

**DRAFT  
INITIAL STUDY/  
MITIGATED NEGATIVE DECLARATION**

**for the**

**TOBIAS FARMS AGRICULTURAL STORAGE  
STRUCTURE PROJECT**

Prepared by: Denise Duffy & Associates

Lead Agency: County of San Benito, California  
Resource Management Agency

Applicant: Tobias Farms

**August 2021**

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## Project Data

1. **Project Title:** Tobias Farms Agricultural Storage Structure Project
2. **Lead Agency & Lead Agency Contact:** Arielle Goodspeed, Senior Planner, (831) 902-2547, [agoodspeed@cosb.us](mailto:agoodspeed@cosb.us); San Benito County Resource Management Agency, 2301 Technology Parkway, Hollister CA 95023
3. **Applicant Contact Information:** Michael Tobias, Tobias Farms, (831) 801-9069, 6344 Pacheco Hwy, Hollister, CA 95023
4. **Project Location:** The proposed project is located at 2250 and 2290 Shore Road, Hollister, CA 95023, within San Benito County, California. The project site is made up of an approximately 50-acre parcel (Assessor's Parcel Number [APN] 013-050-010). Local access to the project site is provided by State Route (SR) 25, located about 1.4 miles west of the project site by way of Shore Road, and by SR 156, which is located approximately 3.4 miles east of the project site by way of Shore Road and Fairview Road. Regional access to the site is provided by Highway (Hwy) 101. The property is located in a rural area and is surrounded by agricultural land uses.
5. **Project Description:** The proposed project consists of development and construction of a new produce and bin storage warehouse of 25,000 square feet (sq. ft). The project requires approval from the County of San Benito. The proposed pre-engineered metal storage building would be 18-foot tall (22-foot maximum height), measuring approximately 250 feet by 100 feet. A portion of the building would be used for the farm shop which takes care of maintenance, repair, and fabrication of the agricultural equipment on the ranch. Maintenance of the equipment would include servicing and repairing tractors, farming implements, and irrigation pipe as well as fabrication of new implements to use in the agricultural operation. The other portion of the facility would be used for bin storage to support the company's winter squash program, which lasts from September through December of each year. The proposed project would also include access improvements, including a new crushed gravel driveway leading to the storage structure, as well as drainage improvements. The total area of disturbance associated with the proposed project is 30,992 sq. ft.
6. **Acreage of Project Site:** The parcel is approximately 50 acres (APN 013-050-010).
7. **Land Use Designations:** The San Benito County General Plan designates the project site as Agricultural (A). The site is located within the Agricultural Productive (AP) Zoning District.
8. **Date Prepared:** August 2021
9. **Prepared By:** Denise Duffy & Associates, Inc. (DD&A)

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# Chapter 1. Introduction and Project Description

## 1.1 Introduction

This Initial Study/Mitigated Negative Declaration (IS/MND) has been prepared to evaluate the potential environmental effects associated with the Tobias Farms Agricultural Storage Structure Project (project or proposed project), within San Benito County, California (County). This IS/MND has been prepared in accordance with the California Environmental Quality Act (CEQA), Public Resources Code §21000 et. seq., and the State CEQA Guidelines, California Code of Regulations (CCR) §15000 et. seq.

An IS/MND is an informational document prepared by a lead agency to determine if a project may have a significant effect on the environment (CEQA Guidelines §15063, subd. (a)). If there is substantial evidence that a project may have a significant effect on the environment, an Environmental Impact Report (EIR) must be prepared, in accordance with CEQA Guidelines §15064(a). However, if the lead agency determines that revisions in the project plans or proposals made by or agreed to by the applicant mitigate the potentially significant effects to a less-than-significant level, an Initial Study/Mitigated Negative Declaration may be prepared instead of an EIR (CEQA Guidelines §15070, subd. (b)). In this instance, the lead agency prepares a written statement describing the reasons a proposed project would not have a significant effect on the environment and, therefore, why an EIR need not be prepared. This IS/MND conforms to the content requirements under CEQA Guidelines §15071.

The San Benito County Resource Management Agency (County RMA) is acting as the Lead Agency pursuant to CEQA Guidelines §15050(a). As the Lead Agency, the County RMA oversaw preparation of this IS/MND pursuant to CEQA Guidelines §15063, §15070, and §15152. This IS/MND will be circulated for agency and public review during a 20-day public review period pursuant to CEQA Guidelines §15073. Comments received by the County RMA on this IS/MND will be reviewed and considered as part of the deliberative process in accordance with CEQA Guidelines §15074.

The following section is consistent with the requirements of CEQA Guidelines §15124 to the extent that it is applicable to the project. This section contains a detailed description of the project location, existing setting, project components and relevant project characteristics, and applicable regulatory requirements.

## 1.2 Project Location

The proposed project is located at 2250 and 2290 Shore Road, Hollister, California, 95023, in San Benito County (County). See **Figure 1, Vicinity Map**. The project site is comprised of an approximately 50-acre parcel (APN 013-050-010) that contains two single-family residences, several agricultural support structures, and farmland. The project site is located in a rural area. Local access to the project site is provided by SR 25, located about 1.4 miles west of the project site by way of Shore Road, and by SR 156, which is located approximately 3.4 miles east of the project site by way of Shore Road and Fairview Road. Regional access to the site is provided by Highway 101. There are two driveway entrances to the project site off of Shore Road on the southern edge of the project site.

Surrounding land uses are primarily agricultural, with some rural residential uses in the vicinity. The project site is relatively flat.



0 1,000 2,000 ft

Source: Google Earth, July 2021

# Vicinity Map

Date 7-27-2021  
Scale 1"=1,000'  
Project 2021-29



Monterey | San Jose  
**Denise Duffy and Associates, Inc.**  
Environmental Consultants Resource Planners  
947 Cass Street, Suite 5  
Monterey, CA 93940  
(831) 373-4341

Figure  
1

The San Benito County General Plan designates the project site as Agriculture (A) and the project site is zoned Agricultural Productive (AP). The AP designation applies to areas that are characterized by agriculturally productive lands of various types, including crop land, vineyards, and grazing lands. The purpose of this land use designation is to maintain the productivity of agricultural land, especially prime farmland, in the County.

### **1.3 Project Description**

The proposed project consists of an application for a Use Permit (County Planning File PLN210003) and construction of an agricultural storage structure and access driveway for Tobias Farms, on a 0.71-acre portion of a 50-acre proposed project site. The site has been utilized for agricultural cultivation since being developed.

The project proposes a new 25,000 sq. ft. warehouse building to be used for produce/bin storage and for maintenance of farm equipment. The pre-engineered metal building would measure approximately 250 feet by 100 feet. A portion of the building would be used for the farm shop which takes care of maintenance, repair and fabrication of the farming equipment on the ranch. Maintenance of the equipment would include servicing and repairing tractors, farming implements, and irrigation pipe as well as fabrication of new implements to use in the farming operation. The other portion of the facility would be used for bin storage to support the company's winter squash program, which lasts from September through December of each year.

The proposed project would also include access improvements, including a new, all-weather, crushed gravel driveway leading to the storage structure, as well as drainage improvements. The total area of disturbance associated with the proposed project is 30,992 sq. ft. See **Figure 2, Site Plan**.

### **CONSTRUCTION**

Construction of the proposed project would commence as soon as all required permits and approvals for the project have been granted, which is anticipated to occur in late summer 2021. Construction activities would be limited to the hours of 8 a.m. to 5 p.m., Monday through Friday, with construction expected to last up to four months. Construction equipment required for construction of the proposed project would include a mini-excavator, backhoe, water truck, and forklift.

### **WATER SUPPLY**

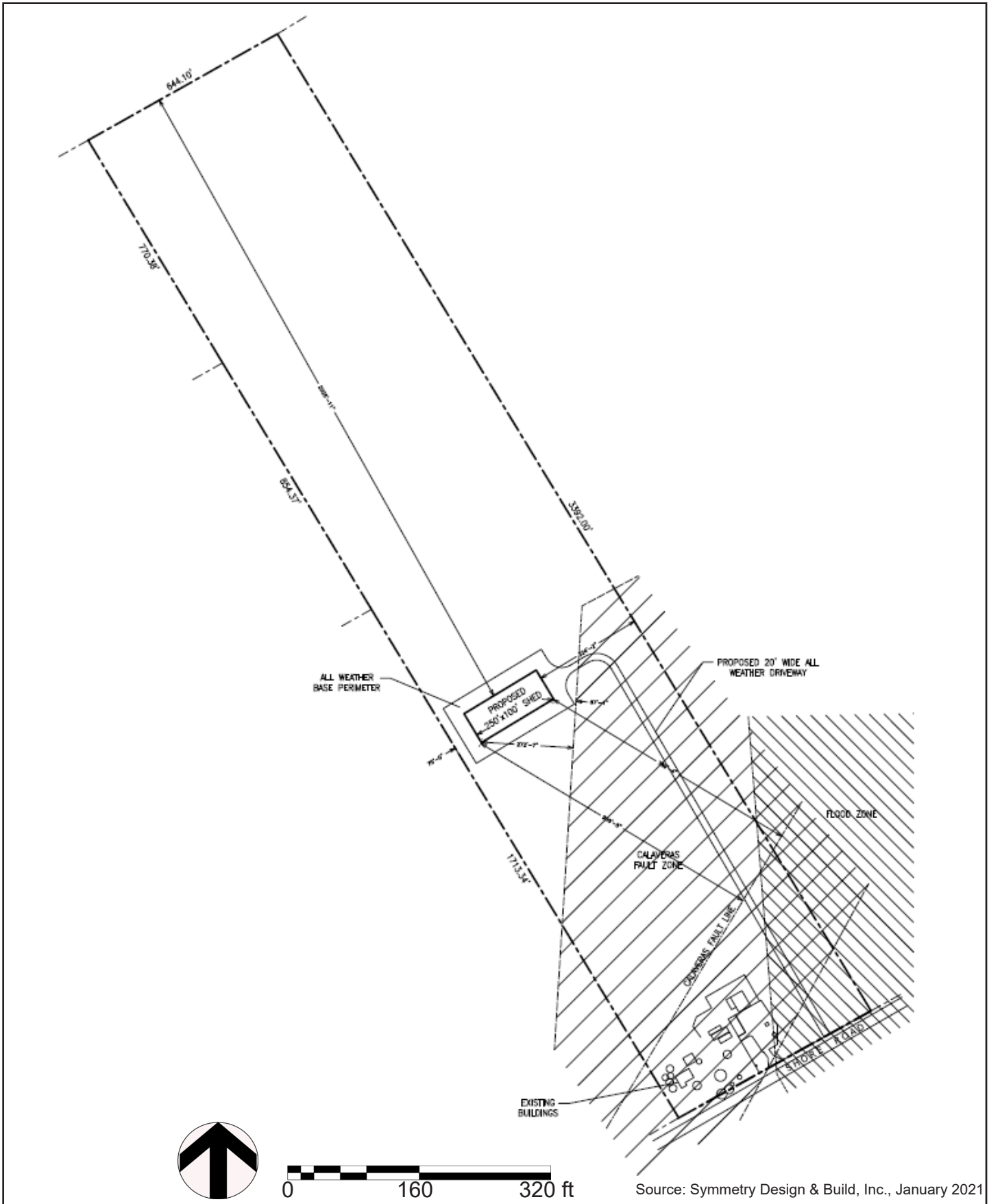
No new water use is proposed as part of the project. The proposed agricultural storage structure would not include any new water connections.

### **SEPTIC**

No new or expansion of a septic system is proposed as part of the project. The agricultural storage structure would not include any new wastewater connections. Portable toilet service would be used for employees when working in the facility.

### **DRAINAGE**

Impervious surface would be increased by approximately 25,000 sq. ft. for the storage shed and 49,376 sq. ft. for the all-weather base perimeter/driveway. San Benito County standards would require 14,038 cubic feet of detention for this facility.



Source: Symmetry Design & Build, Inc., January 2021

<p>Title:</p> <h1>Site Plan</h1>	<p>Date 7-27-2021</p> <p>Scale 1"=160'</p> <p>Project 2021-29</p>	<p>Monterey   San Jose</p> <p><b>Denise Duffy and Associates, Inc.</b></p> <p>Environmental Consultants Resource Planners</p> <p>947 Cass Street, Suite 5 Monterey, CA 93940 (831) 373-4341</p>	<p>Figure</p> <h1>2</h1>
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## GRADING

The project site is generally flat. Grading would be limited to the amount required for the barn building, improvements, pond construction, and driveway access.

## LIGHTING

The proposed project would include limited outdoor lighting for safety and security purposes. All proposed outdoor lighting would conform to County requirements for nighttime lighting.

## ACCESS AND PARKING

During construction and operation, the project site would be accessed via a private driveway accessible via Shore Road. Parking would be available on-site for construction and operation. A 20-foot-wide gravel access driveway would be constructed on the property to connect the entrance to the proposed structure.

