number of dwelling units as the proposed project within a reduced development footprint. It would result in incrementally reduced impacts when compared to the proposed project for those issue areas related to ground disturbance. Because less ground disturbance would be required, total air quality and GHG emissions would decrease, despite the same amount of operational emissions. Because this alternative would construct the same number of units, population-generated impacts would be similar to the proposed project. This includes: public services and recreation, transportation and circulation, and utilities and service systems. Notably, this alternative would reduce the significant but mitigable impact related to aesthetics to a less than significant level, due to the increased setback from the top of the bluff and associated reduced visibility from Southside Road. This alternative would continue to meet the proposed project objectives. Although located on smaller lots, the new units would be anticipated to be high-quality and aesthetically pleasing, and would enhance the Ridgemark Country Club area, similar to the proposed project. In addition, the development of 90 units would create economic benefits for the County and local businesses similar to the proposed project. Given the smaller lots, this alternative may not be considered as “high end” as the proposed project, and thus may not meet the objective of expanding this type of housing in the County. However, denser housing would be more affordable by design, which would serve to provide a different type of housing stock in the County which is equally needed by the community.*

Evidence: Environmentally Superior Alternative. *As noted above, because there are no significant and unavoidable impacts, the following information about the selection of the environmentally superior alternative is provided for informational purposes only. Each of the alternatives either avoided or minimized to a greater extent some impact(s) associated with the proposed project, although all impacts are ultimately less than significant (with mitigation incorporated) similar to the project. When all the alternatives were considered, the Clustered Development Alternative 3 is considered to be the Environmentally Superior Alternative because only the No Project Alternative avoided all the impacts related to the proposed project. However, Section 15126(e) of CEQA requires that if the No Project Alternative is the environmentally superior alternative, then another alternative must be identified amongst the alternatives considered as the Environmentally Superior Alternative. Therefore, the Clustered Development Alternative is considered to be the Environmentally Superior Alternative for the reasons specified above.*

A RESOLUTION TO CERTIFY THE ENVIRONMENTAL IMPACT REPORT PREPARED FOR THE BLUFFS AT RIDGEMARK SUBDIVISION PROPOSAL TSM-15-94 IS HEREBY ADOPTED BY THE PLANNING COMMISSION OF THE COUNTY OF SAN BENITO THIS 21st DAY OF MARCH, 2018 BY THE FOLLOWING VOTE:

AYES:

NOES:

ABSENT:

ABSTAIN:

Mark Tognazini, Chair
San Benito County Planning Commission

ATTEST:

Taven M. Kinison Brown, Principal Planner
Resource Management Agency San Benito County

EXHIBIT E
DRAFT SUBDIVISION RESOLUTION

BEFORE THE PLANNING COMMISSION OF THE COUNTY OF SAN BENITO

**A RESOLUTION OF THE SAN BENITO)
COUNTY PLANNING COMMISSION)
APPROVING THE BLUFFS AT RIDGEMARK)
SUBDIVISION PROPOSAL #TSM 15-94.)**

Resolution No. 2018-__

WHEREAS, Frederick Bates & Scott Stringer (Bates Stringer Hollister LLC) filed an application to subdivide properties under the ownership of Roy and Rita Lompa on August 18, 2015, (File Number TSM 15-94), and

WHEREAS, the project site is located in unincorporated San Benito County, California, approximately 0.7 mile south of the City of Hollister (outside the City's sphere of influence) and approximately 0.4 mile south of State Route (SR) 25 ("project site"). The project site is generally bordered on the west by Southside Road, on the south by agriculture, and on the north and east by the Ridgemark Country Club development; Assessor's Parcel Numbers: 025-420-005, 025-420-006, 025-420-019), and

WHEREAS, the proposed project involves a vesting tentative subdivision map and other discretionary approvals that would allow for the development of 90 single-family residences, three parks, and on- and off-site improvements necessary to serve the residential uses. It is anticipated that the lots would range in size between approximately 8,464 square feet to 28,869 square feet, and

WHEREAS, approximately 12.1 acres on the western and southern edges of the blufftop site are comprised of steep slopes and would not be developed as part of the proposed project; and

WHEREAS, the subject parcels have a General Plan Designation of RM Residential Mixed and a Zoning Designation of R-1 Single Family Residential; and

WHEREAS, the County prepared an Environmental Impact Report (EIR) for the project consistent with the requirements of the California Environmental Quality Act (CEQA), and

WHEREAS, The Bluffs at Ridgemark application (**TSM-15-94**) came on for public hearing before the San Benito County Planning Commission on March 21, 2018, and

WHEREAS, the Final EIR was presented to the Planning Commission which reviewed and considered the information contained in the EIR prior to making its recommendation on the project; and

WHEREAS, the Final EIR reflects the County of San Benito's independent judgment and analysis.

NOW THEREFORE BE IT RESOLVED that based on the evidence in the record, the Planning Commission of the County of San Benito hereby finds as follows:

Subdivision Findings:

None of the findings for disapproval of the Bates/Stringer Bluffs at Ridgemark subdivision as found in County Code 23.07.006 are made. The findings below have been written in the affirmative.

Finding 1: The proposed Map TSM 15-95 is consistent with the General Plan and any applicable specific plan.

***Evidence:** The Project site is located within the Residential Mixed (RM) General Plan land use designation and would be consistent with the Residential Mixed (RM) land use designation. The purpose of the RM General Plan designation is to allow areas of unincorporated urban uses where circulation and utility services exist. The designation allows mixed-use developments at a density of up to 20 dwelling units per acre. As the Project includes the construction of 90 single-family units on an approximately 49-acre site at approximately 1.8 dwelling units per acre it does not exceed the density and other relevant provisions in the RM designation.*

***Evidence:** While not subject to a specific plan, the proposed project's is consistent with the uses allowed in the County's Single-Family Residential R1-District zoning designation. Permitted uses in the R1 zone include single-family dwellings with a minimum building site area of 5,000 square feet (where a public sewer and public water supply are available). The Project proposes to be served by nearby roadways and to connect to the Sunnyslope County Water District (SSCWD) for sewer service and for water service, (subject to any required approvals from other public agencies, e.g., LAFCO) and therefore the 5,000 sf minimum lot requirement applies to the Project. All home sites would be on lots greater than 5,000 sf, and would therefore be consistent with this requirement.*

Finding 2: The design or improvements of the proposed subdivision is consistent with the General Plan and any applicable specific plan.

***Evidence:** On October 11, 2017 the Parks and Recreation Commission reviewed the applicant's proposal for providing park space into the design of the subdivision. The applicant has proposed 3.2 acres of parks on-site, yet is also required by Code to pay a fee in lieu to meet the requirements of the Parks and Recreation Master Plan. As the on-site park space will be enjoyed in a gated community and not for the general public, such an amenity does not count towards providing public park space. Payment of an in-lieu fee was determined sufficient. Per Code, fair market value of the in lieu fee is to be determined by the County Assessor (Section 23.15.008(F) (1)).*

***Evidence:** While no affordable housing has been proposed within the design and improvements of the subdivision, the applicant has offered to pay a \$4,500 fee to the County per unit at the time of building permit issuance to compensate the County for the project's share of affordable housing. Over time as building permits are issued for the 90 homes to be constructed, \$405,000 will be collected. This has been included as a Condition of Approval.*

Evidence: Subject to obtaining basic sewer and water utility services from the Sunnyslope County Water District, the project will be required to design and install improvements (such as a potential sewer lift station, pipes and connection points) appropriate to the needs of the SSCWD. (Systems may need to be sized in a manner that will allow for future connections and service capacities.) A condition of approval has been added to the project requiring proof of these service and written contractual agreements for these services, prior to ground disturbance and any preparation of the property for infrastructure or residential development.

Evidence: The Project proposes road right-of-way, drainage improvements, water piping, and other infrastructure to serve the Project.

These have been reviewed by the appropriate County departments and the Planning Commission and have been determined to be consistent with the design standards set forth in the San Benito County Code. The General Plan consistency findings are hereby reaffirmed and incorporated herein by reference. In particular, the General Plan's Public Facilities Element, Policies 1.1 through 1.13 describes improvement design standards for infrastructure and public services; staff has determined the subdivision design and improvements described in TSM 15-94 and the subsequent full extension of Street C southward to Southside Road, establishing a full-use secondary access point for the subdivision, is consistent with the above mentioned policies. The General Plan's Circulation Element, Policies 1.2 through 2.6 describe improvement design standards for road improvements and requirements for new development within the County; the improvements set forth in the proposed map have been determined to be consistent with all of the above mentioned policies.

Finding 3: The site is physically suitable for the type of development.

Evidence: Staff and the Planning Commission have evaluated the proposed Bluffs at Ridgemark Subdivision (TSM 15-94) and the late hour full-extension of Street C southward to Southside Road, establishing a full-use secondary access point for the subdivision, and have determined the site physically suitable for the proposal.

Finding 4: The site is physically suitable for the proposed density of development.

Evidence: Staff and the Planning Commission evaluated the proposed vesting tentative subdivision map and all associated materials provided in connection with the application for TSM 15-94, and have determined that the site is physically suitable for the proposed density of development described in the map and is consistent with that described in the proposed EIR and the underlying RM General Plan land use designation. Cross-reference the Evidence for Finding #1 above.

Finding 5: The design of the subdivision or the proposed improvements is not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

Evidence: The Environmental Impact Report identified potentially significant impacts to biological resources and proposed mitigation measures designed to reduce the potential impacts to a less than significant level. The Project incorporates the mitigation measures from the EIR, including those pertaining to biological impacts. Staff and the Planning Commission evaluated the proposed vesting tentative subdivision map and all associated materials provided in connection with the application for TSM 15-

94 and have determined that the design of the subdivision and proposed improvements are consistent with that described in the EIR. The findings and determinations regarding potential impacts to biological resources and mitigation of those impacts are incorporated herein by reference.

Finding 6: The design of the subdivision or the type of improvements is not likely to cause serious public health problems.

***Evidence:** The EIR evaluated potentially significant impacts pertaining to public health and proposed mitigation measures designed to reduce the potential impacts to a less than significant level. Additionally, the applicant has provided for the full extension of Street C southward to Southside Road, establishing a full-use secondary access point for the subdivision. Staff and the Planning Commission evaluated the proposed vesting tentative subdivision map and all associated materials provided in connection with the application for TSM 15-94, and have determined that the design of the subdivision and type of improvements (subject to the qualifications in the above findings) are consistent with that described in the EIR.*

Finding 7: The design of the subdivision or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision.

***Evidence:** Staff and the Planning Commission evaluated the proposed vesting tentative subdivision map and all associated materials provided in connection with the application for TSM 15-94, and have determined that any easements for public access or use have been identified (Southside Road) on the tentative map and shall be maintained.*

***Evidence:** Furthermore, easements and access through or use of the property within the subdivision, will be subject to private agreements and negotiation. Prior to Final Map approval, the applicant will need to demonstrate to the satisfaction of the County Engineer that the design of the subdivision includes appropriate access (and the rights and or privileges to that access).*

Finding 8: Subject to Section 66474.4 of the Government Code, the land is not subject to a contract entered into pursuant to the California Land Conservation Act of 1965 and that the resulting parcels following a subdivision of that land are not too small to sustain their agricultural use.

***Evidence:** The Project site is not subject to a Land Conservation Act (Williamson Act) contract. While the site currently contains undeveloped grazing fields, agricultural activities have not occurred on-site since for many years, and the land is not currently irrigated. The General Plan and Zoning Designation anticipate residential development for the property, and efforts to sustain agricultural uses here and for the surrounding areas have been redirected to residential development. Mitigation Measures for the loss of agricultural lands were made components of the 2035 General Plan update and accordingly with implementation of MM AG-1, impacts would be less than significant.*

Finding 9: Subject to Section 66474.6 of the Government Code, the discharge of waste from the proposed subdivision into an existing community sewer system would not result in violation of existing requirements prescribed by the Central Coast Regional Water Quality Control Board pursuant to Division 7 of the Water Code.