## OPERATIONS

Tobias Farms has been in business in San Benito County since 1976 cultivating a variety of row crops and orchards. See **Figure 3, Project Site Photos**. The project site is currently planted with winter wheat, planned yearly crop rotation which includes romaine, broccoli, cauliflower, winter squash, onions, and baby lettuce items. The proposed project would be used partially as a farm shop to support farming operations, with the remaining space used to store winter squash crops. Maintenance of the farming equipment would include servicing and repairing tractors, implements and irrigation pipe as well as fabrication of new implements to use in farming operations. Squash harvesting typically begins in early September ramping up to the Thanksgiving holiday and then tapering off and finishing in December. Eight varieties of organic winter squash are produced on-site, including: Butternut, Spaghetti, Acorn, Delicata, Kabocha, Honeynut, Red Kuri, and Carnival squash. Chemical storage associated with operation of the proposed project is anticipated to be limited to organic cleaner to clean the plastic bins before returning them to the field. Forklifts would be used in the proposed facility to move bins of squashes. Tobias Farms currently has two employees who work as farm mechanics – the proposed project would not result in an increase in the number of employees at the site. Produce grown offsite at other properties owned by the applicant may also be transported to and stored at the proposed project site.

## 1.4 Required Permits

This IS/MND is an informational document for both agency decision-makers and the public. The County RMA is the Lead Agency responsible for adoption of this IS/MND. It is anticipated that the proposed project would require permits and approvals from the following agencies.<sup>1</sup>

### LOCAL AGENCIES

A list of the anticipated discretionary permits and approvals required by the County of San Benito is provided below:

- Adoption of IS/MND
- Approval of Proposed Project including Administrative Permit/Use Permit and Building Permit

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<sup>1</sup> This list is not considered exhaustive and additional agencies and/or jurisdictions may have permitting authority.



Photo 1: Overview of the project site, looking southwest.



Photo 2: Access road on the project site, looking south.



Photo 3: Overview of the project site, looking east.



Photo 4: Overview of the project site, looking west.

Source: Denise Duffy & Associates, Inc., June 2021

Title:

# Site Photos

Date 7-27-2021  
Scale N/A  
Project 2021-29



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Environmental Consultants Resource Planners  
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Figure  
**3**

## 1.5 Project Goals and Objectives

The primary goals of the proposed project are to provide bin storage in order to meet food safety standards to support the applicant's winter squash program, and to provide maintenance, repair and fabrication facilities for agricultural equipment that is used on the property. The project's key objectives from the project applicant are as follows:

- Attain approval of a Use Permit (County Planning File PLN210003) for the proposed project.
- Maximize the productivity of this piece of agricultural land, which is designated Agricultural Productive in the 2035 General Plan.
- Meet food storage and safety standards through construction of a new, enclosed agricultural storage facility.
- Provide ranch employees with the facilities to provide maintenance, repair, and fabrication of agricultural equipment.

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## Chapter 2. Environmental Factors Potentially Affected

The environmental factors identified below are discussed within **Chapter 4. Initial Study Environmental Checklist** Sources used for analysis of environmental effects are cited in parenthesis after each discussion and are listed in **Chapter 5. References**.

- |   |  |  |
|---|--|--|
| <input type="checkbox"/> Aesthetics                           | <input type="checkbox"/> Agricultural and Forest Resources | <input checked="" type="checkbox"/> Air Quality      |
| <input type="checkbox"/> Biological Resources                 | <input checked="" type="checkbox"/> Cultural Resources     | <input type="checkbox"/> Energy                      |
| <input checked="" type="checkbox"/> Geology/Soils             | <input type="checkbox"/> Greenhouse Gas Emissions          | <input type="checkbox"/> Hazards/Hazardous Materials |
| <input checked="" type="checkbox"/> Hydrology/Water Quality   | <input type="checkbox"/> Land Use/Planning                 | <input type="checkbox"/> Noise                       |
| <input type="checkbox"/> Public Services                      | <input type="checkbox"/> Recreation                        | <input type="checkbox"/> Transportation/Traffic      |
| <input checked="" type="checkbox"/> Tribal Cultural Resources | <input type="checkbox"/> Utilities/Service Systems         | <input type="checkbox"/> Wildfire                    |
| <input type="checkbox"/> Mandatory Findings of Significance   |  |  |

### ENVIRONMENTAL FACTORS NOT AFFECTED

As part of the scoping and environmental analysis conducted for the project, the following environmental resources were considered but no potential adverse impacts to these resources were identified. Consequently, there is no further discussion regarding these resources in this document.

**Mineral Resources:** The site has not been mapped for mineral resources and current agricultural uses at and around the project site do not support mineral extraction operations. Furthermore, the project site and adjoining lands have been designated by the County 2035 General Plan for agricultural use and would not involve mineral extraction operations. There are no locally important mineral resource recovery sites described in the County 2035 General Plan and the 2035 General Plan does not include the project site as a zone for mineral extraction. As a result, there would be no impact to mineral resources. (1, 2, 3, 4)

**Population/Housing:** The proposed project would not induce population growth in the area as it consists of the construction of an agricultural storage structure with no residential use proposed. In addition, the proposed project would not increase the number of employees beyond those currently working at the existing agricultural facility. Thus, there would be no impact to population/housing. (1, 2)

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### Chapter 3. Determination

On the basis of this initial evaluation:

- ☐ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- ☒ I find that although the proposed project could have a significant effect on the environment there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- ☐ I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- ☐ I find that the proposed project MAY have a “potentially significant impact” or “potentially significant unless mitigated” impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- ☐ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Arielle Goodspeed  
Signature

Arielle Goodspeed  
Printed Name

8/3/21  
Date

This document has been prepared by  
Denise Duffy & Associates, Inc. under  
the direction of the San Benito  
County – Resource Management  
Agency.

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For

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## Chapter 4. Initial Study Environmental Checklist

The following chapter assesses the environmental consequences associated with the proposed project. Mitigation measures, where appropriate, are identified to address potential impacts.

### EVALUATION OF ENVIRONMENTAL IMPACTS

1. A brief explanation is required for all answers except “No Impact” answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A “No Impact” answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A “No Impact” answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on project-specific screening analysis).
2. All answers must take into account the whole action involved, including offsite as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
3. Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
4. "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level.
5. Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration (Section 15063(c)(3)(D)). In this case, a brief discussion should identify the following:
  - a) Earlier Analysis Used. Identify and state where they are available for review.
  - b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
  - c) Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures, which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
6. Lead agencies are encouraged to incorporate information sources for potential impacts (e.g., general plans, zoning ordinances) into the checklist references. Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
7. Supporting Information Sources: A source list should be attached, and other sources used, or individuals contacted should be cited in the discussion.
8. This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.
9. The explanation of each issue should identify:
  - a) The significance criteria or threshold, if any, used to evaluate each question; and
  - b) The mitigation measure identified, if any, to reduce the impact to less than significance.

## 4.1 Aesthetics

### 4.1.1 Environmental Setting

The 2035 County General Plan Update Recirculated Draft EIR (RDEIR) notes that the County's most striking features are the Diablo and Gabilan Mountain Ranges and the San Benito Valley, which lies between them. There are no State designated scenic highways located in the County. However, three highways are County designated scenic highways, including Highway 101, located approximately four miles east of the project site; SR 156, located over four miles southeast of the project site; and SR 129, located approximately 0.5 miles north of the project site.

According to the 2035 County General Plan RDEIR, important vistas within San Benito County that define its visual character include agricultural croplands, rangelands, rolling hills, open spaces, historic towns and mining sites, and views of the Diablo and Gabilan ranges. These agricultural and rangeland areas constitute more than 75 percent of the County's total land area. Additionally, the County's topography includes valleys and rolling hills, particularly in the northern portion of the County near Hollister and San Juan Bautista, where most of the County's population dwells.

The existing site is currently used for agricultural activities. Surrounding lands are rural and currently consist primarily of agricultural uses. The proposed project would result in the construction of a new agricultural storage structure and associated infrastructure, including drainage improvements and installation of a new access driveway. Construction of the proposed project would not require any nighttime construction, and, therefore, construction activities would not result in any new nighttime lighting or glare. No new sources of exterior lighting are proposed as part of this project. To the south and east of the project site, the surrounding lands are rural and currently consist of primarily agricultural uses, which produce varying degrees of nighttime lighting.

Section 19.31.005 of the San Benito County Code establishes three lighting zones, with Zone I having the strictest regulations and Zone III imposing the least restrictive. The project site is located in Zone II. General requirements are applicable to all zones, under Section 19.31.006, and the special requirements applicable to project set forth in Section 19.31.008 are listed below:

- (A) (1) Total outdoor light output (excluding streetlights used for illumination of county roadways or private roadways related to any development project in Zone II) shall not exceed 50,000 initial raw lamp lumens per net acre, averaged over the entire project.  
  
(2) Furthermore, no more than 5,500 initial raw lamp lumens per net acre may be accounted for by lamps in unshielded fixtures permitted in Table 19.31.006(1) of this chapter.
- (D) Class 3 lighting must be extinguished at 11:00 p.m. or when the business closes, whichever is later, except that low-wattage holiday decorations may remain on all night from November 15 to January 15.

#### 4.1.2 Environmental Impacts

Environmental Impacts	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>AESTHETICS.</b> Would the project:				
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point.) If the project is in an urbanized area would the project conflict with applicable zoning and other regulations governing scenic quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

#### 4.1.3 Explanation

- a) **Less than Significant Impact.** As described in the County's General Plan, most of the County consists of agricultural and rangeland uses and many of the County's scenic vistas consist of views of these areas. The proposed project consists of the construction of a new agricultural storage structure, which is consistent with the zoning of the project site and adjacent land use and zoning designations. The project is not visible from existing scenic roads. In addition, the project would not exceed the 40-foot building height threshold and would not block any neighboring views of distant mountain ranges. Lastly, the proposed project would not impair County scenic vistas within the agricultural and rangeland uses; therefore, the impacts would be less-than-significant. (1, 2, 3)
- b) **No Impact.** As discussed above, there are many scenic resources in the County; however, the project site is not located within the vicinity of a County designated scenic roadway or an officially designated State Scenic Highway. Therefore, the project is not visible from a state designated scenic highway or County designated scenic roadway. As a result, the project would have no impact on scenic resources such as rock outcroppings, trees, or historic buildings within view from a scenic highway. (1, 2, 3)
- c) **Less than Significant Impact.** The proposed project is located within a non-urbanized area and would involve agricultural uses within and adjacent to parcels zoned for agriculture. Consistent with General Plan Policy NCR-8.11, the proposed project would appear similar to existing agricultural uses in the vicinity. The project would be consistent with the County zoning and regulations governing land use and scenic quality. Given the above, the proposed project would result in a less-than-significant impact to the visual character and quality of public views of the project site. (1, 2, 3)
- d) **Less than Significant Impact.** Construction activities would occur during daytime hours and nighttime lighting for construction activities would not be necessary. Lighting associated with the

operation of the project would primarily consist of additional exterior lighting for security purposes. Overall, nighttime lighting would be minimal and would only include that which is necessary for safety for vehicular movement and security.

The increased lighting into a minimally lit area would increase the extent of lighting as compared to existing conditions. The proposed project would be required to conform with applicable provisions of the County “Dark Skies” Ordinance (Chapter 19.31), which requires the use of outdoor lighting systems and practices designed to reduce light pollution and glare, and protection of the nighttime visual environment by regulating outdoor lighting that interferes with astronomical observations and enjoyment of the night sky. Compliance with the County’s “Dark Skies” Ordinance would ensure that potential adverse effects associated with site lighting would be less than significant.

Additionally, as part of the County permitting process, the proposed project would go through design review and approval in order to confirm consistency with applicable standards, requirements and design guidelines. As a result, potential impacts from lighting and glare would be less-than-significant. (1, 2, 3)

## **4.2 Agricultural and Forest Resources**

### **4.2.1 Environmental Setting**

The California Department of Conservation Farmland Mapping and Monitoring Program (FMMP), established by the State Legislature in 1982, assesses the location, quality, and quantity of agricultural lands. In addition, the FMMP monitors the conversion of these lands over time. The FMMP is a non-regulatory program contained in Section 612 of the Public Resources Code. The Program contains five farmland categories in order to provide consistent and impartial analysis of agricultural land use and land use changes throughout California. The five farmland categories consist of the following:

- Prime Farmland (P) comprises the best combination of physical and chemical features able to sustain long-term agricultural production. Irrigated agricultural production is a necessary land use four years prior to the mapping date to qualify as Prime Farmland. The land must be able to store moisture and produce high yields.
- Farmland of Statewide Importance (S) possesses similar characteristics to Prime Farmland with minor shortcomings, such as less ability to hold and store moisture and more pronounced slopes.
- Unique Farmland (U) has a production history of propagating crops with high-economic value.
- Farmland of Local Importance (L) is important to the local agricultural economy. Local advisory committees and a county specific Board of Supervisors determine this status.
- Grazing Land (G) is suitable for browsing or grazing of livestock.