Evidence: *The proposed parcel(s) are proposed to be connected to the Sunnyslope County Water District. The Project would not use septic tanks or any alternative wastewater disposal system. Therefore, no impacts related to the use of septic tanks or alternative wastewater systems would occur.*

BE IT FURTHER RESOLVED by the Planning Commission of the County of San Benito that based on the foregoing findings and evidence in the record, Vesting Tentative Subdivision Map TSM 15-94 is approved with the following conditions of approval.

**CONDITIONS OF APPROVAL AND
MITIGATION MONITORING AND REPORTING PROGRAM**

- 1. Indemnification:** APPLICANT shall defend, indemnify, and hold San Benito County, its agents, officers, and/or employees (hereinafter “COUNTY”) free and harmless from any and all suits, fees, claims, demands, causes of action, proceedings (hereinafter collectively referred to as “Legal Action”), costs, losses, damages, liabilities and expenses (including, but not limited to, an award of attorneys’ fees, expert witness fees, and court costs) incurred by COUNTY arising (directly or indirectly) or resulting from the review, processing, consideration, or approval of APPLICANT’S Project or action taken by COUNTY thereon, including Legal Actions based on the negligence of COUNTY. APPLICANT will reimburse COUNTY for any damages, costs, or fees awarded pursuant to any settlement, default judgment, or other judgment taken against the County, whether the result of Applicant’s decision not to defend legal action or otherwise. COUNTY retains its discretion to direct counsel regarding whether to defend, settle, appeal, or take other action regarding any Legal Action. County shall promptly notify the Applicant of any claim, action or proceeding, and cooperate fully in the defense. (Gov. Code 66474.9 (b) (2)). In addition, Applicant cannot be required to pay or perform any settlement unless the settlement is approved by the applicant. [Planning, County Counsel]
- 2. Conformity to Plan:** The development of the site shall conform substantially to the proposed Tentative Map, (**EXHIBIT A to the Planning Commission Staff Report of 03/21/2018. VTM 15-94 Dated 03/06/2018**) and Conditions of Approval and environmental mitigation measures as approved by the Planning Commission. (While known for the development review period as “The Bluffs at Ridgemark,” a late hour change shown on the March 6, 2018 VTM now markets the project as, “The Promontory at Ridgemark.”) [Planning]
- 3. Conditions of Approval:** Prior to or upon approval by the Planning Commission, Applicant shall sign the statement below certifying that Applicant is in agreement with all Conditions of Approval. [Planning]

I certify that I understand and agree to comply with all Conditions of Approval imposed by the Planning Commission, or Board of Supervisors as applicable, on this Permit.

Applicant Signature: _____

Date: _____

4. **Notice of Determination (California Fish & Wildlife Fees):** The subdivider shall file the Notice of Determination, provided by the County RMA, with the County Clerk within five (5) days of approval of the vesting tentative subdivision map. California Department of Fish and Wildlife fee of \$3,259.75 (\$3,209.75 + \$50.00 County Clerk Processing Fee) – Fish & Wildlife Code section 711.4(d)) must be submitted with the filing. A copy of the filed notice shall be submitted to the County RMA. Should the Notice not be filed and the fee not paid within five (5) days, the application is subject to action described in Public Resource Code section 21167 and the Project is not operative, vested, or final until the Notice is filed and the fee is paid (Public Resources Code section 21089(b)). [RMA]
5. **Mitigation Monitoring:** Upon approval of Vesting Tentative Map 15-94 by the Planning Commission, the subdivider/owner(s), County Counsel, and the RMA Director shall agree to and sign the Mitigation Monitoring Program form(s). The subdivider/owner(s) shall comply with all the mitigation measures set forth in the Mitigation Monitoring and Reporting Program (MMRP), incorporated herein by reference, to reduce or avoid, to the extent feasible, the potentially significant and significant impacts of the Bates/Stringer Hollister LLC subdivision known as the Bluffs at Ridgemark, or Promontory at Ridgemark. In adopting these mitigation measures, the Planning Commission intends to adopt each of the mitigation measures identified in the EIR and applicable to the Project. [RMA, County Counsel]
6. **Compliance Documentation:** The permittee shall submit a summary response in writing to these Conditions of Approval and Mitigation Measures documenting compliance with each condition and mitigation measure, including dates of compliance and referencing documents or other evidence of compliance. [Planning]
7. **Revenue Neutrality of Project; Cooperation in Forming Financing Districts.**
 - *Revenue Neutrality Generally.* The parties acknowledge and agree that Owners are required to ensure Revenue Neutrality of the Project through the formation and implementation of the CFD.
 - *Formation and Implementation of CFD.* Owners shall cooperate in the establishment of the CFD and the imposition of the related levy over the Property, including, without limitation, not exercising any right of protest; funding County's consultant to prepare any and all studies and other documentation necessary to form the CFD; and paying all of County's costs and expenses associated with the CFD formation and implementation process. After Owners have initiated said formation process, the County shall use diligent and good faith efforts to complete said formation process within one hundred eighty (180) days after County issues the required Notice of Intention for Form the CFD.
 - *Prior to filing with the County of the first Final Map,* the subdivider shall cooperate and diligently work with the County to form a Community Facilities District (CFD) or other mutually acceptable financing district or mechanism to enable the Project to remain revenue neutral in accordance with an approved fiscal impact study funded by the Project applicant (in part or in whole) and conducted by the County's consultant. Said fiscal impact study shall determine: whether the Project would be fiscally positive or negative, and if the latter, then said study shall identify the amount of additional funding needed to ensure revenue neutrality and shall also provide any other information necessary

(determined in the County's reasonable discretion) to facilitate the formation of the above-referenced CFD.

- *Prior to recordation of the first Final Map*, the CFD or other mutually acceptable financing district or mechanism to enable the Project to remain revenue neutral shall be adopted and formed to the satisfaction of the RMA Director. The subdivider(s) shall cover any and all actual County costs associated with said formation/annexation proceedings. All related processing fees, including State Board of Equalization fees, must be submitted prior to recordation of the first Final Map. [RMA, County Counsel]
- 8. Home Owner's Association and CSA:** Prior to recordation of the Final Map, the applicant shall join to the existing Homeowner's Association for the purposes of street lighting, street sweeping, and maintenance of road, drainage, open space and landscape improvements. Also, prior to recordation of the Final Map, the applicant shall annex to the existing County Service Area or submit evidence that the proposed subdivision is already part of the Home Owner's Association and had already been annexed to the existing County Service Area.
 - 9. Habitat Conservation Plan Impact Fees:** Prior to recordation of the subdivision map in accordance with County Ordinance 541 which sets fees for the habitat conservation plan financing and kit fox protection measures, the applicant shall contribute a habitat conservation plan mitigation fee of \$150.00 for each lot under 1 acre. In this case, all 90 lots are less than one-acre in size and \$13,500 is payable to the Planning Division. [Planning]
 - 10. Assessment:** Prior to recordation of any and all Final Map(s), the subdivider shall pay applicable security for taxes and special assessments as required by Sections 66492, 66493, and 66494 of the Subdivision Map Act; this includes pre-payment of taxes for the current year the Final Map at issue is recorded. [RMA, Assessor]
 - 11. Affordable Housing Fee.** *The applicant shall pay a \$4,500 fee to the County per unit at the time of building permit issuance to compensate the County for the project's share of affordable housing. Over time as building permits are issued for the 90 homes to be constructed, \$405,000 will be collected.*
 - 12. Parks.** Prior to map recordation, the applicant shall pay an in lieu fee equivalent to 1.35 acres of land equivalent in value to those lands being develop by Bates/Stringer Hollister LLC, or successors and assigns. Per Code, fair market value of the in lieu fee is to be determined by the County Assessor (Section 23.15.008(F) (1)).
 - 13. Timing of the full street extension of Street C to Southside Road.** Prior to occupancy of the 46th unit, the fully improved secondary street access to Southside Road shall be installed and functional.
 - 14. Demonstration of Public Water and Sewer Service.** Prior to ground disturbance and preparation of the property for infrastructure or residential development, the applicant shall demonstrate proof of sewer and water utility services from the Sunnyslope County Water District. Upon demonstrating proof of written contractual agreements for these services (that will also clarify financial obligations of concerned parties), the project will be required to design and install improvements (such as a potential sewer lift station) appropriate to the needs of those

providers to provide service to the project. (Systems may need to be sized in a manner that will allow for future connections and service capacities.)

- 15. Domestic Water:** The subdivider shall provide the necessary domestic water system improvements that are sufficient to deliver water and provide water service to the Project, as shown on the vesting TSM and in all applicable Water Improvement Plans, pursuant to San Benito County Standards.
- 16. Sanitary Sewer Improvements:** The subdivider shall install sanitary sewer improvements that are sufficient to serve the Project, as shown on the vesting TSM and in all applicable Wastewater Improvement Plans, pursuant to San Benito County Standards.
- 17. Recordation:** The subdivider shall submit a Final Map or multiple final maps to the County and the Final Map(s) shall be considered by the San Benito County Board of Supervisors, following review and approval by the County RMA and recorded with the County Recorder. The Vesting Tentative Subdivision Map shall expire as specified by the Subdivision Map Act and the County's Subdivision Ordinance. Failure to record a Final Map in accordance with applicable laws within the period of approval or a period of extension shall terminate all subdivision proceedings. [RMA]
- 18. Development Fees:** The subdivider shall pay all applicable Development Fees as required by the County of San Benito Code or otherwise, which shall be in the then-applicable amount as of the date when the subdivider applies for each building permit, as provided in Section 23.13.003 of the San Benito County Code.
- 19. Easements:** The Final Map(s) shall show all necessary easements for access, utilities, and drainage. [RMA]
- 20. Construction Hours:** A note shall be placed on an additional sheet to the Final Map(s) that states: "As required by County Ordinance, Construction on the parcels shall be limited to the hours of 7:00 a.m. to 7:00 p.m., Monday through Saturday.
- 21. Water Softeners:** If water softeners are proposed to be installed on any residential units within the Project, then a note shall be placed on the subdivision improvement plans and on an additional sheet to the Final Map(s) that states: "Self-regenerating water softener appliances (SRWS) shall not be installed in any structure on-site. A SRWS is defined as a water softening device that removes calcium and magnesium salts from water by using an ion-exchange resin utilizing sodium chloride during the ion-exchange process. The ion-exchange resin used in SRWS's is recharged by using a sodium chloride brine solution which is subsequently discharged into the sewer system. However, water softeners recharged by portable cartridges supplied by service providers where the brine solution resulting is not discharged into the sewer system may be allowed."

If water softeners are proposed to be installed on any residential units within the Project, then only acceptable water softeners (as defined above) shall be shown on plans submitted to the San Benito County RMA, Building and Planning Division for review and approval. The prohibition of SRWSs shall be included in Covenants, Conditions and Restrictions (CC&Rs), with oversight

by the County RMA, Building and Planning Division, as appropriate. The County RMA, Building and Planning Division shall review site plans for compliance prior to issuance of building permits. County inspectors may inspect site for installation of permitted water softeners prior to occupancy of the structures.

ENVIRONMENTAL HEALTH DEPARTMENT:

- 22. Sewage Disposal.** The proposed project states that service will be provided by the Sunnyslope Community Water District.
- 23. Water.** The proposed project states that water will be provided by the Sunnyslope County Water District.
- 24. Hazardous Materials.** If any hazardous materials are to be stored in any proposed facility, a hazardous Materials Business Plan must be completed and submitted to the Environmental Health Department.

SAN BENITO COUNTY FIRE:

- 25. Fire:** Any and all development on this Project site shall be required to meet the standards set forth in the latest editions of the 2016 California Fire Code, or if subsequently amended, the standards set forth in the latest editions of the California Fire Code, Public Resources Code 4290 and 4291, Sections 21.01.020 through 21.01.024 of the San Benito County Code and other related codes as they apply to a project of this type and size. A note shall be placed on an additional sheet to the Final Map(s) that states: "Prior to the issuance of any permits for new development, the applicant shall comply with all requirements of the 2016 California Fire Code."