The existing project site consists primarily of “Farmland of Local Importance” in the FMMP. Other Land consists of land that is either currently producing or has the capability of production; but does not meet the criteria of Prime, Statewide or Unique Farmland. The adjacent parcels to the west and south contain lands designated as Prime Farmland.

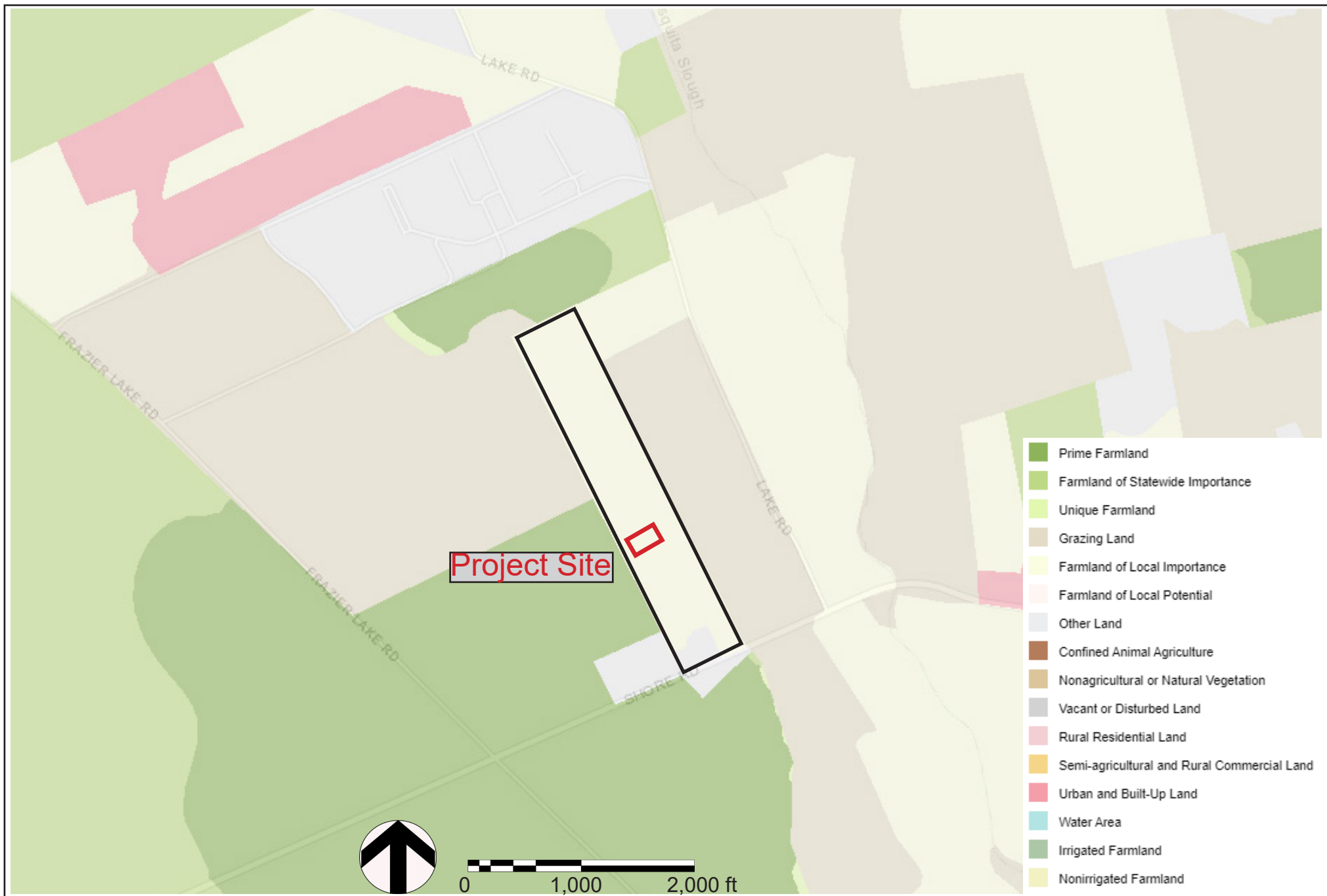
The Williamson Act, codified in 1965 as the California Land Conservation Act, allows local governments to enter into contracts with private landowners to offer tax incentives in exchange for an agreement that the land will remain as agricultural or related open space use for a 10-year period. The project site is currently under a Williamson Act contract (#75049).

According to the California Public Resources Code §4526, the California Board of Forestry and Fire Protection defines “Timberland” as land not owned by the federal government, nor designated as experimental forest land, which is capable and available for growing any commercial tree species. The board defines commercial trees on a district basis following consultation with district committees and other necessary parties. There are no forest land, timberland, or timberland production areas, as zoned by applicable state and local regulations located within the County.

#### 4.2.2 Environmental Impacts

Environmental Impacts	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>AGRICULTURAL AND FOREST RESOURCES.</b> In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state’s inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in the loss of forest land or conversion of forest land to non-forest uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

- a) **Less than Significant Impact.** As noted above, the FMMP of the California Resources Agency classifies the majority of the project site as “Farmland of Local Importance.” The adjacent parcels to the south and west are designated as Prime Farmland, as shown on **Figure 4, Important Farmlands Map**. The proposed agricultural storage structure and associated improvements are consistent with agricultural uses. Therefore, the proposed project would not convert these areas with farmland designations to non-agricultural use. The project would not convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to a non-agricultural use and would not involve other changes in the existing environment which could result in conversion of farmland to non-agricultural use. This represents a less-than-significant impact. (1, 2, 3, 4, 5)



Source: California Department of Conservation, July 2021

Title: **Important Farmlands**

Date 7-27-2021  
 Scale 1"=1,000'  
 Project 2021-29



Monterey | San Jose  
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Figure  
**4**

- b) **Less than Significant Impact.** The proposed use for the project is consistent with the zoning designation, Agricultural Productive, and County General Plan designation, Agriculture, of the existing site. The project site is currently under a Williamson Act Contract (#75049), which restricts the potential development of the site for non-agricultural purposes. However, the Williamson Act is only intended to restrict development of non-agricultural land uses and allows for the development of accessory agricultural support structures on “non-prime” farmland under a Williamson Contract. As discussed above, the project site is predominantly designated as “Farmland of Local Importance” and does not contain any prime farmland as defined by the FMMP. The proposed project involves the construction of an agricultural storage structure that would be used to support active agricultural cultivation of the project site. The proposed project would be consistent with the existing zoning for agricultural use, as well as restrictions instituted by the Williamson Act Contract, resulting in a less-than-significant impact. (1, 2, 3, 5)
- c-e) **No Impact.** As noted above, there are no forest land, timberland, or timberland production areas, as zoned by applicable state and local laws and regulations within the County, or otherwise present on-site. As the project site is not designated as forest land, the proposed project would not convert these lands to a non-forest use. Furthermore, the proposed use for the project is consistent with the zoning designation and County General Plan designation of the existing site. The project would not conflict with or require rezoning of forest land or timberland; would not result in the loss or conservation of forest land; and would not involve other changes in the existing environment which could result in conversion of forest land to non-forest land; therefore, there is no impact. (1, 2, 3, 4, 5)

## 4.3 Air Quality

### 4.3.1 Environmental Setting

The federal Clean Air Act and the California Clean Air Act mandate the control and reduction of certain air pollutants. Under these Acts, the United States Environmental Protection Agency (U.S. EPA) and the California Air Resources Board (CARB) have established ambient air quality standards for specific “criteria” pollutants. These pollutants are carbon monoxide (CO), ozone (O<sub>3</sub>), sulfur dioxide (SO<sub>2</sub>), nitrogen oxides (NO<sub>x</sub>), particulate matter less than 10 microns in diameter (PM<sub>10</sub>), lead, and particulate matter less than 2.5 microns in diameter (PM<sub>2.5</sub>).

The project site is located within the North Central Coast Air Basin (NCCAB), which is comprised of Santa Cruz, San Benito, and Monterey Counties, and is regulated by the Monterey Bay Air Resources District (MBARD), which was formally known as the Monterey Bay Unified Air Pollution Control District.

The U.S. EPA administers the National Ambient Air Quality Standards (NAAQS) under the Federal Clean Air Act. The U.S. EPA sets the NAAQS and determines if areas meet those standards. Violations of ambient air quality standards are based on air pollutant monitoring data and evaluated for each air pollutant. Areas that do not violate ambient air quality standards are considered to have attained the standard. The NCCAB is in attainment for all NAAQS and for all California Ambient Air Quality Standards (CAAQS) except O<sub>3</sub> and PM<sub>10</sub>. The primary sources of O<sub>3</sub> and PM<sub>10</sub> in the NCAAB are from automobile engine combustion. To address exceedance of these CAAQS, MBARD has developed and implemented several plans including the 2005 Particulate Matter Plan, the 2007 Federal Maintenance Plan, and the 2012-2015 Air Quality Management Plan (AQMP), a revision to the 2012 Triennial Plan. NCCAB Attainment Status to National and California Ambient Air Quality can be found in **Table 1** below.

Table 1 North Central Coast Air Basin Attainment Status		
Pollutant	State Designation <sup>1</sup>	National Designation <sup>2</sup>
Ozone (O <sub>3</sub> )	Nonattainment - Transitional	Attainment
Inhalable Particulates (PM <sub>10</sub> )	Nonattainment	Attainment
Fine Particulates (PM <sub>2.5</sub> )	Attainment	Attainment
Carbon Monoxide (CO)	Unclassified	Attainment
Nitrogen Dioxide (NO <sub>2</sub> )	Attainment	Attainment
Sulfur Dioxide (SO <sub>2</sub> )	Attainment	Attainment
Lead	Attainment	Attainment
<b>Notes:</b> 1) The State Designations apply to the entire NCCAB and are based on air quality data from 2017. Source: Monterey Bay Air Resources District Air Quality Management Plan 2012-2015; <a href="https://www.mbard.org/files/6632732f5/2012-2015-AQMP_FINAL.pdf">https://www.mbard.org/files/6632732f5/2012-2015-AQMP_FINAL.pdf</a> 2) The National Designations apply to San Benito County only and are based on air quality data from as recent as January 31, 2021. Source: California Nonattainment/Maintenance Status for Each County by Year for All Criteria Pollutants; <a href="https://www3.epa.gov/airquality/greenbook/anayo_ca.html">https://www3.epa.gov/airquality/greenbook/anayo_ca.html</a>		

Plans to attain these standards already accommodate the future growth projections available at the time these plans were prepared. Any development project capable of generating air pollutant emissions exceeding regionally established criteria is considered a significant impact for purposes of CEQA, whether or not such emissions have been accounted for in regional air planning. Any project that would directly cause or substantially contribute to a localized violation of an air quality standard would generate substantial air pollution impacts. The same is true for a project that generates a substantial increase in health risks from toxic air contaminants.

Sensitive receptors are more susceptible to the effects of air pollution than the general population. Land uses that are considered sensitive receptors include residences, schools, and health care facilities. There are no sensitive receptors in the vicinity of the project site.

#### 4.3.2 Environmental Impacts

Environmental Impacts	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>AIR QUALITY.</b> Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:				
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Result in substantial emissions (such as those leading to odors) adversely affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

#### 4.3.3 Explanation

- a) **Less than Significant Impact.** CEQA Guidelines §15125(b) requires an evaluation of project consistency with applicable regional plans, including the AQMP. As stated above, MBARD has developed and implemented several plans to address exceedance of State air quality standards, including the 2012-2015 AQMP. MBARD is required to update their AQMP once every three years; the most recent update was the 2012-2015 AQMP (MBARD, 2017) was approved in March of 2017. This plan addresses attainment of the State ozone standard and federal air quality standard. The AQMP accommodates growth by projecting growth in emissions based on population forecasts prepared by the Association of Monterey Bay Area Governments (AMBAG) and other indicators.

The proposed project would not result in any increase in employment, nor would the proposed project result in increased population growth. The proposed project would be consistent with the MBARD 2012-2015 AQMP. In addition, as noted below, the proposed project would not result in a significant increase in emissions. For these reasons, implementation of the proposed project is not anticipated to result in a substantial increase in either direct or indirect emissions that would conflict with or obstruct implementation of the AQMP. This impact is considered less-than-significant. (1, 2, 6, 7)

- b) **Less than Significant Impact.** Minor grading and filling during construction, as well as the use of construction equipment could result in impacts to air quality. The drainage plan for the project provides the grading quantities for cut and fill associated with the project: grading for the proposed drainage pond would result in 1,005 cubic yards (CY) of cut and 0 CY of fill, while grading for the agricultural storage structure would result in 21 CY of cut and 1013 CY of fill, for a net total of 13 CY of cut. Site disturbance activities could result in a short-term, localized decrease in air quality due to the generation of particulate emissions (PM<sub>10</sub>). The MBARD 2016 Guidelines for Implementing CEQA contain standards of significance for evaluating potential air quality effects of projects subject to the requirements of CEQA. According to MBARD, a project would not violate an air quality standard and/or contribute to an existing or projected violation during construction if it would:

- Emit (from all sources, including exhaust and fugitive dust) less than:
  - 137 pounds per day (lb/day) of oxides of nitrogen (NO<sub>x</sub>);
  - 137 lb/day of reactive organic gases (ROG);
  - 82 lb/day of respirable particulate matter (PM<sub>10</sub>);
  - 55 lb/day of fine particulate matter (PM<sub>2.5</sub>); and
  - 550 lb/day carbon monoxide (CO)

A project would not violate an air quality standard and/or contribute to an existing or proposed violation during operation if it would:

- Emit (from all sources, including exhaust and fugitive dust) less than:
  - 137 pounds per day (lb/day) of oxides of nitrogen (NO<sub>x</sub>);
  - 137 lb/day of reactive organic gases (ROG);
  - 82 lb/day of respirable particulate matter (PM<sub>10</sub>);
  - 55 lb/day of fine particulate matter (PM<sub>2.5</sub>); and
  - 550 lb/day carbon monoxide (CO)
- Not cause or contribute to a violation of any California or National Ambient Air Quality Standard;
- Not result in a cumulatively considerable net increase of any criteria pollutant for which the project region is in non-attainment;
- Not exceed the health risk public notification thresholds adopted by the Air District;
- Not create objectionable odors affecting a substantial number of people; and

- Be consistent with the adopted federal and state Air Quality Plans.

In order to accurately estimate for the emissions produced by the proposed project during construction and operation, California Emissions Estimator Model (CalEEMod) was run. This model is typically used for development projects in order to estimate and mitigate for project impacts related to air quality. See the tables below for a more in-depth analysis.

## Construction

**Table 2** shows the estimated maximum daily emissions for construction of the proposed project.

Table 2. Estimated Maximum Daily Construction Emissions					
	Maximum Daily Emissions (lbs/day)				
	ROG	NO <sub>x</sub>	CO	PM <sub>10</sub>	PM <sub>2.5</sub>
Maximum Emissions (lbs/day)	86.4	8.59	7.87	0.89	0.48
MBARD Threshold	137	137	550	82	55
Threshold Exceeded?	No	No	No	No	No
Source: See Appendix A for CalEEMod calculations and assumptions					

As noted in **Table 2. Estimated Maximum Daily Construction Emissions**, all construction-related emissions would be below the applicable MBARD thresholds of significance for temporary construction emissions. As a result, the proposed project would not exceed the MBARD's thresholds of significance. Temporary construction-related emissions would be less than significant.

## Operation

Operation of the proposed agricultural facility would not result in substantially more severe significant impacts due to air quality emissions during operations. Energy sources include natural gas for uses such as lighting and other uses related to agricultural activities. Mobile emissions include vehicle trips by employees and delivery truck trips. If a project's construction emissions fall below the MBARD thresholds, the proposed project's impacts to regional air quality are considered individually less than significant and not cumulatively considerable. **Table 3** shows the estimated maximum daily emissions for the operation of the proposed project.

Table 3. Estimated Maximum Daily Operational Emissions					
	Maximum Daily Emissions (lbs/day)				
	ROG	NO <sub>x</sub>	CO	PM <sub>10</sub>	PM <sub>2.5</sub>
Maximum Emissions (lbs/day)	2.02	12.1	16.6	0.64	0.56
MBARD Threshold	137	137	550	82	55
Threshold Exceeded?	No	No	No	No	No
Source: See Appendix A for CalEEMod calculations and assumptions					

Based on the information above, the proposed project would not exceed the MBARD thresholds for criteria pollutants. As provided in **Table 1**, the NCCAB is in attainment for all NAAQS and for all CAAQS except O<sub>3</sub> and PM<sub>10</sub>, because emissions of criteria pollutants fall below the MBARD thresholds, the proposed project would not contribute to a violation of any CAAQS or NAAQS, nor would it result in a cumulatively considerable net increase of any criteria pollutant for which the project region is in non-attainment.

Project construction and operation would not result in a significant air quality impact. As stated above, all impacts would be below applicable MBARD thresholds of significance, including thresholds for ozone precursors. As there are no significant impacts, project construction and operation would not

result in a cumulatively considerable net increase in any criteria pollutant. This represents a less-than-significant impact. (1, 2, 6, 7)

- c) **Less than Significant Impact.** A “sensitive receptor” is generally defined as any residence including private homes, condominiums, apartments, or living quarters; education resources such as preschools and kindergarten through grade twelve (“k-12”) schools; daycare centers; and health care facilities such as hospitals or retirement and nursing homes. There are only a few existing residences within 1,000 feet of the project site, located to the southwest and east. MBARD’s 2008 CEQA Air Quality Guidelines state that a project would have a significant impact to sensitive receptors if it would cause a violation of any CO, PM<sub>10</sub> or toxic air contaminant standards at an existing or reasonably foreseeable sensitive receptor.

As stated above, the project would implement standard air quality Best Management Practices (BMPs). Additionally, the proposed project would not exceed any MBARD thresholds, including CO and PM<sub>10</sub>. For these reasons, construction activities would have a less-than-significant impact to sensitive receptors. Additionally, implementation of the proposed project would not result in the installation of any new major stationary or mobile sources of emissions. Operational activities of the project would have a less-than-significant impact to nearby receptors as no new employees are proposed and operations would be consistent with the existing use of the property. (1, 2, 6, 7)

- d) **Less than Significant Impact.** Pollutants associated with substantial emissions include sulfur compounds and methane. Typical sources of odors include landfills, rendering plants, chemical plants, agricultural uses, wastewater treatment plants, and refineries (MBARD, 2008).

The proposed project will continue operational agricultural uses with additional storage facilities and warehousing. The project site is currently utilized for agriculture, which generates similar odors, and there are no nearby sensitive receptors. Therefore, the project would not result in substantial emissions (such as those leading to odors) adversely affecting a substantial number of people and the impact would be considered less-than-significant. (1, 2, 6, 7)

## 4.4 Biological Resources

### 4.4.1 Environmental Setting

The entire site is within an area of active agriculture. Active agriculture areas are subject to an anthropogenic disturbance regime related to the cultivation of row cropping. Due to this disturbance regime all other species or vegetation, besides those species associated with the row cropping and a few weedy species able to persist on the edges, are nonexistent within this habitat type.

Ruderal/disturbed habitat occurs within the project site, this habitat type is associated with areas which have been developed or have been subject to historic and ongoing disturbance by human activities and are devoid of vegetation or dominated by non-native and/or invasive weed species. Ruderal/disturbed areas within the project site consist of the existing access road, existing infrastructure, and the areas along the roadway/driveway. All areas associated with this habitat type are largely unvegetated.

#### 4.4.2 Environmental Impacts

Environmental Impacts	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>BIOLOGICAL RESOURCES.</b> Would the project:				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special-status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

#### 4.4.3 Explanation

- a) **Less-than-Significant Impact.** The project site is currently graded and in use for agricultural cultivation and roadways/driveways. There are no native, sensitive, or wetland habitats on the site. Due to the lack of these habitats and the extent of human disturbance and past development on the project site, special-status plant and animal species are not expected to occur.
- b) **No Impact.** The project site does not contain any riparian or other sensitive natural communities. Therefore, the proposed project would not result in impacts to sensitive habitats. (1, 2)
- c) **No Impact.** The project site does not contain any federally protected wetlands. Therefore, the proposed project would not result in impacts to federally protected wetlands. (1, 2)

- d) **No Impact.** The project site is primarily developed or in agricultural use and does not provide valuable migratory wildlife corridors or native wildlife nursery sites for native fish or wildlife species. The proposed project would not impede the use of any wildlife corridors or interfere with wildlife movement; therefore, there would be no impact. (1, 2)
- e) **No Impact.** The proposed project does not include the removal of any trees. Therefore, the proposed project will not conflict with a tree preservation policy or ordinance, resulting in no impact. (1, 2, 8)
- f) **No Impact.** There are no adopted habitat conservation plans associated with the project site. (1, 2)

## 4.5 Cultural Resources

### 4.5.1 Environmental Setting

The County of San Benito General Plan notes that only three percent of the land area of San Benito County has been surveyed for cultural resources, yet over 1,300 cultural sites have been documented, including over 500 prehistoric and historic archaeological sites and over 850 historic buildings. The 2035 County General Plan RDEIR identified that the majority of historic properties in the County are in the incorporated cities of Hollister and San Juan Bautista, with the exception of two small historic communities, Paicines and Tres Pinos.

### 4.5.2 Environmental Impacts

Environmental Impacts	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>CULTURAL RESOURCES.</b> Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource pursuant to 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to 15064.5?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Disturb any human remains, including those interred outside of dedicated cemeteries?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

### 4.5.3 Explanation

- a) **No Impact.** CEQA Guidelines §15064.5 describes a historical resources as: 1) any resource that is listed in, or determined to be eligible by the State Historical Resources Commission, for listing in the California Register of Historical Resources; 2) a resource included in a local register of historical resources; and, 3) any object, building, structure, site, area, place, record, or manuscript which a lead agency determines to be historically significant based on substantial evidence in light of the whole record. A substantial change includes the physical demolition, destruction, relocation, or alteration of a resource or its immediate surroundings such that the significance would be materially impaired (CEQA Guidelines §15064.5(b)).

The proposed project would not cause a substantial adverse change in the significance of a historical resource as defined in CEQA Guidelines §15064.5. The project site does not contain any historic resources listed in the California Inventory of Historical Resources, California Historical Landmarks, or the National Register of Historic Places. The proposed project consists of the expansion of the

existing agricultural uses and the construction of the farming storage facility, and implementation of the project would not have an impact on a historical resource as defined in accordance with the requirements of CEQA. There would be no impact as a result of the proposed project. (1, 2, 3)

- b) **Less than Significant Impact with Mitigation Incorporated.** Public Resources Code §21083.2 requires that lead agencies evaluate potential impacts to archaeological resources. Specifically, lead agencies must determine whether a project may have a significant effect or cause a substantial adverse change in the significance of an archaeological resource. While no archaeological resources have been documented on-site, previously unknown or buried archaeological resources could, nevertheless, be present. The project could impact potentially unknown or buried resources during construction. In order to minimize potential impacts to a less-than-significant level, mitigation is necessary. The implementation of the following mitigation measure would ensure that potential impacts would be less-than-significant. (1, 2, 3)

#### **Mitigation**

**CR-1** If archaeological resources or human remains are accidentally discovered on the project site during construction, work shall be halted by the construction manager within 50 meters (150 feet) of the find until it can be evaluated by a qualified professional archaeologist. If the find is determined to be significant, appropriate mitigation measures shall be formulated and implemented. Materials of particular concern would be concentrations of marine shell, burned animal bones, charcoal, and flaked or ground stone fragments. (Ref: Health and Safety Code 7050.5)

- c) **Less than Significant Impact with Mitigation Incorporated.** No human remains, including those interred outside of formal cemeteries, are known to occur within the project site. While the likelihood of human remains, including those interred outside of a formal cemetery, within the project site is low, it is possible that previously unknown human remains may be present. Previously unknown human remains could be impacted during construction. In order to reduce potential impacts to a less-than-significant level, mitigation is necessary. The implementation of the following mitigation measure would ensure that potential adverse impacts would be reduced to a less than significant level. (1, 2, 3)

#### **Mitigation**

**CR-2** If human remains are found at any time on the project site, work must be stopped by the construction manager, and the County Coroner must be notified immediately. If the Coroner determines that the remains are Native American, the Native American Heritage Commission will be notified as required by law. The Commission will designate a Most Likely Descendant who will be authorized to provide recommendations for management of the Native American human remains. (Ref: California Public Resources Code Section 5097.98; and Health and Safety Code Section 7050.5)

Specific County of San Benito provisions and further measures shall be required as follows if human remains are found:

If, at any time in the preparation for, or process of, excavation or otherwise disturbing the ground, discovery occurs of any human remains of any age, or any significant artifact or other evidence of an archeological site, the applicant or builder shall:

- a. Cease and desist from further excavation and disturbances within two hundred feet of the discovery or in any nearby area reasonably suspected to overlie adjacent remains.
- b. Arrange for staking completely around the area of discovery by visible stakes no more than ten feet apart, forming a circle having a radius of not less than one hundred feet from the point of discovery; provided, however, that such staking need not take place on adjoining property unless the owner of the adjoining property authorizes such staking. Said staking shall not include flags or other devices which may attract vandals.
- c. Notify Resource Management Agency Director shall also be notified within 24 hours if human and/or questionable remains have been discovered. The Sheriff–Coroner shall be notified immediately of the discovery as noted above.
- d. Subject to the legal process, grant all duly authorized representatives of the Coroner and the Resource Management Agency Director permission to enter onto the property and to take all actions consistent with Chapter 19.05 of the San Benito County Code and consistent with §7050.5 of the Health and Human Safety Code and Chapter 10 (commencing with §27460) of Part 3 of Division 2 of Title 3 of the Government Code. [Planning]

## 4.6 Energy

### 4.6.1 Environmental Setting

Starting in 2018, all Pacific Gas & Electric (PG&E) customers within Monterey, San Benito, and Santa Cruz Counties were automatically enrolled in Central Coast Community Energy (3CE), formerly known as Monterey Bay Community Power. 3CE is a locally-controlled public agency providing carbon-free electricity to residents and businesses. Formed in February 2017, 3CE is a joint powers authority, and is based on a local energy model called community choice energy. 3CE partners with PG&E, which continues to provide billing, power transmission and distribution, customer service, grid maintenance services and natural gas services to San Benito County. 3CE’s standard electricity offering, is carbon free and is classified as 30 percent renewable. Of the electricity provided by 3CE in 2018, 40 percent was hydroelectric, and 30 percent was solar and wind (eligible renewables) (MBCP, 2019).