SAN BENITO COUNTY WATER MANAGEMENT DISTRICT: Prior to site disturbance, the applicant shall demonstrate to the San Benito County RMA that they have met the needs and conditions of the San Benito County Water Management District as follows:

- 26. Potable Water Supply** The applicant should submit an 'intent to serve' letter from Sunnyslope County Water District, that includes acknowledgement of the proposed project scope.
- 27. Wastewater Disposal.** The applicant should submit an 'intent to serve' letter from Sunnyslope County Water District, that includes acknowledgement of the proposed project scope.
- 28. Fire Protection Water Supply:** If the County requires additional fire protection measures, the fire suppression water supply source, flow rate and storage capacity of appurtenant facilities should be described and the location of said facilities should be illustrated on the site plan. Adequacy of any proposed fire suppression water supply should be reviewed for conformance with the storage capacity requirements of the County Fire Department.
- 29. Stormwater Runoff Management**
 - a. Storm drainage from this project will contain nutrients, sediments, debris, and oxygen demanding substances. The development should conform to all NPDES requirements in

effect, as well as the Central Coast Regional Water Quality Control Board Basin Plan with regard to storm water discharge quality. This project may also be required to develop and implement a Storm Water Management Plan. The project, as currently proposed, appears to do nothing to meet the "maximum extent practicable" (abbr. MEP) standard set by Central Coast Regional Water Quality Control Board for NPDES stormwater compliance. Measures including bio-retention and hydro modification, to mimic a pre-development hydro graph, may be required to insure the MEP standard and reduce potential impacts to a 'less than significant' level.

- b. In order to prevent harmful impacts to downstream and/or downslope properties due to increased volume and concentrated flows of storm water runoff:
 - i. the applicant should submit engineer-signed and stamped calculations for drainage control structures (e.g. pond facilities), drainage piping, discharge orifices, etc. which should comply with County Drainage Standards;
 - ii. The applicant should submit engineer signed and stamped calculations showing the velocity of concentrated flow versus critical velocity of the soil for the project site; and
 - iii. If the velocity of flow is greater than the critical velocity for the concentrated runoff, then the applicant should mitigate for accordingly (e.g. rip-rap or vegetated energy dissipation, erosion control).
- c. The development should conform to NPDES requirements in effect when grading permits are issued on the new parcels. The project will require a Storm Water Pollution Prevention Plan (SWPPP) that identifies Best Management Practices (BMPs) to be incorporated into the project. Said construction BMPs should include, but are not limited to: installing straw wattles and silt-fencing on the downstream side of construction, installing gravel bags around all inlets to drainage features potentially impacted by construction. Sufficient dust control should also be required during construction to minimize dispersion of small particulate matter.

SUNNYSLOPE COUNTY WATER DISTRICT (March 14, 2016)

30. Sunnyslope County Water District intends to provide water and wastewater service for the proposed Bluffs at Ridgemark Development of 93 single family detached homes contingent upon the following requirements:

- a. The property for the proposed development is currently outside the Sunnyslope County Water District boundary. It must be annexed into the District prior to any water or wastewater service. District anticipates that it will support and assist with the annexation.
- b. This development is included in the Hollister Urban Area Master Plan boundary, within which Sunnyslope County Water District currently has sufficient potable water supplies and infrastructure for domestic and fire protection service. The District also currently has sufficient wastewater treatment capacity to accommodate this development's anticipated wastewater flows.
- c. Parcel C is to be deeded to SSCWD as fee title on the Final Map for a well site.
- d. Exclusive easements must be given the district for Parcel G and from between Lot 2 and Lot 3 to the Marks Drive connection to guarantee the District the right to unimpeded access to maintain, repair or replace the infrastructure therein.

- e. The sewer collection system capacity must be analyzed and sewer up-sizing may be required to accommodate the additional flows generated by this development.
- f. The existing 12" water line at the northern border of the property must remain in operation until the entire development water system has been transferred to Sunnyslope CWD. After this transfer, the Existing 12" water line is to be properly sealed and abandoned. Access to or operation and maintenance of the well in Parcel C is not to be hindered at any time during the construction of the development.
- g. Prior to the start of construction, a Development Agreement detailing the terms and conditions of water service must be signed by the property owner and approved by the Sunnyslope District Board of Directors. The developer must pay all applicable fees and charges in accordance with District ordinances and satisfy the Development Agreement before Sunnyslope water and wastewater service.
- h. District water and wastewater service for new developments is on a first-come, first-served basis. The District may rescind or withdraw its intent to serve this Development if the previous conditions are not sufficiently met, or other unforeseen circumstances limit either the capacity or ability for the District to provide such services.

PUBLIC WORKS DIVISION:

- 31. Access to Ridgemark:** Since the proposed subdivision is proposing to connect and access Ridgemark, the applicant shall obtain proof or confirmation of legal access to connect to Ridgemark Drive or provide agreement with Ridgemark HOA and/or CSA allowing the proposed project to utilize the existing Ridgemark roads.
- 32. Slope Setback:** All lots along the edge of the hillside must show a building set back line per recommendations by the geotechnical engineer due to history of landslides and unstable hillside conditions.
- 33. Review by other Agencies:** The proposed development is within Sunnyslope County Water District's (SSCWD) sphere of influence for water and sewer services, therefore, the proposed development must also be reviewed by the SSCWD. Additional fees may be required by SSCWD. SSCWD fees are in addition to County fees.
- 34. Road Dedication:** Prior to recordation of each Final Map, the applicant shall make the following irrevocable offers of dedication to San Benito County and the public for public use (§ 23.15.002 Dedication of Streets, Alleys and Other Public R/W or Easement):
 - a. Full *60 foot right-of-way for all streets within the subdivision with standard 50 feet radius right-of-way for the turnaround facility at each ends and standard knuckle per City of Hollister Standards. Dedication of road should consider and provide required curve radius at the corners of intersections. (*60 feet right-of-way requirement had not been changed therefore 60 feet ROW width shall be required.)
 - b. Provide confirmation that the right-of-way dedications at the corners of intersections had been considered to accommodate ADA Ramp per City of Hollister Standards (which is also being adopted by the County).
 - c. Half of 84 foot right-of-way along the whole property frontage on Southside Road plus slope easement.

- d. Full *60 foot right-of-way for the required access on to Southside Rd.
- e. Provide SDE easement for the storm drain pipe that is shown and labeled on the vesting tentative map that passes through Southside Road, the Corotto and the Lompa properties. Additionally, provide an easement for the retention basin.

35. Utility Easements: It is the applicant's responsibility to provide utility easement(s) to each of the utility companies whose services are necessary for the proposed subdivision. Said easement(s) shall be shown on the Final Maps.

36. Storm Drain and other Public Utility Easements (SDE & PUE): SDEs and PUEs which cross private properties shall be avoided if possible to avoid future maintenance problems. Utility and drainage easements shall be left open as common areas and must be accessible by maintenance equipment. SDEs and PUEs shall be shown on the Final Map.

37. Improvements: Prior to recordation of the Final Map, the applicant shall bond for or make the following roadway improvements [§ 23.17 Improvements]:

- a. Half of the *64 foot curb to curb paved surface on 66 foot roadbed with standard curb, gutter and detached sidewalk along the whole property frontage on Southside Road. Cross-section on the VTM shall show half of the ultimate build-out of Southside Road.
- b. Full *40 feet curb to curb paved surface on 42 foot roadbed for all streets within the subdivision with standard 40 feet radius paved surface on 41 foot radius roadbed turnaround facilities at each end, standard curb, gutter and a detached sidewalk. [§ 23.29 Road Standards; § 23.27.004(E)]
- c. Full *40 feet curb to curb paved surface on 42 feet roadbed for the required new common access on to Southside Rd.

**40 feet curb to curb pavement width requirement had not been changed therefore 40 feet pavement width per County Code Road standards shall be required.*

38. Geotechnical Report Compliance: As part of the submission of Improvement Plan for this project, the recommendations of the geotechnical investigation report prepared by Stevens Ferrone & Bailey (SFB Project No. : 558-4), shall be incorporated into the design of the improvement plans. Prior to recordation of the Final Map, a complete compilation of test reports along with a letter from Soils Engineer attesting compliance with requirements and recommendations shall be submitted to Public Works Department upon completion of site improvements. A note shall also be placed on the Final Map referencing the aforementioned report for future reference by potential property owners.[§ 23.31.023]

39. Storm Drainage: As part of the submission of engineered improvement plans for this project, the applicant shall comply with County Drainage Standards and provide drainage and erosion control details for the project. Included in this will be drainage calculations and construction details for the proposed retention/detention pond for impermeable surfaces created as part of this project. Details and direction of flows of drainage swales and grades shall also be included. All drainage improvements must be installed or bonded for prior to recordation of the Final Map. [§ 23.17.003.(B)]

- 40. Construction General Permit & SWPPP:** The applicant shall be responsible for complying with the California State Water Resources Control Board's Construction Stormwater General Permit (General Permit) as amended, file a complete Notice of Intent (NOI) package, and develop a Storm Water Pollution Prevention Plan (SWPPP) conforming to the General Permit. A Waste Discharge Identification (WDID) number or Erosivity Waiver shall be provided to Public Works Division prior to start of any construction activities as part of this project. A note to this effect must be added on the Improvement Plans.
- 41. Utility Plans:** As part of submission of Improvement Plan for this project, applicant shall include utility plans and have them approved by each corresponding utility companies when applicable, which includes but not necessarily limited to sanitary sewer, water, gas, electric, telephone, and cablevision, and shall furnish copies said approved plans to Public Works Department for concurrence. Said plans shall be part of the final or approved Improvement Plan.
- 42. Utilities:** All proposed utilities within the subdivision and along peripheral streets shall be placed underground except those facilities exempted by Public Utilities Commission regulations [§23.17.003(F)]. All necessary utilities must be installed or bonded for prior to recordation of the Final Map.
- 43. Encroachment Permit:** Applicant must obtain an Encroachment Permit from Public Works Division for any work being performed within the County R/W or for any road offered for dedication to the County prior to commencement of any improvements associated with this project.
- 44. Street Names:** Prior to recordation of the Final Map, the applicant must submit a list of proposed street names (for Street A, Street B, Street C, Street D, Street F, & for the new required access on to South Side Rd.) to the county's Communications Department for road name approval. [§23.07.003]
- 45. Warranty Security:** Upon completion of required improvements for each project Phase, prior to the recordation of each Final Map or before release of alternate Bond, applicant shall provide warranty security in an amount not less than 10% of the estimated cost of construction of the improvements to guarantee the improvements against any defective work or labor done or defective materials used in the construction or installation of the improvements throughout the warranty period which shall be the period of one year following completion and acceptance of the improvements (§ 23.17.009.4).
- 46. As Built Plans:** Prior to the recordation of the Final Map or before release of alternate Bond, one set of "As Built" Improvement Plans on a suitable reproducible media (PDF file and hardcopy file) shall be prepared by the applicant's engineer and delivered to the Public Works Department. [§ 23.31.002.(K)(1)]

THE MITIGATION MONITORING AND REPORTING PROGRAM

47. Drawing from the Environmental Impact Report (SCH#2016101022), the Mitigation Monitoring and Reporting Program prepared for “The Bluffs at Ridgemark”, or alternatively branded, “The Promontory at Ridgemark” San Benito County, is hereby incorporated into these conditions of approval and made a part. See the attached pages that follow.