### 4.6.2 Environmental Impacts

Environmental Impacts	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>ENERGY.</b> Would the project:				
a) Result in a potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy during project construction or operation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

### 4.6.3 Explanation

- a) **Less than Significant Impact.** Energy use consumed by the project is expected to be low due to the nature of the proposed agricultural operations, and because the proposed construction of the project would conform to state and local standards for energy efficiency, as described below.

Construction of the proposed project would consist of the construction of a new agricultural storage structure and access driveway. The anticipated construction schedule assumes that the project would be constructed over a period of approximately four months. The construction phase would require energy for the manufacture and transportation of building materials, preparation of the site, and the actual construction of the structures. Petroleum-based fuels such as diesel fuel and gasoline would be the primary sources of energy for these tasks. The construction energy use has not been determined at this time. However, the project would not cause inefficient, wasteful, or unnecessary consumption of energy as the construction schedule and process is already designed to be efficient in order to avoid excess monetary costs. Energy used required to complete construction would be limited and short-term.

Operation of the proposed project would consume energy primarily for the operation of the agricultural storage facility. The proposed project does not anticipate a significant increase in energy use. As a result, implementation of the proposed project would not result in a substantial environmental impact on energy resources.

Based on the discussion above, the proposed project would not result in potentially significant environmental impact, during operation or construction, due to wasteful, inefficient, or unnecessary consumption of energy, or wasteful use of energy resources during project operation or construction. This results in less-than-significant impact. (1, 2, 3, 4, 7, 8, 9)

- b) **Less than Significant Impact.** As mentioned in discussion (a) above, construction and operation of the proposed project would have a less than significant impact due to energy usage and efficiency and, thus, would not conflict with local or state plans for energy efficiency. Furthermore, design of the proposed agricultural storage structure would use minimal energy, primarily for agricultural uses. As a result, the project would comply with existing state energy standards and would not conflict with or obstruct a state or local plan for renewable energy or energy efficiency. (1, 2, 3, 4, 7, 8, 9)

## 4.7 Geology and Soils

### 4.7.1 Environmental Setting

A Geotechnical Investigation Report was prepared for the proposed project by ENGEO, Inc. (June 2021) (**Appendix B**). The purpose of the investigation was to explore the surface and subsurface conditions at the project site and develop geotechnical criteria and recommendations for design and construction of the proposed project.

The investigation included a review of available literature and geologic maps for the study area, review of stereo-paired photographs for the study area to identify nearby faults not mapped within state-identified areas, subsurface exploration consisting of two soil borings performed within the footprint of the proposed project, laboratory testing of materials, and geotechnical data analyses. Based on the findings, geotechnical design criteria and recommendations were developed for building foundations, site clearing and preparation, and acceptable fill materials. Seismic design criteria based on the 2019 California Building Code was also presented.

*Site Conditions.* Site topography is relatively flat, with site elevations at approximately Elevation 164. The existing site is graded and contains a building pad prepared for foundation construction. The site has historically been used for agricultural production and is minimally vegetated.

*General Subsurface Conditions.* During subsurface explorations loose to medium dense poorly graded sand was encountered within the upper 15 feet. Medium stiff to very stiff lean clay with variable sand content was found below the sand layer to the maximum depth of exploration at approximately 31½ feet below the existing ground surface. Locally, the site geology is characterized by quaternary age surficial sediments (Qa), which comprises alluvial gravels, sands, and clays deposited from the surrounding valley areas. Borings encountered similar materials consistent with the mapped deposit.

*Groundwater Conditions:* No static groundwater was encountered during the field exploration. Perched groundwater was observed at depths ranging from 12 to 15 feet below existing grade. According to a review of local groundwater data, nearby groundwater wells located within approximately 1½ miles of the site range from 30 to 60 feet below ground surface. It can be anticipated that groundwater levels will fluctuate due to variations in rainfall, irrigation practice, and other factors not evident at the time measurements were made.

*Geologic and Geotechnical Feasibility.* Based on the report, the proposed project is feasible from a geotechnical standpoint. Some of the geologic and geotechnical issues include:

### **Faulting and Ground Shaking**

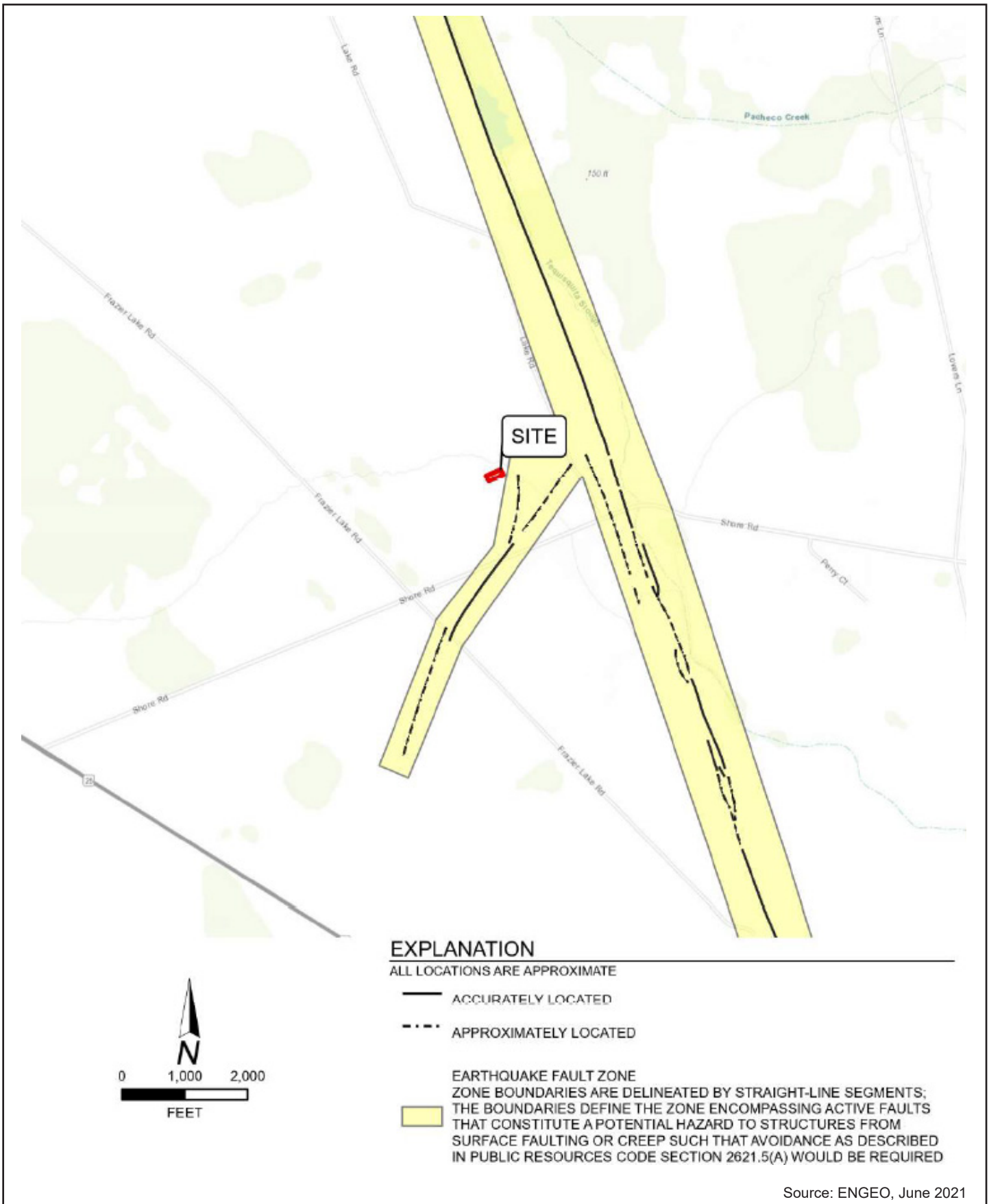
Alquist-Priolo earthquake fault zones are regulatory zones surrounding the surface traces of active faults in California (see **Figure 5 – Fault Map**). The Calaveras Fault Line runs through the project site, and, as a result the project site is located within an Alquist-Priolo earthquake fault zone. However, the proposed agricultural storage structure has been sited outside of the known fault zone for the Calaveras Fault Line.

The project site is located in the seismically active Monterey Bay region. Beyond the Calaveras Fault discussed above, other earthquake faults in the vicinity of the proposed project include: the San Andreas Fault, located 8.3 miles southwest of the site; the Quien Sabe Fault, located 4.75 miles east of the site; and the Sargent Fault, located about 4.11 miles southwest of the site.

An earthquake of moderate to high magnitude generated within Northern California region could cause considerable ground shaking at the site, similar to that which has occurred in the past. Potential seismic hazards include surface ground rupture, strong seismic shaking and potential liquefaction, and dynamic settlement. Since fault traces cross the property, the potential for surface ground rupture at the site exists. In addition, due to the proximity of the referenced nearby faults, there is potential for strong seismic shaking at the site during the design life of the proposed project.

### **Liquefaction, Lateral Spreading, and Seismic Induced Settlement**

The term liquefaction refers to the liquefied condition and subsequent softening that can occur in soils when they are subject to cyclic strains, such as those generated during a seismic event. Studies of areas where liquefaction has occurred have led to the conclusion that saturated soil conditions, low soil density, grain sizes within a certain range, and a sufficiently strong earthquake, in combination, create a potential for liquefaction. The effects of liquefaction can include ground settlement, lateral soil spreading, and localized loss of foundation support. Loose to medium dense poorly graded sand was encountered in test borings within the upper 15 feet, and perched groundwater was encountered at one of the borings at a depth of approximately 12 feet at the time of drilling. However, due to the fact that the groundwater was perched, and considering that no groundwater was encountered at the other test boring and that groundwater at other nearby wells was encountered at depths greater than 30 feet below ground surface, the risk of liquefaction at the project site is considered low.



Title: <h1>Fault Map</h1>	Date 7-27-2021 Scale 1"=2,000' Project 2021-29	<div data-bbox="906 1892 987 1965"> </div> <div data-bbox="1036 1864 1344 1997"> <p>Monterey   San Jose</p> <p><b>Denise Duffy and Associates, Inc.</b></p> <p>Environmental Consultants    Resource Planners</p> <p>947 Cass Street, Suite 5          Monterey, CA 93940          (831) 373-4341</p> </div>	Figure <h1>5</h1>
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## Slope Stability

According to the Landslide Identification Map, the site is in an area deemed to have a low susceptibility to landslides.

### 4.7.2 Environmental Impacts

Environmental Impacts	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>GEOLOGY AND SOILS.</b> Would the project:				
a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

### 4.7.3 Explanation

- a.i) **Less than Significant Impact.** The southeast portion of the site is currently located within an Alquist-Priolo setback zone where two traces of the Calaveras fault, oriented in the north-south and northeast-

southwest direction, have been mapped. Earthquake fault zone boundaries are defined in **Figure 5**. The site is outside the zone boundaries that encompass active faults and constitute a potential hazard to structures from surface faulting or creep such that avoidance, as described in Public Resources Code §2621.5a, would be required. Since there are no known active faults crossing the proposed project site and the site is not located within an Earthquake Fault Special Study Zone, the risk of loss, injury, or death related to rupture of a known fault is considered low. Adherence to **Mitigation Measure GEO-1**, below and recommendations from the Geotechnical Report would further reduce this impact. This represents a less-than-significant impact. (1, 2, 9, 11)

- a.ii) **Less than Significant Impact with Mitigation Incorporated.** Due to the project site's location in a seismically active region, the proposed project could be subject to strong seismic ground shaking during its design life. In order to ensure that potential impacts are less than significant, mitigation is necessary. The implementation of the following mitigation measure below, as well as compliance with all applicable building requirements related to seismic safety, including applicable provisions of the California Building Code and Title 24 of the California Administrative Code, would ensure that potential seismic-related hazards would be less-than-significant. (1, 2, 9, 11)

#### **Mitigation**

**GEO-1** Prior to the issuance of any grading or building permit, the applicant shall submit a detailed design-level geotechnical analysis to the County for review and approval. The design-level geotechnical analysis shall incorporate the recommendations of Geotechnical Investigation Report prepared by ENGEO, Inc. The design-level geotechnical analysis shall identify recommendations for the design and construction of project improvements.