Mitigation Measure	Action Required	Implementation Timing	Monitoring Frequency	Responsible Agency or Party	Compliance Verification		
					Initial	Date	Comments
Aesthetics							
<p>MM AES-1(a) Design Standards. Prior to issuance of the first building permit for the project, the project proponent shall submit architectural plans for review and approval by the Planning Commission. The architectural plans shall include all proposed building elevations, materials, colors, textures, light fixtures, and perimeter fencing, and shall satisfy the following:</p> <ul style="list-style-type: none">▪ Natural building materials and colors compatible with surrounding terrain (earth-tones and non-reflective paints) shall be used on exterior surfaces of all structures, including fences and walls▪ High contrast color combinations, such as very dark brown adjacent to white, shall be avoided on individual home roofs, walls, and fascia▪ Roof vents shall be the same earth tone shade as the surrounding roof surface▪ All structures facing any public street or neighboring property shall use minimally reflective glass and all other materials and colors used on the exterior of buildings and structures shall be selected with attention to minimizing reflective glare▪ Building windows shall be tinted with an antireflective material <p>The final map(s) for the project shall include a note indicating that this mitigation measure would be met prior to issuance of the first (1st) building permits. The above referenced standards, components and materials shall be denoted on building plans. A copy of said standards, components, and materials shall be submitted with grading and building plans prior to issuance of building permit(s) for individual lot development.</p>	<p>Confirm that architectural plans and building plans satisfy the design standards, components and materials listed in the mitigation measure.</p> <p>Confirm structures are constructed consistent with plans.</p>	<p>Prior to issuance of building permit.</p>	<p>As necessary during construction.</p>	<p>County of San Benito Resource Management Agency</p>			
<p>MM AES-1(b) Landscaping. Prior to the recordation of the first final map, the project proponent shall submit tract-wide landscaping plans to the County for review and approval. Figure 7 and Figure 8 in Section 2.0, Project Description, show the currently proposed</p>	<p>Confirm that final tract-wide landscaping plans are consistent with the requirements of the mitigation.</p>	<p>Prior to recordation of the first final map.</p>	<p>Once, prior to recordation of the first final map.</p>	<p>County of San Benito Resource Management Agency</p>			

Mitigation Measure	Action Required	Implementation Timing	Monitoring Frequency	Responsible Agency or Party	Compliance Verification		
					Initial	Date	Comments
<p>conceptual landscape plan. Tract-wide landscaping plans shall comply with the following requirements:</p> <ul style="list-style-type: none"> ▪ Landscaping installed as part of tract improvements shall include fencing along the north and east side of the project. ▪ Landscaping shall consist of drought-tolerant native species, as feasible, along with other acceptable species identified by the County as appropriate. Hydroseeding areas shall be clearly indicated on the plan. ▪ Only natural fiber, biodegradable materials shall be used. 	Confirm landscaping is implemented consistent with the landscaping plans.	After landscape installation.	Once, after landscape installation.	County of San Benito Resource Management Agency			
Agricultural Resources							
<p>MM AG-1 Agricultural Conservation. Prior to issuance of any grading permits, the project proponent shall provide that for every one (1) acre of FMMP Important Farmland (Prime Farmland, Farmland of Statewide Importance, and Unique Farmland) on the project site that is permanently converted to non-agricultural use as a result of project development, one (1) acre of land of comparable agricultural productivity shall be preserved in perpetuity. Said mitigation shall be satisfied by the applicant through:</p> <p>a. Granting a perpetual conservation easement(s), deed restriction(s), or other farmland conservation mechanism(s) to the County or qualifying entity which has been approved by the County, such as the San Benito County Agricultural Land Trust, for the purpose of permanently preserving agricultural land. The required easement(s) area or deed restriction(s) shall therefore total a minimum of 36.4 acres of FMMP Important Farmland. The land covered by said off-site easement(s) or deed restriction(s) shall be located in San Benito County; or</p> <p>b. Making an in-lieu payment to a qualifying entity which has been approved by the County, such as the San Benito County Agricultural Land Trust, to be applied toward the future purchase of a minimum of 36.4 acres of FMMP Important Farmland in San</p>	Confirm that project proponent has preserved land in perpetuity as specified in the measure.	Prior to issuance of any grading permits.	Once, prior to issuance of the first grading permit.	County of San Benito Resource Management Agency			

Mitigation Measure	Action Required	Implementation Timing	Monitoring Frequency	Responsible Agency or Party	Compliance Verification		
					Initial	Date	Comments
<p>Benito County, together with an endowment amount as may be required. The payment amount shall be determined by the qualifying entity or a licensed appraiser; or</p> <p>c. Making an in-lieu payment to a qualifying entity which has been approved by the County, such as the San Benito County Agricultural Land Trust, to be applied toward a future perpetual conservation easement, deed restriction, or other farmland conservation mechanism to preserve a minimum of 36.4 acres of FMMP Important Farmland in San Benito County. The amount of the payment shall be equal to 110 percent of the amount determined by the qualifying entity or a licensed appraiser; or</p> <p>d. Any combination of the above</p>							
Biological Resources							
<p>MM BIO-1(a) California Tiger Salamander (CTS) Pre-construction Survey and Impact Avoidance. The following measures are required to reduce impacts to individual CTS and their habitat (additional measures may be required by the CDFW and/or USFWS):</p> <ul style="list-style-type: none"> Not less than six months prior to the start of any construction activities (including, without limitation, staging and mobilization), a qualified biologist shall conduct pre-construction surveys within suitable habitat on-site. The surveys shall include mapping of all areas containing small mammal burrows. Not less than one month prior to the start of any construction activities (including, without limitation, staging and mobilization), a qualified biologist shall conduct another round of pre-construction surveys within suitable habitat on-site. The surveys shall confirm previously mapped areas containing small mammal burrows. Not less than 15 days prior to the start of any construction activities (including, without limitation, staging and mobilization), a qualified biologist shall also oversee installation of exclusion fencing where suitable aquatic habitat is adjacent to the site (i.e., along the northern 	Ensure qualified biologist is retained and conducts necessary preconstruction surveys to specifications in mitigation measure	At least six months prior to start of construction activities, and again, at least one month prior to start of construction.	Once at specified points during construction phase	County of San Benito - Qualified biologist			
	Ensure qualified biologist oversees the installation of exclusion fencing in applicable areas according to specification in mitigation measure	At least 15 days prior to the start of construction.	Once	County of San Benito - Qualified biologist			
	If CTS is found, confirm work is halted and remains halted until CDFW and/or USFWS provides authorization for work to resume	Immediately after CTS is identified within work area	As need arises	Project proponent - Qualified biologist			
	Ensure preconstruction survey reports have been prepared and submitted to County	Within 15 days of each survey	Once at specified points during construction phase	County of San Benito - Qualified biologist			

Mitigation Measure	Action Required	Implementation Timing	Monitoring Frequency	Responsible Agency or Party	Compliance Verification		
					Initial	Date	Comments
	boundary) to prevent CTS from entering active work areas.						
	<ul style="list-style-type: none">▪ If any life stage of the CTS is identified within the work area, construction and grading in these areas shall be halted and the County, CDFW, and USFWS shall be contacted immediately. Additional avoidance strategies shall be approved by the County in consultation with CDFW and USFWS to achieve compliance with the State and federal Endangered Species Acts. If avoidance is not possible, incidental “take” authorization would be required under the State and federal Endangered Species Acts. A CESA incidental take permit may be acquired through preparation and submittal of a section 2081 application to the CDFW. A FESA incidental take permit may be acquired through FESA section 7 consultation if there is a federal nexus related to the project and if the lead federal agency is willing to initiate FESA consultation with the USFWS. If a federal nexus does not exist for the project, an incidental take permit must be obtained through section 10(a)(2)(B) of the FESA by developing a habitat conservation plan (HCP) that would define the measures designed to minimize and mitigate the effects of the project’s actions and to ensure the species would be conserved. At a minimum, mitigation measures shall include purchase of credits at an approved conservation bank or purchase and management of offsite suitable upland habitat for CTS to offset loss of suitable upland habitat for this species (i.e., area[s] containing small mammal burrows) at a ratio of 2:1 (two acres preserved for every one acre of impact), or as otherwise required by USFWS and CDFW in accordance with applicable laws and regulations.▪ A pre-construction survey report shall be submitted to the County Resource Management Agency within 15 days of completion of the survey. The report shall include the dates, times, weather conditions, aquatic and terrestrial habitat conditions (including a map of small mammal						

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burrow or burrow complex locations), agency consultation(s) if individuals are discovered, and personnel involved in the surveys.							
MM BIO-1(b) California red-legged frog (CRLF) Pre-construction Surveys and Impact Avoidance. The following measures are required to reduce impacts to individual CRLF and their habitat (additional measures may be required by the USFWS): <ul style="list-style-type: none"> Not less than one month prior to the start of any construction activities (including, without limitation, staging and mobilization), a qualified biologist shall conduct pre-construction surveys within suitable habitat on-site. Prior to ground disturbance within 200 feet of identified CRLF breeding and aquatic non-breeding habitats, temporary barriers shall be constructed between the identified habitat and the projects ground disturbance area to prevent CRLF from entering the project site during construction. A solid temporary exclusion fence (such as silt fence) shall be buried into the ground to a depth of at least 6 inches below the soil surface and extend at least 3 feet above the ground to exclude CRLF from the work area. The ends of the barriers shall extend 50 feet beyond the 200-foot range of the identified habitats and hook away from the limits of ground disturbance. During any construction conducted between July 2 and April 30, the fence shall be inspected daily to ensure that it's functioning properly to exclude CRLF from the work area. The fence shall remain in place throughout construction. To minimize the potential for direct impacts to dispersing individuals, initial ground disturbing activities shall be completed during the period May 1 through July 1, to the extent feasible. The initiation of any subsequent ground disturbing activity or construction during July 2 through April 30, the period when California red-legged frogs are potentially dispersing or utilizing upland areas, shall be preceded by two night surveys of the 	Confirm pre-construction surveys are conducted according to the measure, to include pre-construction surveys within suitable habitat on-site prior to any activity, and two night surveys of the work area for any construction conducted between July 2 and April 30.	At least one month prior to start of construction, and night surveys within 48 hours of construction if occurring between July 2 and April 30.	Prior to construction	County of San Benito Resource Management Agency			
	Confirm temporary fences are constructed and inspected according to the mitigation measure	Prior to ground disturbance within 200 ft of CRLF habitat	Once	County of San Benito Resource Management Agency			
	Ensure that proper take coverage through consultation with USFWS is obtained, if applicable. Ensure records are provided for relocation of CRLF permitted under take coverage, if applicable.	Prior to ground disturbance, during initial ground disturbance and until initial ground disturbance completed	Throughout initial ground disturbance phase	County of San Benito Resource Management Agency			
	Ensure daily surveys of any pits or trenches that are left open over night during the period from October 15 through March 15.	October 15 through March 15.	Throughout date range specified in measure	County of San Benito Resource Management Agency			
	Confirm training of all construction personnel before any construction activities begin Ensure a spill and response plan is	Before construction phase begins	Once	County of San Benito Resource Management Agency			

Mitigation Measure	Action Required	Implementation Timing	Monitoring Frequency	Responsible Agency or Party	Compliance Verification		
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<p>work area. The purpose of these surveys is to determine whether any CRLF have bypassed the exclusion fencing into the work area. Surveys shall be conducted on two separate nights within 48 hours prior to the start of work activities.</p> <ul style="list-style-type: none"> ▪ If any life stage of the CRLF is identified within the work area, construction and grading in these areas shall be halted and the County and USFWS shall be contacted immediately. Additional avoidance strategies shall be approved by the County in consultation with USFWS to achieve compliance with the FESA. If avoidance is not possible, incidental “take” authorization would be required under the FESA. A FESA incidental take permit may be acquired through FESA section 7 consultation if there is a federal nexus related to the project and if the lead federal agency is willing to initiate FESA consultation with the USFWS. If a federal nexus does not exist for the project, an incidental take permit must be obtained through section 10(a)(2)(B) of the FESA by developing a HCP that would define the measures designed to minimize and mitigate the effects of the project’s actions and to ensure the species would be conserved. At a minimum, mitigation measures shall also include those listed below, or as otherwise required by USFWS and CDFW in accordance with applicable laws and regulations. ▪ If CRLF are present they shall be moved out of the work area by an approved biologist following the methods described below, but only if “take” authorization is procured from the USFWS. The approved biologist would maintain detailed records of all translocated individuals (e.g., size, coloration, any distinguishing features, and photographs) to assist in determining whether translocated individuals return to the work site. ▪ Before any construction activities begin on the project, an approved biologist shall conduct a training session for all construction personnel. At a minimum, the training shall include a description of the CRLF and its habitat, the 	<p>designated and workers are briefed on it</p> <p>Ensure all construction practices, ongoing construction phase monitoring tasks, biological monitor responsibilities, daily surveys and inspections, and associated reporting are completed according to the measure.</p>	Throughout construction phase	Ongoing, throughout construction phase	County of San Mateo			