- a.iii) **Less than Significant Impact.** Based on the results of the Geotechnical Investigation Report, the potential for liquefaction at the site is low. This represents a less-than-significant impact. (1, 2, 9, 11)
- a.iv) **Less than Significant Impact.** The project site is located in a relatively flat area and, as a result, would not be subject to landslides. This represents a less-than-significant impact. (1, 2, 9, 11)
- b) **Less than Significant Impact with Mitigation Incorporated.** Chapter 19.17 of the San Benito County Code regulates grading, drainage and erosion, and contains requirements regarding discharge and construction site stormwater runoff control. Grading associated with site preparation and construction activities on the project site would be minimal and is not expected to significantly disturb soil and increase its susceptibility to erosion. Construction contractors would be required to conform to all legal requirements for avoiding erosion and sedimentation to protect water quality. Any temporary erosion related to construction would be minimized through the implementation **Mitigation Measure GEO-2**, as described below. Erosion control measures and associated BMPs would include the following:

#### **Mitigation**

**GEO-2** During construction activities, the construction contractor shall implement the following erosion control measures and associated BMPs to reduce soil disturbance and the potential for erosion and sedimentation as a result of the project:

- Stockpiling and disposing of demolition debris, concrete, and soil.
- Protecting existing storm drain inlets and stabilizing disturbed areas.
- Hydroseeding/re-vegetating disturbed areas.

- Minimizing areas of impervious surfaces.
- Implementing runoff controls (e.g., percolation basins and drainage facilities).
- Properly managing construction materials.
- Managing waste, aggressively controlling litter, and implementing sediment controls.
- Limiting grading to the minimum area necessary for construction and operation of the project.

County staff shall verify that the above conditions are shown on project plans prior to issuance of any grading or building permit.

Compliance with **Mitigation Measure GEO-2**, as well as local grading requirements would ensure that construction activities associated with the proposed project would not cause substantial soil erosion or the loss of topsoil, and would result in a less-than-significant impact. (1, 2, 9)

- c) **Less than Significant Impact.** As described in aiii) and aiv) above, the potential for the project to result in liquefaction, on- or off-site landslides, lateral spreading, subsidence, or collapse is low. The geologic unit on which the project is located would not become unstable because of the project. As such, this impact would be less-than-significant. (1, 2, 9, 11)
- d) **Less than Significant Impact with Mitigation Incorporated.** According to the Geotechnical Investigation Report, the soils at the site have a plasticity index of 29 and therefore a moderate expansion potential. These soils are typical to the area. Expansivity has not been influential to the site characteristics. The implementation of the **Mitigation Measure GEO-1** would reduce potential impacts to the site to less-than-significant impact. (1, 2, 9, 11)
- e) **Less than Significant Impact.** The proposed project involves the construction of an agricultural storage structure that would not require connections to a septic system. This represents a less-than-significant impact. (1, 2, 9, 11)
- f) **No Impact.** Significant paleontological specimens have been found throughout the County.<sup>2</sup> Specifically, fossils have been found in the Cantua Canyon, Los Gatos Creek Canyon, Coalinga and Pleasant Valley areas, Tumey Gulch, Griswold Hills, Lariaus Creek, San Carlos Creek, the Bolsa Valley, Tres Pinos Creek, and the San Benito River valley. There are no known paleontological resources or unique geologic features on the project site. The project site is not listed within an area identified as containing paleontological resources nor is it located in close proximity to any known paleontological resources. In addition, the project site is currently developed and there are no records of paleontological resources found on the site. The project would not impact any paleontological resources as none are known in the project area. (1, 2, 3, 4)

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<sup>2</sup> Paleontological resources (fossils) are the remains and/or traces of prehistoric plant and animal life exclusive of human remains or artifacts. Fossil remains such as bones, teeth, shells, and wood are found in the geologic deposits (rock formations) in which they were originally buried. Paleontological resources represent limited, non-renewable, sensitive scientific, and educational resources. The potential for fossil remains at a location can be predicted through previous correlations that have been established between the fossil occurrence and the geologic formations within which they are buried. For this reason, knowledge of the geology of a particular area and the paleontological resource sensitivity of particular rock formations make it possible to predict where fossils will or will not be encountered.

## 4.8 Greenhouse Gas Emissions

### 4.8.1 Environmental Setting

Various gases in the earth's atmosphere, classified as atmospheric greenhouse gases (GHGs), play a critical role in determining the earth's surface temperature. Solar radiation enters the atmosphere from space and a portion of the radiation is absorbed by the earth's surface. The earth emits this radiation back toward space, but the properties of the radiation change from high-frequency solar radiation to lower-frequency infrared radiation. Greenhouse gases, which are transparent to solar radiation, are effective in absorbing infrared radiation. As a result, the radiation that otherwise would have escaped back into space is retained, resulting in a warming of the atmosphere known as the greenhouse effect. Among the prominent GHGs contributing to the greenhouse effect, or climate change, are carbon dioxide (CO<sub>2</sub>), methane (CH<sub>4</sub>), O<sub>3</sub>, water vapor, nitrous oxide (N<sub>2</sub>O), and chlorofluorocarbons (CFCs). Human-caused emissions of these GHGs in excess of natural ambient concentrations are responsible for enhancing the greenhouse effect. In California, the transportation sector is the largest emitter of GHGs.

### 4.8.2 Environmental Impacts

Environmental Impacts	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>GREENHOUSE GAS EMISSIONS.</b> Would the project:				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

### 4.8.3 Explanation

- a) **Less than Significant Impact.** The project is located in the NCCAB, where air quality is regulated by MBARD. Neither the State, MBARD, nor San Benito County have adopted GHG emissions thresholds or a GHG emissions reduction plan that would apply to the project. However, it is important to note, that other air districts within the State of California have recently adopted recommended CEQA significance thresholds for GHG emissions. For instance, on March 28, 2012, the San Luis Obispo Air Pollution Control District (SLOAPCD) approved thresholds of significance for the evaluation of project-related increases of GHG emissions. The SLOAPCD's significance thresholds include both qualitative and quantitative threshold options, which include a qualitative threshold that is consistent with the AB 32 scoping plan measures and goals and a quantitative bright-line threshold of 1,150 metric tons of carbon dioxide equivalent ("MTCO<sub>2</sub>e")/year. The GHG significance thresholds are based on AB 32 GHG emission reduction goals, which take into consideration the emission reduction strategies outlined in the CARB's Scoping Plan. Development projects located within these jurisdictions that would exceed these thresholds would be considered to have a potentially significant impact on the environment which could conflict with applicable GHG-reduction plans, policies, and regulations. Projects with GHG emissions that do not exceed the applicable threshold would be considered to have a less-than-significant impact on the environment and would not be anticipated to conflict with AB 32 GHG emission reduction goals. Given that the

MBARD has not yet adopted recommended GHG significance thresholds, the above thresholds were relied upon for evaluation of the proposed project.

Implementation of the proposed project would contribute GHG emissions that are associated with global climate change. GHG emissions attributable to future development would be primarily associated with increases of CO<sub>2</sub> and, to a lesser extent, other GHG pollutants, such as CH<sub>4</sub> and N<sub>2</sub>O. Greenhouse gas emissions would be generated by the proposed project from sources that include vehicle trips, on-site electricity consumption, on-site natural gas combustion, and solid waste disposal (decomposition of solid waste disposed in a landfill).

The project would generate temporary and minor construction-related GHG emissions and will not generate GHG emissions in excess of the above thresholds. However, since the proposed project is not expected to generate additional trips compared to the existing operation of the site (see **Section 4.17, Transportation/Traffic**), this is not considered a significant impact. Any potential impacts from GHG generation during construction would be short-term and temporary. The proposed project would be consistent with the surrounding land use as well as current zoning for the property. As a result, the project is not anticipated to generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment. Therefore, the project would have a less-than-significant impact. (1, 2, 6, 7)

- b) **Less than Significant Impact.** Neither the State, MBARD, nor San Benito County have adopted GHG emissions thresholds or a GHG emissions reduction plan that would apply to the project. As described above, the project would not exceed acceptable thresholds. Also, consistent with the General Plan Goals and Policies, the project would be required to include energy and water-efficient appliances, fixtures, lighting, and windows that meet applicable State energy performance standards. The proposed project would not conflict with any applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases as described above. This represents a less-than-significant impact. (1, 2, 6, 7)

## 4.9 Hazards and Hazardous Materials

### 4.9.1 Environmental Setting

Hazardous materials, as defined by the California Code of Regulations, are substances with certain physical properties that could pose a substantial present or future hazard to human health or the environment when improperly handled, disposed, or otherwise managed. A hazardous waste is any hazardous material that is discarded, abandoned, or slated to be recycled. Hazardous materials and waste can result in public health hazards if improperly handled, released into the soil or groundwater, or through airborne releases in vapors, fumes, or dust. Soil and groundwater having concentrations of hazardous constituents higher than specific regulatory levels must be handled and disposed of as hazardous waste when excavated or pumped from an aquifer.

The State of California uses databases such as EnviroStor GeoTracker, and Cortese to map the location of hazardous waste sites including sites that have been remediated, sites currently undergoing remediation, and sites that require cleanup. Based on a search of the above databases, no hazardous materials contamination has been documented within the project site.

To address airport safety hazards, San Benito County created an Airport Land Use Commission (ALUC) to provide orderly growth of San Benito's two public airports. The Commission ensures compatible land uses around the Hollister Municipal Airport and the Frazier Lake Airpark through the implementation of their respective Comprehensive Land Use Plans. The nearest airport to the project site is the Frazier Lake Airpark,

located about a mile north of the project site. The project site is within the immediate vicinity of the Frazier Lake Airpark and is located within the Frazier Lake Airpark's airport land use plan. The applicant has initiated contact with the San Benito County ALUC regarding the proposed project and has received a determination of consistency with the 2019 Airport Land Use Compatibility Plan for Frazier Lake Airpark.

The California Department of Forestry and Fire Protection (CalFire) prepares maps of Fire Hazard Severity Zones (FHSZ), which are used to develop recommendations for local land use agencies and for general planning purposes. The project site is not located in a moderate, high, or very high fire hazard severity zones, as delineated by CalFire.

#### 4.9.2 Environmental Impacts

Environmental Impacts	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>HAZARDS AND HAZARDOUS MATERIALS.</b> Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

#### 4.9.3 Explanation

- a) **Less than Significant Impact.** The proposed project consists of construction of an agricultural storage structure. Construction and operation of the project would not create a significant impact due to routine transport, use, or disposal of hazardous materials. Construction activities would, however, require the temporary use of hazardous substances, such as fuel for construction equipment, oil, solvents, or paints. Removal and disposal of hazardous materials from the project site would be conducted by an appropriately licensed contractor. Any handling, transporting, use, or disposal would comply with applicable laws, regulations, policies, and programs set forth by various federal, state, and local agencies. Required compliance with applicable hazardous material laws and regulations would ensure that construction-related hazardous material use would not result in significant impacts. These impacts would be temporary in nature and would be considered less-than-significant.
- In addition, because of the nature of the project, hazardous materials used on-site may vary, but would likely be limited to fertilizers, herbicides, pesticides, solvents, cleaning agents, and similar materials used for daily growing operations and maintenance activities. These types of materials are common for agricultural facilities such as the proposed project and represent a low risk to people and the environment when used as intended. Therefore, long-term operational impacts associated with hazardous materials would be less-than-significant with incorporation of standard County regulations and conditions of approval. (1, 2, 3, 4)
- b) **Less than Significant Impact.** Implementation of the proposed project is not anticipated to create a significant hazard to the public or environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment. Construction and operation of the project could result in the accidental release of a hazardous material resulting in a potential hazard to the public. Construction activities would require the use of hazardous materials (e.g., fuel for construction equipment, oil, solvents, or paints). Hazardous material impacts could also occur during operation due to growing operations or maintenance activities. Hazardous materials used during construction and operation would be stored properly within the staging area in accordance with BMPs and applicable regulations, and the staging area would be secured from public access and identified per County requirements. Runoff controls would be implemented to prevent water quality impacts and a spill plan would be developed to address any accidental spills. Any waste products resulting from construction and operations would be stored, handled, and recycled or disposed of in accordance with federal, state, and local laws. For these reasons, this is considered a less-than-significant impact. (1, 2, 3)
- c) **No Impact.** There are no schools within one-quarter mile radius of the project boundaries. As a result, the project would not result in the generation of a hazardous emission within a one-quarter mile radius of a school. There would be no impact in connection with the proposed project. (1, 2, 4)
- d) **No Impact.** The project is not located on a site that is included on a list of hazardous materials sites compiled pursuant to Government Code §65962.5. There would be no impact in connection with the proposed project. (1, 2, 12)
- e) **Less Than Significant Impact.** As stated above, the project site is located within two (2) miles of the Frazier Lake Airpark. The proposed project involves the construction of an agricultural storage structure and would not create a safety hazard or excessive noise for people residing in the vicinity of the project area. In addition, the applicant has received a notice of consistency for the proposed project from the San Benito County ALUC. As a result, there would be a less-than-significant impact in connection with the proposed project. (1, 2, 3, 4, 18)