Mitigation Measure	Action Required	Implementation Timing	Monitoring Frequency	Responsible Agency or Party	Compliance Verification		
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	importance of the CRLF and its habitat, the specific measures that are being implemented to conserve the CRLF as they relate to the project, and the boundaries within which the project may be accomplished.						
	<ul style="list-style-type: none">▪ During all initial ground disturbing activities, an approved biologist shall be on-site to recover any CRLF that may be found at that time, but only if “take” authorization is procured from the USFWS. If the animals are in good health, they shall be immediately relocated to the designated release area. If they are injured, the USFWS shall be consulted immediately. Any dead CRLF must be reported immediately to the USFWS and deposited in an approved museum.▪ An approved biologist shall be present at the work site until such time as all removal of CRLF, instruction of workers, and initial ground disturbance have been completed. After this time, the County shall designate a person to monitor compliance of all mitigation measures. The approved biologist shall ensure that this individual receives training outlined above and is qualified to identify CRLF. The monitor and the approved biologist shall have the authority to halt any action that would otherwise involve a violation of applicable laws and regulations. If work is stopped for this reason, the County shall be notified immediately to determine the appropriate course of action in accordance with applicable laws and regulations.▪ An approved biologist or trained monitor shall conduct daily surveys of any pits or trenches that are left open over night during the period from October 15 through March 15.▪ During construction, all trash that may attract predators shall be properly contained, removed from the work site and disposed of regularly. Following construction, all trash and construction debris shall be removed from the work areas.▪ The number of access routes, number and size of						

Mitigation Measure	Action Required	Implementation Timing	Monitoring Frequency	Responsible Agency or Party	Compliance Verification		
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<p>staging areas, and the total area of the activity shall be limited to the minimum necessary to achieve the project goal. Routes and boundaries shall be clearly demarcated, and these areas shall be outside drainage areas.</p> <ul style="list-style-type: none"> ▪ All refueling, maintenance, and staging of equipment and vehicles would occur at least 100 feet from riparian habitats (north of the project site) or drainage areas (along the western slopes), and not in a location where a spill would drain directly toward an aquatic habitat. The approved biologist or designated monitor shall check the staging area periodically to ensure that contamination of aquatic habitats does not occur. Prior to the onset of work, a spill response plan must be designated, and all workers must be briefed on the provisions of this plan. ▪ Temporarily impacted areas shall be re-contoured to their original configurations and revegetated with native plant species suitable for the area. Locally collected plant material shall be used to the extent practicable. Invasive exotic plant species shall not be used in site landscaping. ▪ Best Management Practices would be implemented during and after project implementation to control sedimentation. ▪ Water shall not be impounded in a manner that may attract CRLF. ▪ California Natural Diversity Database forms shall be completed and sent to the CDFW for all CRLF observed during the project. 							
<p>MM BIO-1(c) Western Spadefoot Toad and San Joaquin Whipsnake (Coachwhip): Pre-construction survey, Capture, and Relocation. Not less than 14 days prior to the start of any construction activities (including, without limitation, staging and mobilization), a qualified biologist shall conduct surveys for western pond turtle, western spadefoot toad, and San Joaquin whipsnake (coachwhip) within suitable habitat on the project site as feasible. The biologist shall also oversee installation of exclusion</p>	<p>Confirm pre-construction surveys are conducted according to the measure. Ensure exclusion fencing is installed according to measure. Ensure CNDDDB Field Study Forms are provided to the CDFW. Submit all pre-</p>	<p>At least 14 days prior to start of any construction activities and, within 30 days of completion of survey effort, consistent with the required schedules in the measure</p>	<p>Once</p>	<p>County of San Benito - Qualified biologist</p>			

Mitigation Measure	Action Required	Implementation Timing	Monitoring Frequency	Responsible Agency or Party	Compliance Verification		
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<p>fencing where suitable habitat is present to prevent these species from entering active work areas. If any of these species are identified within the work area they shall be captured and relocated to County-approved suitable habitat within the same or nearest suitable habitat. CNDDDB Field Survey Forms shall be submitted to the CDFW for all special status animal species observed. The relocation site shall include suitable micro habitat and ecological features for each species as follows:</p> <ul style="list-style-type: none"> Western spadefoot toad habitat shall include open sandy or gravelly areas within the San Benito River. San Joaquin Whipsnake (coachwhip) habitat shall include suitable small mammal burrows to provide immediate escape and cover. <p>If either of these species are observed by construction personnel within or adjacent to the project site, all work within the vicinity of the observation shall be halted and the qualified biologist shall be notified immediately to evaluate the occurrence and relocate the animal as necessary. Only a qualified biologist shall capture and relocate wildlife. Construction personnel are not permitted to handle said animals. A report of all pre-construction survey efforts shall be submitted to the County Resource Management Agency, Planning and Land Use Division within 30 days of completion of the survey effort to document compliance. The report shall include the dates, times, weather conditions, and personnel involved in the surveys and monitoring. The report shall also include for each captured special status animal, the Universal Transverse Mercator (UTM) coordinates and habitat descriptions of the capture and release sites (in UTM coordinates), the length of time between capture and release, and the general health of the individual(s).</p>	<p>construction survey reports to County Resource Management Agency, Planning and Land Use Division to the specifications of the mitigation measure</p> <p>Halt construction activity and notify biologist if species described in mitigation measure identified on project site</p>	Immediately after observance of species by construction personnel	Ongoing, throughout construction phase	County of San Benito - Qualified biologist			
<p>BIO-1 (d) Burrowing Owl Pre-Construction Surveys, Avoidance, and/or Exclusion. A qualified biologist shall conduct a pre-construction clearance survey prior to ground disturbance activities within all suitable habitats to confirm the presence/absence of</p>	Conduct Burrowing Owl clearance surveys not more than 14 days prior to start of construction activity	Conduct preconstruction surveys not more than 14 days prior to construction activity.	Once, prior to construction	County of San Benito – Qualified biologist			

Mitigation Measure	Action Required	Implementation Timing	Monitoring Frequency	Responsible Agency or Party	Compliance Verification		
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<p>burrowing owls. The surveys shall be consistent with the recommended survey methodology provided by CDFW (2012). Clearance surveys shall be conducted within 14 days prior to any construction and ground disturbance activities. If no burrowing owls are observed, no further actions are required.</p> <p>If burrowing owls or active burrows are detected during the pre-construction clearance surveys, avoidance buffers shall be implemented in accordance with the CDFW (2012) and Burrowing Owl Consortium (1993) minimization mitigation measures. If burrowing owls are detected, prior to ground disturbance, coordination with the CDFW by a qualified biologist shall occur to establish the appropriate avoidance buffer distances specific for the project's activities and level of expected disturbance.</p> <p>If avoidance of burrowing owls is not feasible, a Burrowing Owl Exclusion Plan and Mitigation and Monitoring Plan shall be developed by a qualified biologist in accordance with the CDFW (2012) and Burrowing Owl Consortium (1993). The Plan shall be provided to the applicable local CDFW office prior to implementation. A qualified biologist shall coordinate with the CDFW to determine the appropriate exclusion methods (passive or active relocation) for the project to relocate burrowing owls to a suitable offsite location. Relocation of owls can only occur during the non-breeding season.</p> <p>A report of all pre-construction survey efforts shall be submitted to the County Resource Management Agency within 30 days of completion of the survey effort to document compliance. The report shall include the dates, times, weather conditions, and personnel involved in the surveys and monitoring. The report shall also include, if applicable, each observed burrowing owl and/or its burrow, the UTM coordinates and habitat descriptions. If relocation is required, separate reporting as required within the Burrowing Owl Exclusion Plan and Mitigation and Monitoring Plan shall also be submitted to the County Resource Management Agency, Planning and Land</p>	<p>If Burrowing Owls are detected excavate inactive dens by hand during the first clearance surveys; implement an on-site passive relocation program for active dens, as specified in the measure, and prohibit construction from occurring within 30 feet of active dens.</p>	Ongoing during construction	As necessary during construction	County of San Benito - Qualified biologist			
	<p>Submit a preconstruction survey report within 30 days after surveys have been completed</p>	<p>Submit preconstruction notifications prior to issuance of the first permit for ground disturbing activity, and complete preconstruction survey report within 30 days of the completion of surveys.</p>	Once after completion of surveys	County of San Benito - Qualified biologist			

Mitigation Measure	Action Required	Implementation Timing	Monitoring Frequency	Responsible Agency or Party	Compliance Verification		
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Use Division, as well as to the CDFW.							
MM BIO- 1 (e) American Badger Pre-Construction Surveys and Impact Avoidance. A qualified biologist shall conduct pre-construction clearance surveys for American badger within the project site. Clearance surveys should be conducted for American badger within 14 days of the start of any ground-disturbing activity. Surveys need not be conducted for all areas of suitable habitat at one time; they may be phased so that surveys occur within 14 days of that portion of the site being disturbed. If no potential American badger individuals or dens are present, no further mitigation is necessary. If this species are detected or potential American badger dens are present, the following measures shall be implemented: <ul style="list-style-type: none">▪ If the qualified biologist determines that potential American badger dens are inactive, the biologist shall excavate these dens during the first clearance survey. The dens shall be excavated by hand with a shovel to prevent badgers from re-use during construction.▪ If the qualified biologist determines that potential dens may be active, an on-site passive relocation program shall be implemented. This program shall consist of excluding badgers from occupied burrows by installation of one way doors at burrow entrances, remote camera monitoring of the burrow for one week to confirm usage has been discontinued, and excavation and collapse of the burrow to prevent reoccupation. After the qualified biologist determines that badgers have stopped using active dens within the project boundary, the dens shall be hand-excavated with a shovel to prevent re-use during construction.▪ Construction activities shall not occur within 30 feet of active badger dens. A report of all pre-construction survey efforts shall be submitted to the County Resource Management Agency, Planning and Land Use Division within 30 days of completion of the survey effort to document	Conduct American badger clearance surveys not more than 14 days prior to the start of construction activity	Conduct preconstruction surveys not more than 14 days prior to construction activity	Once, prior to construction	County of San Benito - Qualified biologist			
	If American badger are detected excavate inactive dens by hand during the first clearance surveys; implement an on-site passive relocation program for active den, as specified in mitigation measure; and prohibit construction from occurring within 30 feet of active dens	Ongoing during construction	As necessary during construction	County of San Benito - Qualified biologist			
		Submit a preconstruction survey report within 30 days after surveys have been completed	Submit preconstruction notifications prior to issuance of the first permit for ground disturbing activity; and complete preconstruction survey report within 30 days of the completion of surveys.	Once after completion of surveys	County of San Benito - Qualified biologist		

Mitigation Measure	Action Required	Implementation Timing	Monitoring Frequency	Responsible Agency or Party	Compliance Verification		
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compliance. The report shall include the dates, times, weather conditions, and personnel involved in the surveys and monitoring. The report shall also include, if applicable, each observed badger and/or its den, the UTM coordinates and habitat descriptions, a description of any passive relocation if applicable.							
MM BIO-1 (f) San Joaquin Kit Fox Pre-Construction Surveys and Impact Avoidance. A qualified biologist shall conduct a pre-construction clearance survey for San Joaquin kit fox within the project site no more than 30 days and no less than 14 days before the start of any ground-disturbing activity. All known and potential San Joaquin kit fox dens (i.e., suitably sized dens in suitable habitat) shall be mapped and an exclusion zone shall be established around each den in accordance with the <i>USFWS San Joaquin Kit Fox Survey Protocol for the Northern Range</i> (USFWS 1999). Occupied dens shall be protected by the buffer distance described below to prevent entrance from all construction equipment and personnel who are not approved biologists. In the exclusion zones, only essential vehicle and foot traffic may be permitted. No activity may occur when the exclusion zone that may harm a San Joaquin kit fox. All exclusion zone fencing and flagging shall be kept in good working order for the duration of nearby construction activities or until the den is determined by the approved biologist to be unoccupied. The USFWS and CDFW shall be notified if a reduction of exclusion zone buffer distance or additional activities within the exclusion zone are requested. The following radii are standard San Joaquin kit fox buffer distances for occupied dens: <ul style="list-style-type: none"> Occupied natal/pupping den – 500 feet Known occupied den – 100 feet Occupied atypical den – 50 feet The project shall also adherence of the recommendations and best management practices described in the <i>USFWS Standardized Recommendations for Protection of the Endangered San Joaquin Kit Fox Prior to or During Ground</i>	Conduct San Joaquin Kit Fox clearance surveys between 14 and 30 days before the start of construction If San Joaquin Kit Fox are detected install a buffer between construction activities and occupied dens as specified in measure	Between 14 days and 30 days of the start of ground-disturbance	Once	County of San Benito - Qualified biologist			
	All project-related traffic shall be restricted to established roads and observe speed limits identified in the mitigation measure Cover all holes to the specifications of the mitigation measure Implement an employee education program prior to beginning of construction activities as specified in mitigation measure Revegetate all disturbed areas to specifications described in mitigation measure Identify a representative to acts as main contact for any person who may inadvertently injure or kill a kit fox	Ongoing during construction	As necessary during construction	County of San Benito - Qualified biologist			

Mitigation Measure	Action Required	Implementation Timing	Monitoring Frequency	Responsible Agency or Party	Compliance Verification		
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<p><i>Disturbance</i> (USFWS 2011). To minimize temporary construction related disturbances, all project-related vehicle traffic should be restricted to established roads, construction areas, and other designated areas. These areas would be included in preconstruction surveys and, to the extent possible, would be established in locations disturbed by previous activities to prevent further impacts. The project shall specifically adhere to the following kit fox protective measures described in the USFWS Standard Recommendations for the Protection of the San Joaquin Kit Fox Prior to or During Ground Disturbance:</p> <ol style="list-style-type: none"> 1. Project-related vehicles should observe a daytime speed limit of 20-mph throughout the site in all project areas, except on county roads and State and Federal highways; this is particularly important at night when kit foxes are most active. Night-time construction should be minimized to the extent possible. However if it does occur, then the speed limit should be reduced to 10-mph. Off-road traffic outside of designated project areas should be prohibited. 2. To prevent inadvertent entrapment of kit foxes or other animals during the construction phase of a project, all excavated, steep-walled holes or trenches more than 2-feet deep should be covered at the close of each working day by plywood or similar materials. If the trenches cannot be closed, one or more escape ramps constructed of earthen-fill or wooden planks shall be installed. Before such holes or trenches are filled, they should be thoroughly inspected for trapped animals. If at any time a trapped or injured kit fox is discovered, USFWS and CDFW shall be contacted as noted under bullet 13 referenced below. 3. Kit foxes are attracted to den-like structures such as pipes and may enter stored pipes and become trapped or injured. All construction pipes, culverts, or similar structures with a diameter of 4-inches or greater that are stored at a 	Report all new sightings of the Kit Fox to the CNDDB as specified in the mitigation measure						
	Notify the Sacramento Fish and Wildlife Office and CDFW as specified in the mitigation measure if kit fox is injured or killed	Within three working days of the accidental death or injury to a San Joaquin kit fox during	As necessary during construction	County of San Benito - Qualified biologist			

Mitigation Measure	Action Required	Implementation Timing	Monitoring Frequency	Responsible Agency or Party	Compliance Verification		
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	construction site for one or more overnight periods should be thoroughly inspected for kit foxes before the pipe is subsequently buried, capped, or otherwise used or moved in any way. If a kit fox is discovered inside a pipe, that section of pipe should not be moved until the USFWS has been consulted. If necessary, and under the direct supervision of the biologist, the pipe may be moved only once to remove it from the path of construction activity, until the fox has escaped.						
	4. All food-related trash items such as wrappers, cans, bottles, and food scraps should be disposed of in securely closed containers and removed at least once a week from a construction or project site.						
	5. No firearms shall be allowed on the project site.						
	6. No pets, such as dogs or cats, should be permitted on the project site to prevent harassment, mortality of kit foxes, or destruction of dens.						
	7. Use of rodenticides and herbicides in project areas should be restricted. This is necessary to prevent primary or secondary poisoning of kit foxes and the depletion of prey populations on which they depend. All uses of such compounds should observe label and other restrictions mandated by the U.S. Environmental Protection Agency, California Department of Food and Agriculture, and other State and Federal legislation, as well as additional project-related restrictions deemed necessary by the USFWS. If rodent control must be conducted, zinc phosphide should be used because of a proven lower risk to kit fox.						
	8. A representative shall be appointed by the project proponent who will be the contact source for any employee or contractor who might inadvertently kill or injure a kit fox or who finds a dead, injured or entrapped kit						

Mitigation Measure	Action Required	Implementation Timing	Monitoring Frequency	Responsible Agency or Party	Compliance Verification		
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	fox. The representative will be identified during the employee education program and their name and telephone number shall be provided to the USFWS.						
9.	An employee education program should be conducted for any project that has anticipated impacts to kit fox or other endangered species. The program should consist of a brief presentation by persons knowledgeable in kit fox biology and legislative protection to explain endangered species concerns to contractors, their employees, and military and/or agency personnel involved in the project. The program should include the following: A description of the San Joaquin kit fox and its habitat needs; a report of the occurrence of kit fox in the project area; an explanation of the status of the species and its protection under the Endangered Species Act; and a list of measures being taken to reduce impacts to the species during project construction and implementation. A fact sheet conveying this information should be prepared for distribution to the previously referenced people and anyone else who may enter the project site.						
10.	Upon completion of the project, all areas subject to temporary ground disturbances, including storage and staging areas, temporary roads, pipeline corridors, etc. should be re-contoured if necessary, and revegetated to promote restoration of the area to preproject conditions. An area subject to "temporary" disturbance means any area that is disturbed during the project, but after project completion will not be subject to further disturbance and has the potential to be revegetated. Appropriate methods and plant species used to revegetate such areas should be						

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	determined on a site-specific basis in consultation with the USFWS, CDFW, and revegetation experts.						
11.	In the case of trapped animals, escape ramps or structures should be installed immediately to allow the animal(s) to escape, or the USFWS should be contacted for guidance.						
12.	Any contractor, employee, or military or agency personnel who are responsible for inadvertently killing or injuring a San Joaquin kit fox shall immediately report the incident to their representative. This representative shall contact the CDFW immediately in the case of a dead, injured or entrapped kit fox. The CDFW contact for immediate assistance is State Dispatch at (916)445-0045. They will contact the local warden or appropriate wildlife biologist with their department. The USFWS should be contacted at the numbers below.						
13.	The Sacramento Fish and Wildlife Office and CDFW shall be notified in writing within three working days of the accidental death or injury to a San Joaquin kit fox during project related activities. Notification must include the date, time, and location of the incident or of the finding of a dead or injured animal and any other pertinent information. The USFWS contact is the Chief of the Division of Endangered Species, at the addresses and telephone numbers below. The CDFW contact is located at 1701 Nimbus Road, Suite A, Rancho Cordova, California 95670, (530) 934-9309.						
14.	New sightings of kit fox shall be reported to the CNDDB. A copy of the reporting form and a topographic map clearly marked with the location of where the kit fox was observed should also be provided to the						

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USFWS at the address below. Any project-related information required by the USFWS or questions concerning the above conditions or their implementation may be directed in writing to the USFWS at: Endangered Species Division 2800 Cottage Way, Suite W2605 Sacramento, California 95825-1846 (916) 414-6620 or (916) 414-6600							
MM BIO-1(g) Western Red Bat Pre-Construction Surveys and Impact Avoidance. A qualified biologist shall conduct a western red bat roost-habitat assessment and conduct presence/absence surveys for special status western red bats where suitable maternity roosting habitat is present (e.g., orchards, mature trees) during the breeding season (approximately August 1 to October 1). Surveys shall be conducted using acoustic detectors and by searching tree cavities, crevices, and other areas where western red bats may roost. Surveys shall be conducted not more than 30 days prior to initiation of construction activities during the western red bat breeding season. Areas where bats’ maternity roosts are located shall be avoided where feasible. If a maternity colony has become established, all construction activities shall be postponed within a 300-foot buffer around the maternity colony until it is determined by a qualified biologist that the young have dispersed. Bat roosts shall be removed under the supervision of the qualified biologist after the breeding season has ended but before the onset of winter when temperatures are too cold for bat movement. A report of survey efforts shall be submitted to the County Resource Management Agency, Planning and Land Use Division within 30 days of completion of the surveys to document compliance. The report shall include the dates, times, weather conditions, and personnel involved in the surveys, and if maternity roosts are observed and avoided.	Conduct presence/absence surveys not more than 30 days prior to the start of construction activity during Western Red Bat breeding season.	Conduct preconstruction surveys not more than 30 days prior to construction activity	Once, prior to construction	County of San Benito - Qualified biologist			

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MM BIO-1(h) Monitoring. The County shall review and approve, as determined appropriate by the County, the proposed primary biologist, project plans (including impact areas and mitigation measures), and conduct site inspections during construction to ensure compliance.	Review and approve proposed biologist and project plans Conduct site inspections as specified in the mitigation measure	During construction	As determined appropriate by the County	County of San Benito Resource Management Agency			
MM BIO-1 (i) Construction Best Management Practices. To avoid impacts to aquatic and terrestrial habitats, the following construction Best Management Practices shall be incorporated into all grading and construction plans: <ul style="list-style-type: none"> ▪ Designation of a 15 mile per hour speed limit in all construction areas. ▪ All vehicles and equipment shall be parked on pavement, existing roads, and previously disturbed areas, and clearing of vegetation for vehicle access shall be avoided to the greatest extent feasible. ▪ The number of access routes, number and size of staging areas, and the total area of the activity shall be limited to the minimum necessary to achieve the goal of the project. ▪ Designation of equipment washout and fueling areas to be located within the limits of grading at a minimum of 100 feet from riparian habitat or drainages as identified by a qualified biologist. Washout areas shall be designed to fully contain polluted water and materials for subsequent removal from the site. ▪ Daily construction work schedules shall be limited to daylight hours only, consistent with applicable County code provisions noted in Section 4.11, Noise. ▪ Mufflers shall be used on all construction equipment and vehicles shall be in good operating condition. ▪ Drip pans shall be placed under all stationary vehicles and mechanical equipment. ▪ All trash shall be placed in sealed containers and 	Implement BMPs as specified in the measure	Ongoing during construction	Ongoing during construction	County of San Benito Resource Management Agency			