- f) **No Impact.** San Benito County has prepared a Multi-Jurisdiction Local Hazard Mitigation Plan (LHMP) with the cities of Hollister and San Juan Bautista, and with two water agencies. The LHMP designates certain roadways in the County for primary evacuation routes. Panoche Road is the primary evacuation roadway for the County. The project site, located on Shore Road, would not impair implementation of or physically interfere with designated evacuation routes or otherwise conflict with an adopted emergency response plan or emergency evacuation plan. The proposed project would comply with the Municipal Code and Fire Department standards for emergency vehicle access and would not conflict with the approved LHMP. The project would not interfere with any emergency response or evacuation plans. There would be no impact in connection with the proposed project. (1, 2, 3, 4, 16)
- g) **Less than Significant Impact.** CalFire prepares maps of FHSZs, which are used to develop recommendations for local land use agencies and for general planning purposes. The project site is not located within a fire hazard severity zone as delineated by CalFire. While the project is located in a rural area and wildfire could expose people or structures directly or indirectly, the proposed project would comply with the applicable fire safety provisions of the California Building Code as well as standard conditions of approval, thereby reducing the risk of damage from fire to the maximum extent practicable. This is a less-than-significant impact. (1, 2, 14)

## 4.10 Hydrology and Water Quality

### 4.10.1 Environmental Setting

San Benito County has a moderate California coastal climate with a hot and dry summer season lasting May through October. Average annual rainfall ranges from seven inches in the drier eastern portion of the County, to 27 inches per year in high elevations to the south. Most of the annual rainfall occurs in the fall, winter, and to a lesser extent, spring, generally between November and April (San Benito County, 2015).

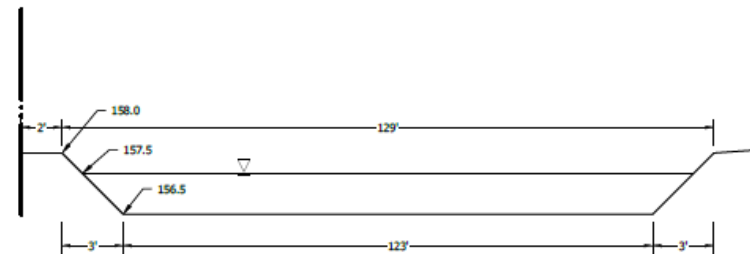
Groundwater is the major source of water supply in the County. Groundwater is generally available throughout the County. The project is located on the Bolsa sub-basin of the North San Benito Basin.<sup>3</sup> The North San Benito Basin is not critically over-drafted, as defined by the Sustainable Groundwater Management Act (SGMA) and has been marked as medium priority.

The existing site is currently and has historically been used for agricultural uses. The site drains to the southwest corner of the property. Runoff from the existing and new impervious surfaces would be routed northward to a new drainage pond (see **Figure 6 – Drainage Plan**).

Through the Federal Emergency Management Agency's (FEMA's) flood hazard mapping program, FEMA identifies flood hazards, assesses flood risks, and partners with states and communities to provide accurate flood hazard and risk data to guide them to mitigation actions. Flood hazard mapping is an important part of the National Flood Insurance Program (NFIP). The NFIP consist of three components: flood insurance, floodplain management, and flood hazard mapping. FEMA maintains and updates data through Flood Insurance Rate Maps (FIRMs), which are used in the NFIP. These maps identify the locations of special flood hazard areas, including the 100-year flood zone.

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<sup>3</sup> <https://www.sbcwd.com/wp-content/uploads/2019/01/FINAL-Annual-Groundwater-Report-2018.pdf>



**POND SECTION A-A**

**STORM WATER**

IMPERVIOUS SURFACE WILL BE INCREASED BY APPROXIMATELY 25,000 SF FOR THE STORAGE SHED AND 49,376 SF FOR THE ALL WEATHER BASE PERIMETER/DRIVEWAY. PER SAN BENITO COUNTY STANDARDS, 14,038 CF OF DETENTION IS REQUIRED. DETENTION CALCULATIONS BELOW.

**POND SIZING CALCULATION**

ANNUAL RAINFALL = 18"

- PROJECT AREA BEFORE: 74,376 SF OPEN, AG  
0 SF IMPERVIOUS

- PROJECT AREA AFTER: 25,000 SF ROOF  
49,376 SF COMPACTED EARTH OR AGG W/OUT PAVEMENT  
74,376 SF TOTAL IMPERVIOUS

**RUNOFF:**

-10 YR BEFORE:  $(\frac{1}{10}) \times 1.09 \times 1.48 \times (74376 \times 0.2) / 12 = 3,302 \text{ CF}$   
-100 YR AFTER:  $(\frac{1}{100}) \times 1.09 \times 2.22 \times (25000 \times 0.8 + 49376 \times .75) / 12 = 15,689 \text{ CF}$

THE POND MUST HAVE A CAPACITY OF 15,689 CF. THE ESTIMATED DEPTH OF THE POND IS 12 INCHES, PLUS 6 INCHES OF FREEBOARD. THE POND IS 130' X 129', WITH 15,754 CF OF DETENTION POND VOLUME IS PROVIDED.

THE SOUTHEAST CORNER OF THE PROJECT SITE IS WITHIN FLOOD ZONE A, ACCORDING TO THE FLOOD INSURANCE MAPS DATED APRIL 16, 2009.

THE FRONT THIRD OF PROPERTY IS WITHIN A FAULT ZONE. THE CALAVERAS FAULT LINE RUNS THROUGH THE PARCEL.

THIS PROPERTY IS CATEGORIZED AS A NON-WILDLAND/NON-URBAN FIRE SEVERITY AREA.

**GRADING QUANTITIES:**

**POND**

1005 CY CUT  
0 CY FILL

**BARN**

21 CY CUT  
1013 CY FILL

**TOTAL**

1026 CY CUT  
1013 CY FILL

**13 NET CY CUT**

THESE QUANTITIES ARE BASED ON THE EARTH DISPLACEMENT FROM EXISTING CONDITIONS TO FINISH POND, AND BARN PAD GRADES AND DOES NOT ACCOUNT FOR KEYWAYS, BENCHING, SHRINKAGE, IMPORT MATERIAL AND MISCELLANEOUS GRADING THAT MAY BE REQUIRED.

THE BARN IS ASSUMED TO HAVE A 6" SLAB ON 6" AB, FOR A TOTAL 12" SECTION.

**LEGEND**

	EXISTING CONTOUR
	BOUNDARY
	CENTERLINE
	EDGE OF PAVEMENT
	EXISTING OVERHEAD
	EXISTING SEPTIC SYSTEM
	EXISTING WATER LINE
	PROPOSED SEPTIC SYSTEM
	PROPOSED WATER LINE
	EXISTING FENCE
	PROPOSED FENCE
	EXISTING GRADE
	PROPOSED GRADE
AC	ASPHALT CONCRETE
AB	AGGREGATE BASE
(E)	EXISTING
(P)	PROPOSED
PCC	PORTLAND CEMENT CONCRETE
SSCO	SANITARY SEWER CLEANOUT
TBR	TO BE REMOVED

Source: San Benito Engineering, June 2021

Title:  
**Drainage Plan**

Date 7-27-2021  
Scale 1"=150'  
Project 2021-29



Monterey | San Jose  
**Denise Duffy and Associates, Inc.**  
Environmental Consultants Resource Planners  
947 Cass Street, Suite 5  
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Figure  
**6**

Flood hazard areas identified on the FIRMs are identified as a Special Flood Hazard Area (SFHA). SFHA are defined as the area that will be inundated by the flood event having a 1% chance of being equaled or exceeded in any given year. The 1% chance flood is also referred to as the base flood or 100-year flood. SFHAs are labeled as Zone A, Zone AO, Zone AH, Zones A1-A30, Zone AE, Zone A99, Zone AR, Zone AR/AE, Zone AR/AO, Zone AR/A1-A30, Zone AR/A, Zone V, Zone VE, and Zones V1-V30. Moderate flood zone hazard areas, labeled Zone B or Zone X (shaded) are also shown on the FIRM, and are the areas between the limits of base flood and the 0.2% annual chance (or 500-year) flood. The areas of minimal flood hazard, which are the areas outside the SFHA and higher than the elevation of the 0.2% annual chance flood, are labeled Zone C or Zone X (unshaded).

Per the FEMA FIRM for the project site, a small portion of the southeastern corner of site is located in Flood Zone A, or an area with a 1% annual chance of flooding. The remainder of the project site is located in Zone X (unshaded), which is outside the 0.2% annual chance floodplain (see **Figure 6 – Drainage Plan**)<sup>4</sup>.

Tsunamis or “tidal waves” are seismic waves created when displacement of a large volume of seawater occurs as a result of movement on seafloor faults. A seiche is a standing wave in an enclosed or partially enclosed body of water. Seiches are triggered by earthquake waves and have been observed on lakes, reservoirs, swimming pools, bays, harbors, and seas. A mudflow is a form of mass wasting involving very rapid to extremely rapid surging flow of debris that has become partially or fully liquified by the addition of significant amounts of water.

#### 4.10.2 Environmental Impacts

Environmental Impacts	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>HYDROLOGY AND WATER QUALITY.</b> Would the project:				
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i) Result in substantial erosion or siltation on- or off-site;	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite;	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

<sup>4</sup> Insurance Maps Dated April 16, 2009, and the Tobias Drainage Plan in Appendix C.

Environmental Impacts	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>HYDROLOGY AND WATER QUALITY.</b> Would the project:				
iii) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv) Impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

- a) **Less than Significant Impact.** Temporary soil disturbance would occur during construction of the proposed project as a result of earth-moving activities, such as excavation and trenching for utilities, soil compaction and moving, cut and fill activities, and grading. If not managed properly, disturbed soils would be susceptible to high rates of erosion from wind and rain, resulting in sediment transport via stormwater runoff from the project site. Moreover, the project would increase the extent of impervious surfaces on the site thereby potentially generating additional sources of polluted runoff. The types of pollutants contained in runoff would be typical of urban areas, and may include sediments and contaminants such as oils, fuels, paints, and solvents. Additionally, other pollutants, such as nutrients, trace metals, and hydrocarbons, can attach to sediment and be transported to downstream drainages and ultimately into collecting waterways, contributing to degradation of water quality.

Chapter 19.17 of the San Benito County Code regulates grading, drainage and erosion, and contains requirements regarding discharge and construction site stormwater runoff control. Compliance with existing laws and regulations would limit erosion, which would reduce temporary impacts to surface water quality. As such, construction of the proposed project would not violate water quality standards or contribute additional sources of polluted runoff. Construction impacts to water quality would be less-than-significant.

Please refer to discussion (c) below for more information. (1, 2, 8, 13)

- b) **Less than Significant Impact.** The proposed project would not substantially decrease groundwater supplies or interference substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table. The proposed project involves construction of an agricultural storage structure that would not include new water connections.

The project would potentially affect groundwater recharge by increasing impervious surface. The existing site is approximately 50-acres and used for agricultural purposes. The proposed project would result in approximately 30,992 sq. ft. of new buildings and other improvements.

The proposed project would not significantly decrease groundwater and would adhere to San Benito County Code Article I. Groundwater Aquifer Protections, which limits extraction of groundwater.