Mitigation Measure	Action Required	Implementation Timing	Monitoring Frequency	Responsible Agency or Party	Compliance Verification		
					Initial	Date	Comments
<p>shall be removed from the project site a minimum of once per week.</p> <ul style="list-style-type: none"> No pets are permitted on project site during construction. 							
MM BIO-2 Pre-Construction Surveys for Nesting Birds and Raptors. For construction activities occurring during the nesting season (generally February 1 to August 31), surveys for nesting birds and raptors covered by the CFGC and the MBTA (including, but not limited to special status species including the California horned lark, burrowing owl, and prairie falcon) shall be conducted by a qualified biologist no more than 14 days prior to initiation of any construction activities, including, without limitation, construction staging and vegetation removal. The surveys shall include the entire disturbance areas plus a 200-foot buffer around any disturbance area(s), as is feasible. If active nests are located, all construction work shall be conducted outside a buffer zone from the nest (said buffer to be determined by the qualified biologist). The buffer shall be a minimum of 50 feet for non-raptor bird species and at least 150 feet for raptor species. Larger buffers may be required depending upon the status of the nest and the construction activities occurring in the vicinity of the nest. The biologist shall have discretion for establishing a suitable buffer consistent with his/her judgement as an expert and industry standards. The buffer area(s) shall be closed to all construction personnel and equipment until the adults and young are no longer reliant on the nest site. A qualified biologist shall confirm that breeding/nesting is completed and young have fledged the nest prior to removal of the buffer.	Conduct nesting birds clearance surveys not more than 14 days prior to the start of construction activities.	Conduct preconstruction surveys not more than 14 days prior to construction activity	Once, prior to construction	County of San Benito - Qualified biologist			
	If nesting birds are detected construction work shall be conducted outside a buffer zone from the nest as specified in measure	Ongoing during construction	As necessary during construction	County of San Benito Resource Management Agency			
MM BIO-3(a) Jurisdictional Delineation. Prior to the start of construction, a qualified biologist would conduct formal aquatic resources delineation throughout the project site. The aquatic resources delineation shall confirm whether any identified features are under the jurisdiction of the USACE, RWQCB, and/or CDFW. The result shall be a	Conduct formal aquatic resources delineation to the specifications of the mitigation measure	Prior to the start of construction activities	Once	County of San Benito - Qualified biologist			

Mitigation Measure	Action Required	Implementation Timing	Monitoring Frequency	Responsible Agency or Party	Compliance Verification		
					Initial	Date	Comments
preliminary jurisdictional delineation report that shall be submitted to San Benito County, USACE, RWQCB and CDFW, as appropriate, for review and approval. Permits shall be obtained from each agency where applicable.							
<p>MM BIO-3(b) Wetland and Riparian Habitat Restoration. In the event the formal aquatic resources delineation confirms there are on-site jurisdictional wetlands and/or riparian habitat, project impacts to jurisdictional wetland and riparian habitat shall be mitigated at a minimum ratio of 2:1 for each segment, and shall occur as close to the impacted habitat as feasible but at least within the same watershed, or as otherwise required by the relevant resource agency(ies). The permanent protection and management of the mitigation wetlands shall be ensured through an appropriate mechanism, such as a conservation easement granted to a public or private entity authorized by Section 815.3 of the California Civil Code to acquire and hold conservation easements, deed restriction, or fee title purchase. This mitigation can occur either on or off the project site.</p> <p>A project-specific Aquatic Resource Mitigation and Monitoring Plan shall be prepared by a qualified restoration ecologist and shall include, at a minimum, the following information:</p> <ol style="list-style-type: none"> 1. Wetlands and waters impacts summary and habitat mitigation actions; 2. Goals of the restoration to achieve no net loss; 3. A map depicting the location of the mitigation site(s) and a detailed description of existing site conditions; 4. A detailed description of the mitigation design, including: <ol style="list-style-type: none"> a. Location of the new wetlands; b. Proposed site construction schedule; c. Description of existing and proposed soils, hydrology, geomorphology, and geotechnical stability, as well as results of applicable soils 	<p>Confirm that impacts of project on jurisdictional wetlands and riparian habitat are mitigated at 2:1 ratio through conservation easement as specified in mitigation measure.</p> <p>Prepare Aquatic Resource Mitigation and Monitoring Plan or purchase credits at an approved mitigation bank as specified in mitigation measure</p>	Prior to start of construction	Once	County of San Benito - Qualified biologist			

Mitigation Measure	Action Required	Implementation Timing	Monitoring Frequency	Responsible Agency or Party	Compliance Verification		
					Initial	Date	Comments
<p>testing conducted at the mitigation site;</p> <p>d. A detailed description of the steps required for site preparation and a conceptual grading plan—a formal package for plan sets, specifications, and estimates for the grading, and mitigation construction work shall be prepared based on the concepts set forth in the Aquatic Resource Mitigation and Monitoring Plan no fewer than fifteen days prior to starting work at the mitigation site;</p> <p>e. A description of recommended soil amendments and other site preparation;</p> <p>f. Development of a planting plan, including details on plant procurement, if necessary, propagation, allowable species for seeding and relative pounds/acre, and application;</p> <p>g. Maintenance plan for the created wetlands and riparian plantings;</p> <p>h. A description of specific monitoring metrics, and objective performance and success criteria, such as delineation of created area as jurisdictional wetland per USACE methods within five years of construction, minimum riparian tree and canopy cover measures in the enhanced stream reaches within 10 years of restoration, and others;</p> <p>i. Monitoring methods for vegetation and soils, and measures stipulating quantitative monitoring to occur once per year for at least five years following construction of the wetlands or until success criteria are met;</p> <p>j. A list of reporting requirements and reporting schedule; and</p> <p>k. A contingency plan for mitigation elements that do not meet performance or final success criteria within five years for created wetlands and 10 years for riparian enhancement. This plan shall include specific triggers for remediation if performance criteria are not being met and a description of the process by which remediation of problems with the</p>							

Mitigation Measure	Action Required	Implementation Timing	Monitoring Frequency	Responsible Agency or Party	Compliance Verification		
					Initial	Date	Comments
<p>mitigation site (e.g., presence of noxious weeds) shall occur.</p> <p>Alternatively, prior to initiating construction that affects aquatic resources, the project applicant shall purchase credits at an approved mitigation bank sufficient to offset temporary impacts to wetlands at a 1:1 ratio and permanent impacts to wetlands at a 2:1 ratio.</p>							
<p>MM BIO-3 (c) Invasive Weed Prevention and Management Program. Prior to start of construction, an Invasive Weed Prevention and Management Program shall be developed by a qualified biologist approved by San Benito County to prevent, to the extent feasible, invasion in areas of by non-native plant species. A list of target species shall be included, along with measures for early detection and eradication.</p> <p>All disturbed areas shall be hydroseeded with a mix of locally native species upon completion of work in those areas. In areas where construction is ongoing, hydroseeding shall occur where no construction activities have occurred within six (6) weeks since ground disturbing activities ceased. If exotic species invade these areas prior to hydroseeding, weed removal shall occur in consultation with a qualified biologist and in accordance with the restoration plan.</p>	<p>Review and approve the Invasive Weed Prevention and Management Program as specified in mitigation measure</p> <p>Confirm weed removal and hydroseeding is conducted as specified in mitigation measure</p>	<p>Prior to start of construction</p> <p>During construction.</p>	<p>Once</p> <p>Ongoing during construction</p>	<p>County of San Benito - Qualified biologist</p>			

Mitigation Measure	Action Required	Implementation Timing	Monitoring Frequency	Responsible Agency or Party	Compliance Verification		
					Initial	Date	Comments
Cultural Resources							
MM CUL-1 Unanticipated Cultural Deposits. If unanticipated cultural deposits are encountered during any phase of project construction or land disturbance activities, work shall stop in the area of the find and San Benito County shall be notified. A qualified archaeologist, defined as an archaeologist who meets the Secretary of the Interior’s Standards for professional archaeology, shall be retained to assess the nature, extent, and potential significance of any cultural remains. If the resources are determined to be Native American in origin, the archaeologist would consult with the project proponent and the County to begin Native American consultation procedures, as appropriate (see Chapter 4.14: Tribal Cultural Resources). If the discovery is determined to be not significant, work would be permitted to continue in the area. Potentially significant resources may require a Phase II subsurface testing program to determine the resource boundaries within the project site, assess the integrity of the resource, and evaluate the site’s significance through a study of its features and artifacts. If, in consultation with the County, a discovery is determined to be significant, a mitigation plan shall be prepared and carried out in accordance with State guidelines. If the resource cannot be feasibly avoided, a data recovery plan shall be developed to ensure collection of sufficient information to address archaeological and historical research questions, with results presented in a technical report describing field methods, materials collected, and conclusions. Any cultural material collected as part of an assessment or data recovery effort shall be curated, as determined appropriate, at a qualified facility.	Stop work and notify San Benito County upon discovery of cultural resources	During construction, upon discovery of unidentified cultural resources.	Ongoing during construction	County of San Benito Resource Management Agency			
	Implement a Phase II subsurface testing program.	During construction, upon the discovery of unidentified cultural resources	Once for each discovery	County of San Benito Resource Management Agency			
	If the resource is determined significant, cap area or follow recommendations of the Phase II study.	During construction, after completion of the Phase II subsurface testing program.	Once for every discovery	County of San Benito Resource Management Agency			
	Submit monitoring report	Upon completion of construction, prior to issuance of building permits.	Once	County of San Benito Resource Management Agency			
MM CUL-2 Discovery of Human Remains. If human remains are discovered, State Health and Safety Code section 7050.5 requires that no further disturbance shall occur in the area of the find until the County has made the necessary findings as to origin and	Adhere to State Health and Safety Code Section 7050.5.	During construction, upon the discovery of previously unidentified human remains.	Ongoing during construction.	County of San Benito Resource Management Agency			

Mitigation Measure	Action Required	Implementation Timing	Monitoring Frequency	Responsible Agency or Party	Compliance Verification		
					Initial	Date	Comments
disposition pursuant to Public Resources Code section 5097.98. If the remains are determined to be of Native American descent, the coroner would notify the NAHC. The NAHC would determine and notify a MLD. The MLD would complete the inspection of the site within 48 hours of notification and may recommend scientific removal and nondestructive analysis of human remains and items associated with Native American burials.							
MM CUL – 3(a) Professional Paleontologist. Prior to initial ground disturbance, the applicant shall retain a project paleontologist, defined as a paleontologist who meets the SVP standards for Qualified Professional Paleontologist, to direct all mitigation measures related to paleontological resources.	Confirm applicant has retained a project paleontologist as specified in mitigation measure	Prior to initial ground disturbance	Once	County of San Benito Resource Management Agency			
MM CUL-3(b) Paleontological Monitoring. Excavations exceeding two feet in depth anywhere on the project site shall be monitored on a full-time basis by a qualified paleontological monitor during initial ground disturbance. Ground disturbing activity that does not exceed two feet in depth shall not require paleontological monitoring. The duration and timing of the monitoring shall be reasonably determined by the project paleontologist. If the project paleontologist determines that full-time monitoring is no longer warranted, he or she may recommend that monitoring be reduced to periodic spot-checking or cease entirely, which recommendation shall then be adhered to by the project applicant. If fossils are discovered, the paleontological monitor or project paleontologist shall recover them using standard field methods. Typically fossils can be safely salvaged quickly by a single paleontologist and not disrupt construction activity. In some cases larger fossils (such as complete skeletons or large mammal fossils) require more extensive excavation and longer salvage periods. In this case the paleontologist shall have the authority to temporarily direct, divert or halt construction activity to ensure that the fossil(s) can be removed in a safe and timely manner. Once salvaged, fossils shall be identified to the lowest possible	Monitor and recover any paleontological remains unearthed during excavation and ground disturbing activities as specified in mitigation measure	During initial ground disturbing activity in areas specified in measure	Ongoing during construction	County of San Benito Resource Management Agency			
	Reduce monitoring to spot- checking if the conditions specified in the measure are met, under the discretion of the qualified paleontologist	Spot-check to verify presence of archeological monitor during ground disturbance activities.	Ongoing during construction	County of San Benito Resource Management Agency			

Mitigation Measure	Action Required	Implementation Timing	Monitoring Frequency	Responsible Agency or Party	Compliance Verification		
					Initial	Date	Comments
taxonomic level, prepared to a curation-ready condition and curated in a scientific institution with a permanent paleontological collection, along with all pertinent field notes, photos, data, and maps.							
Geology and Soils							
<p>MM GEO-4 Adherence to Geotechnical Report. Prior to the issuance of the first building permit, the developer(s) of individual lots on the project site shall submit building and improvement plans for review and approval by San Benito County that confirm compliance with the recommendations included in the <i>Geotechnical Investigation</i> prepared by Stevens, Ferrone & Baily in 2015 (see Appendix C of this EIR). These recommendations include, but are not limited to, the following:</p> <ul style="list-style-type: none"> ▪ Dry, loose, weak, and compressible soils shall be removed and recompacted. Where soils will not be removed as part of grading operations, over-excavate 12 inches, scarify and re-compact the bottom 12 inches in place, and place well blended engineered fill within the excavations. ▪ Grading shall be performed so that each building foundation and surrounding flatwork can be supported on fills with similar expansion potential. Provide a layer at least 3 feet thick of well-mixed, moisture conditioned, and well blended engineered fill below all building foundations and surrounding flatwork. ▪ Structure setbacks shall be established by projecting a 3:1 (horizontal to vertical) line from the toe of the existing slopes upward toward the development. Where the projected line intersects the finished ground surface, structures shall be setback from the intersection. <p>Consideration should be given to controlling erosion on the slopes to reduce the potential for continued migration of the slope crest toward the development. Erosion control measures can include the use of geotextiles, rip-rap, retaining systems, and rebuilding slopes with geogrid reinforced earth in combination with installing deeply rooting vegetation. These</p>	<p>Confirm submittal of acceptable building and improvement plan as specified in mitigation measure.</p> <p>Implement approved plans.</p>	<p>Prior to issuance of first building permit</p> <p>During Construction.</p>	<p>Once</p> <p>Ongoing during construction</p>	<p>County of San Benito Resource Management Agency</p>			

Mitigation Measure	Action Required	Implementation Timing	Monitoring Frequency	Responsible Agency or Party	Compliance Verification		
					Initial	Date	Comments
measures can be installed near the top of the slope without having to install over the full length of the slopes.							
Greenhouse Gas Emissions							
MM GHG- 1 GHG Reduction Plan. Prior to initial grading permit issuance, the project applicant shall develop and implement a GHG Reduction Plan, approved by the County, which documents a reduction in annual GHG emissions from the project by a minimum of 617 MT CO ₂ e per year over the operational life of the project.	Applicable elements of the GHG Reduction Plan shall be reflected on project site plans prior to permit approval. If GHG emissions cannot be reduced through compliance with such a plan, purchased carbon offsets shall be approved prior to permit approval.	Prior to permit approval	Once	County of San Benito Resource Management Agency			
A. On-site GHG reduction measures may include, but are not limited to, the following components: a. Energy Use i. On-site energy conservation policies in addition to those described in the Specific Plan Development Standards ii. Exceed adopted 2013 Title 24 energy requirements by a minimum of 10 percent through implementation of energy reduction measures, including: 1. Use locally made building materials for construction of the Project and associated infrastructure when such materials are locally available; 2. Use of materials which are resource efficient, recyclable, with long life cycles; 3. Install energy-reducing shading mechanisms for windows, porches, patios, walkways, etc.; 4. Install energy reducing day lighting systems (e.g. skylights, light shelves, transom windows); 5. Use of water efficient landscapes; 6. Use tankless water heaters or solar water heaters; 7. Use of low-energy interior lighting; 8. Use low-energy street lights and							

Mitigation Measure	Action Required	Implementation Timing	Monitoring Frequency	Responsible Agency or Party	Compliance Verification		
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	parking lot lights (i.e. sodium); and						
	9. Use of light-colored, water-based paint and roofing materials.						
	iii. On-site renewable energy production, including wind-generated energy or installation of solar photovoltaic (PV) panels or other on-site renewable energy that generates a minimum of 30 percent of the project's total energy demand						
B.	The project applicant shall be responsible for ensuring that the GHG Reduction Plan quantifies the emissions reduction achieved by all GHG reduction measures included in the GHG Reduction Plan. The GHG Reduction Plan shall include all necessary evidence to facilitate review of the emissions reductions measures and the total GHG emissions reduction achieved by the San Benito County Planning and Building Departments.						
C.	GHG/Carbon Offset Mechanism. The GHG emissions reduction achieved through implementation of on-site GHG reduction measures would depend on the specific mix of measures available for each development application within the project. Because it is not yet possible to know with certainty which on-site GHG reduction measures would be feasibly incorporated into the project, or to quantify the reduction in GHG emissions that these measures would achieve, on-site GHG reduction measures may not be sufficient to reduce project GHG emissions by the required 617 MT CO ₂ e/year. If GHG emissions cannot be reduced below threshold levels through compliance with the Project GHG Reduction Plan described in Part A, the project applicant shall purchase a fair share of carbon offsets that meet approved offset protocols through the California Cap-and-Trade Program to reduce GHG emissions below threshold levels. Carbon offsets reduce GHG emissions globally through funding off-site						

Mitigation Measure	Action Required	Implementation Timing	Monitoring Frequency	Responsible Agency or Party	Compliance Verification		
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projects that eliminate new GHG emissions and/or sequester existing GHGs in the atmosphere.							
Plan Requirements and Timing							
Applicable elements of the GHG Reduction Plan shall be reflected on project site plans prior to permit approval. If GHG emissions cannot be reduced through compliance with such a plan, purchased carbon offsets shall be approved prior to permit approval.							
Monitoring							
Condition compliance shall monitor and verify implementation of measures included in the GHG Reduction Plan to ensure implementation.							
Emissions reductions from individual GHG reduction measures are quantifiable for the purpose of demonstrating compliance with Mitigation Measure GHG-1 using CAPCOA's <i>Quantifying Greenhouse Gas Mitigation Measures: A Resource for Local Government to Assess Emission Reductions from Greenhouse Gas Mitigation Measures</i> (August 2010), available at http://www.capcoa.org/wp-content/uploads/2010/11/CAPCOA-Quantification-Report-9-14-Final.pdf . Depending on the specific combination of GHG reduction components available to a particular phase of the project, sufficient on-site GHG emissions reductions may not be available to reduce GHG emissions by the required 617 MT CO ₂ e/year over the operational life of the project. Therefore, to further reduce project GHG emissions, project applicants would be required to purchase carbon offsets that meet approved offset protocols through the California Cap-and-Trade Program.							
Noise							
MM N-1 (a) Construction Activity Timing Disclosure. Signs stating the restrictions regarding the hours of construction as regulated by the 2035 General Plan shall be provided by the developer and posted on-site. Signs shall be placed prior to beginning of and throughout grading and construction activities. Prior to issuance of any grading permits, the project	Post onsite signs stating the restrictions regarding the hours of construction	Ongoing during construction	Spot-check for compliance prior to beginning of and throughout grading and construction	County of San Benito Resource Management Agency			

Mitigation Measure	Action Required	Implementation Timing	Monitoring Frequency	Responsible Agency or Party	Compliance Verification		
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proponent shall submit a plan, which shall be reviewed and approved by the County, describing the location and dates on which the signs will be posted to the Planning and Building Inspection Services Department. The project proponent shall allow County Building Inspectors to access the project site to monitor compliance by spot checking these signs and the hours during which construction occurs, and to respond to noise complaints.	Submit a plan describing the location and dates on which the signs will be posted	Prior to the issuance of the first permit for ground disturbing activity	Once	County of San Benito Resource Management Agency			
MM N-1(b) Construction Equipment. Properly maintain construction equipment and ensure that all internal combustion engine driven machinery with intake and exhaust mufflers and engine shrouds (if the equipment had such devices installed as part of its standard equipment package) are in good condition and appropriate for the equipment. Equipment engine shrouds shall be closed during equipment operation. Whenever feasible, electrical power shall be used to run air compressors and similar power tools rather than diesel equipment. The developer shall require all contractors, as a condition of contract, to maintain and tune-up all construction equipment to minimize noise emissions to the extent feasible.	Maintain construction equipment as specified in the measure.	Ongoing during construction	Ongoing during construction	County of San Benito Resource Management Agency			
MM N-1 (c) Vehicle and Equipment Idling. Construction vehicles and equipment shall not be left idling for longer than five minutes when not in use.	Confirm construction equipment is not left idling as described in mitigation measure	Ongoing during construction	Ongoing during construction	County of San Benito Resource Management Agency			
MM N-1(d) Stationary Equipment. Stationary construction equipment that generates noise that exceeds 55 dBA Leq at the boundaries of the nearby residential uses shall be shielded. Temporary noise barriers used during construction activity shall be made of noise-resistant material sufficient to achieve a Sound Transmission Class (STC) rating of STC 40 or greater, based on sound transmission loss data taken according to ASTM Test Method E90. Such a barrier may provide as much as a 10 dB insertion loss, provided it is positioned as close as possible to the noise source or to the receptors. To be effective, the barrier must be long and tall enough (a minimum	Submit building and grading plans that show the appropriate construction noise reduction measures	Prior to issuance of the first permit for ground disturbing activity	Once	County of San Benito Resource Management Agency			
	Locate noise-generating stationary equipment as far as possible from sensitive receptors. Construct temporary noise barriers to screen stationary noise generating equipment	Ongoing during construction	Ongoing during construction	County of San Benito Resource Management Agency			

Mitigation Measure	Action Required	Implementation Timing	Monitoring Frequency	Responsible Agency or Party	Compliance Verification		
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<p>height of eight feet) to completely block the line-of-sight between the noise source and the receptors. The gaps between adjacent panels must be filled-in to avoid having noise penetrate directly through the barrier. The recommended minimum noise barrier or sound blanket requirements would reduce construction noise levels by at least 10 dBA.</p> <p>The equipment area with appropriate acoustical shielding shall be designated on building and grading plans. Equipment and shielding shall remain in the designated location throughout construction activities.</p> <p>Prior to issuance of grading permits, the project proponent shall submit building and grading plans that show the appropriate construction equipment noise reduction measures to the Planning and Building Inspection Services Department. Compliance shall be monitored by, as feasible, County Building Inspectors.</p>	when located near adjoining sensitive land uses.						
MM N-1(e) Workers' Radios. All noise from workers' radios shall be controlled to a point that they are not audible at sensitive receptors near the construction activity.	Ensure radio noise minimized at sensitive receptors	Ongoing during construction	Ongoing during construction	County of San Benito Resource Management Agency			
MM N-1(f) Construction Plan. 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 activity.	Confirm submittal of detailed construction plan as specified in mitigation measure	Prior to issuance of grading and or building permit	Once	County of San Benito Resource Management Agency			
MM N-1(g) Disturbance Coordination. A "noise disturbance coordinator" shall be designated by the contractor. The noise disturbance coordinator shall be responsible for responding promptly to any local complaints about construction noise. The noise 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.	Confirm designation of noise disturbance coordinator and compliance with mitigation measures	At beginning of construction phase	Once	County of San Benito Resource Management Agency			

Mitigation Measure	Action Required	Implementation Timing	Monitoring Frequency	Responsible Agency or Party	Compliance Verification		
					Initial	Date	Comments
Transportation							
MM T-1 Regional Transportation Impact Mitigation Fee. The developer shall be required to pay the applicable TIMF fee as a fair-share contribution toward Union Road widening, in compliance with General Plan Policy C-1.5. The TIMF is calculated as part of the Transportation Impact Fee Nexus Study completed by the Council of San Benito County Governments (2016).	Confirm payment of applicable TIMF fees	Prior to issuance of the first permit	Once	County of San Benito Resource Management Agency			
Tribal and Cultural Resources							
MM TCR-1. In the event that archaeological resources of Native American origin are identified during project construction, a qualified archaeologist shall be retained who shall consult with the project proponent and the San Benito County to begin Native American consultation procedures. As part of this process, it may be determined that archaeological monitoring may be required; a Native American monitor may also be required in addition to the archaeologist.	Ensure qualified archeologist is retained and will consult with project proponent and County of San Benito as described in measure	Prior to beginning of construction	Once	County of San Benito Resource Management Agency			

Taven M. Kinison Brown
San Benito County
Planning & Building Inspection Services
Resource Management Agency

Date

PASSED AND ADOPTED BY THE PLANNING COMMISSION OF THE COUNTY OF SAN BENITO THIS 21st DAY OF FEBRUARY 2018 BY THE FOLLOWING VOTE:

AYES:

NOES:

ABSENT:

ABSTAIN:

Mark Tognazini, Chair
San Benito County Planning Commission

ATTEST:

Taven M. Kinison Brown, Principal Planner
Resource Management Agency San Benito County