Stormwater runoff from the site would be captured in a detention pond, which would allow for some groundwater recharge. The proposed project would not substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or lowering of the local groundwater table level at the site. Therefore, impacts would be less-than-significant. (1, 2, 8, 13)

- ci-ciii) **Less than Significant Impact.** The proposed project would not substantially alter the existing drainage pattern of the site or area that would result in substantial erosion or siltation or flooding on- or off-site. Site topography is relatively flat, with site elevations at approximately Elevation 164. Santa Ana Creek is located approximately 1,500 feet to the east of the site. As described in Responses a) and b) above, the proposed project would include stormwater improvements and retain stormwater runoff in accordance with applicable standards and requirements of the County ordinances and permit requirements. The proposed project would not alter the course of a stream or river. The project would be required to comply with standard BMPs, including standard County requirements related to erosion control. The project site is relatively flat, and only minimal grading is proposed. As a result, the project would have a less-than-significant impact to drainage and erosion potential. (1, 2)

The proposed project could create or contribute runoff water during construction and operation of the project. The project proposes to route all runoff from the site to a detention pond near the northern boundary of the parcel. This pond is designed to detain the difference between a 10-year pre and 100-year post development, in accordance with County standards, and detain flows in excess of this to release post-development flows at pre-development levels, satisfying Central Coast Regional Water Quality Control Board's (RWQCB) post construction requirements, LID requirements, and County stormwater management requirements. The project would include various stormwater management BMPs to control runoff in accordance with applicable standards. Compliance with applicable regulations and implementation of the proposed project drainage features and BMPs would reduce impacts due to runoff and water quality to a less-than-significant level. (1, 2, 9, 13)

- civ) **Less than Significant Impact.** A portion of the project site is located within a FEMA designated 100-year flood hazard area. However, the proposed project has been sited so that the proposed agricultural storage structure would not be located in the flood hazard area. Therefore, impacts would be less-than-significant. (1, 2, 4, 13, 15)
- d) **No Impact.** The proposed project site is not located in an area subject to significant seiche, tsunami, or mudflow risk. There would be no impact in connection with the proposed project. (1, 2, 4)
- e) **No Impact.** The project site is not subject to any water quality control plans or sustainable groundwater management plans. The project is located on the North San Benito Basin, which is not critically over-drafted as defined by the SGMA and has been marked as medium priority. (1, 2, 3, 4, 17)

## 4.11 Land Use and Planning

### 4.11.1 Environmental Setting

The project site is located in an agricultural, rural area of unincorporated San Benito County, California. The project site consists of an existing residence and agricultural uses. Surrounding land uses are primarily agricultural, with some rural residential uses in the vicinity.

The San Benito County 2035 General Plan is the planning document that guides development within the County. Surrounding lands are rural and currently consist primarily of agricultural uses. The project site is within the General Plan Agricultural (A) designation and Agricultural Productive (AP) Zoning District.

#### 4.11.2 Environmental Impacts

Environmental Impacts	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>LAND USE AND PLANNING.</b> Would the project:				
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

#### 4.11.3 Explanation

- a) **No Impact.** The proposed project consists of the construction of an agricultural storage structure on existing agricultural land and would not physically divide an established community. There would be no impact in connection with the proposed project. (1, 2)
- b) **Less than Significant Impact.** The project site is designated for agricultural use and would not conflict with applicable land use plans and regulations adopted for the purpose of avoiding or mitigating an environmental effect. Thus, impacts would be less-than-significant. (1, 2, 3)

### 4.12 Noise

#### 4.12.1 Environmental Setting

Noise is generally defined as unwanted sounds that is disturbing or annoying. The policies in the County 2035 General Plan identify noise standards to avoid conflicts between noise-sensitive uses and noise source contributors. The project site is located in an agricultural area; there are a few residences located approximately 360 feet to the east and 550 feet to the west.

Health and Safety Policies under Goal HS-8 of the San Benito County 2035 General Plan identify noise and land use compatibility guidelines. San Benito County Code, Title 19, Chapter 19.39, Article IV, Sound Level Restrictions, limits received noise generated by any sources at any property line. The noise guidelines generally utilize an exterior noise limit of 70 decibels Ldn (day/night level)<sup>5</sup> at residential properties. Existing noise levels on the site were not measured, but given the site's location in a rural area, they are expected to be low, in the range of 45 – 55 Ldn.

<sup>5</sup> The Ldn represents the average sound level over a 24-hour period, accounting for greater noise sensitivity during night hours by adding five (5) decibels to noise between 7-10 p.m. and 10 decibels to noise between 10 p.m.-7 a.m.

#### 4.12.2 Environmental Impacts

Environmental Impacts	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>NOISE.</b> Would the project result in:				
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) For a project located within the vicinity of a private airstrip or an airport land use plan, or where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

#### 4.12.3 Explanation

##### a) **Less than Significant Impact.**

##### **Construction Activities**

Construction of the project would result in short-term noise increases in the project vicinity. Noise impacts from construction activities depend on the type of construction equipment used, the timing and length of activities, the distance between the noise generating construction activities and receptors and shielding. Construction activities would occur for approximately four months. Construction equipment would include, but would not be limited to, a mini excavator, backhoe, water truck, and forklift. According to the San Benito County 2035 General Plan, typical hourly average construction noise levels could be as loud as 75 - 80 decibels at a distance of  $\pm 100$ -feet from the construction area during active construction periods. The nearest sensitive receptors are residences located approximately 600-feet to the southwest 750-feet to the east of the site. Construction of the project would be temporary and intermittent.

Construction activities would be limited to weekdays between the hours of 8:00 AM and 5:00 PM; no night-time construction is required. Additionally, the distance to the nearest receptor would limit noise impacts to neighboring residences.

##### **Operational Activities**

The proposed development is located in a rural agricultural setting and is consistent with the previous use of project site as well as surrounding agricultural uses. The project would continue to operate under the same hours that the agricultural facility currently operates under; therefore, there would be no changes from the current operating schedule and noise generated by project operation would be minimal. Therefore, long term operational impacts would be less-than-significant. (1, 2, 3, 4)

- b) **Less than Significant Impact.** Construction of the project would generate temporary groundborne vibration. A vibration impact could occur where noise-sensitive land uses are exposed to excessive vibration levels. Residences, which are considered sensitive receptors, are not located within close proximity of the site.

Vibration levels from construction equipment attenuate as they radiate from the source. Sensitive receptors in the area could be exposed to groundborne vibrations of varying magnitudes depending on the type of equipment and proximity to construction activities, as shown in **Table 5**. Ground disturbing activities associated with project grading could involve the operation of a mini-excavator and water truck. These activities would not impact sensitive receptors in the area due to the distance to the project construction site and limited construction equipment requirements. The vibration level associated with these types of equipment would attenuate to a maximum of approximately 0.003 inches per second at 25 feet, which would be well under the threshold of 0.2 inches per second. Vibration associated with the construction of the proposed project would be below levels that could cause damage to structures, would not result in prolonged interference for sensitive receptors, and would barely be perceptible. For these reasons, this represents a less-than-significant impact. (1, 2, 3, 4)

- c) **Less Than Significant Impact.** The project site is located within two miles of the Frazier Lake Airpark and may expose individuals working in the project area to increased noise levels. Based on a review of the Airport Land Use Compatibility Plan for the Frazier Lake Airpark, the project site is subject to occasional flyovers by aircraft taking off from or landing at the Frazier Lake Airpark. However, the project site is outside of the 55 db CNEL noise contour for the facility, and as a result, would not subject employees to excessive noise levels. This results in a less-than-significant impact. (1, 2, 4, 18)

## 4.13 Public Services

### 4.13.1 Environmental Setting

*Fire Protection:* Fire protection services at the project site are provided to the project site by the City of Hollister Fire Department, which was absorbed by the San Benito County Fire Department in 2013. Hollister Fire Station 3 is the nearest fire station, located at Hollister Municipal Airport, Hollister, CA 95023, approximately four miles southeast of the project site.

*Police Protection:* Police protection services are provided to the project site by the San Benito County Sheriff's Office. The County operates one Sheriff's Office located at 2301 Technology Pkwy in the City of Hollister, which is located approximately 4.5 miles southeast of the project site.

*Schools:* The project is located within the North Joint Union Elementary District and the San Benito Joint Union High School District. The closest school to the proposed project is the North County Joint Union School, which is located approximately 5.25 miles southeast from the project site.

*Parks:* The closest park to the proposed project is John Z. Hernandez Memorial Park, which is located approximately six miles south of the project site.

#### 4.13.2 Environmental Impacts

Environmental Impacts	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>PUBLIC SERVICES.</b> Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities or need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for any of the public services:				
a) Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

#### 4.13.3 Explanation

- a-b) **Less than Significant Impact.** Construction and implementation of the proposed project would require fire and police protection services. This increase in service would not require additional police staff and vehicles such that new or expanded fire or police facilities would need to be constructed. Construction of the proposed project would not result in new residents. The City of Hollister Fire Department and San Benito County Sheriff already serve adjacent properties, including the project site. The proposed project would not trigger the need to construct new stations or expand existing services. This represents a less-than-significant impact. (1, 2, 3, 4)
- c-e) **No Impact.** The proposed project would not require any additional public services, such as schools, parks, or other public services. The project does not include new or physically altered schools, parks or other public services or facilities. In addition, the proposed project would not require new schools, parks or other facilities, as the population would not increase as a result of the project. No impact would occur. (1, 2)

### 4.14 Recreation

#### 4.14.1 Environmental Setting

Please refer to the discussion under **Section 4.13.1, Public Services**, above.

#### 4.14.2 Environmental Impacts

Environmental Impacts	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>RECREATION.</b> Would the project:				
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

#### 4.14.2 Explanation

- a, b) **No Impact.** The project consists of the construction of an agricultural storage structure and would not result in population increase, and, therefore, the project would not result in the increased use of existing parks and recreational facilities or include plans for the construction of recreational facilities. This results in no impact. (1, 2)

### 4.15 Transportation/Traffic

#### 4.15.1 Environmental Setting

The project site is accessible via Shore Road, just east of Frazier Lake Road and SR 25, and west of Lake Road and SR 156. Regional access to the project site is provided by U.S. Route 101 via SR 25. Other roadways in the study area include Perry Court to the east and private driveways to neighboring properties. There are no sidewalks or marked crosswalks within the project area. There are no bicycle facilities in the project area. There are no bus stops within the vicinity of the project site.

#### 4.15.2 Environmental Impacts

Environmental Impacts	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>TRANSPORTATION/TRAFFIC.</b> Would the project:				
a) Conflict with a plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict or be inconsistent with CEQA Guidelines Section 15064.3, subdivision (b)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Environmental Impacts	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>TRANSPORTATION/TRAFFIC.</b> Would the project:				
c) Substantially increase hazards due to a geometric design feature (for example, sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

#### 4.15.3 Explanation

- a) **Less than Significant Impact.** The Circulation element of the 2035 General Plan includes policies directing the development of the County transportation network. The 2035 General Plan (Policy C-1.12) states the County shall endeavor to maintain a General Plan target goal on LOS D at all locations. The proposed project would not increase the number of trips during AM or PM peak hours. The existing agricultural operations on the project site currently require two on-site employees. The proposed facility would not increase the number of on-site employees beyond those required for existing operations. As a result, the proposed project would not conflict with existing policies addressing circulation. This represents a less than significant impact. (1, 2, 3)
- b) **Less than Significant Impact.** Section 15064.3 (b)(1) of the CEQA Guidelines identifies that VMT exceeding an applicable threshold of significance may indicate that a project has a significant transportation related effect. Currently, the County of San Benito does not have adopted VMT thresholds. As a result, the analysis completed for the proposed project used state published guidance to determine the threshold for significance. Technical Advisory on Evaluating Transportation Impacts in CEQA (Page 12) provides “screening thresholds” for the project description that indicate whether a project may have a significant impact. It states that “Screening thresholds such as project size, maps, transit availability, and provision of affordable housing, quickly identify when a project is expected to cause a less-than-significant impact without conducting a detailed study. Absent substantial evidence indicating that a project would generate a potentially significant level of VMT, or inconsistency with a Sustainable Communities Strategy (“SCS”) or general plan, projects that generate or attract fewer than 110 trips per day generally may be assumed to cause a less-than-significant transportation impact.” As described above, trips generated by the proposed project are not expected to change from those generated by current operations; project trips also would be under the 110 trips per day threshold. Therefore, the proposed project would not conflict with or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)(2). This is a less-than-significant transportation impact under CEQA. (1, 2, 3)
- c) **Less than Significant Impact.** The proposed project’s driveway would be 20-feet in width. This will be adequate for the anticipated traffic demand to and from the agricultural storage structure. The driveway would be designed to comply with all current design and safety criteria. The proposed project would not increase hazards or introduce incompatible uses onto a public roadway. This represents a less-than-significant impact. (1, 2, 3)
- d) **Less than Significant Impact.** San Benito County has prepared a Multi-Jurisdiction LHMP with the cities of Hollister and San Juan Bautista, and with two water agencies. The LHMP designates certain

roadways in the County for primary evacuation routes, as described in **Section 4.9 Hazards and Hazardous Materials**. Panoche Road is the primary evacuation roadway for the County. The project site, located on Shore Road, would not impair implementation of or physically interfere with designated evacuation routes or otherwise conflict with an adopted emergency response plan or emergency evacuation plan. The proposed project would comply with the Municipal Code and Fire Department standards for emergency vehicle access and would not conflict with the approved LHMP. The project would not interfere with any emergency response or evacuation plans. Additionally, a 20-foot-wide access driveway would be constructed on the property which would be available for semi-truck and emergency vehicle access. This represents a less-than-significant impact. (1, 2, 3, 4)

## 4.16 Tribal Cultural Resources

### 4.16.1 Environmental Settings

California Assembly Bill (AB) 52, in effect since July 2015, provides CEQA protections for tribal cultural resources. All lead agencies approving projects under CEQA are required, if formally requested by a culturally affiliated California Native American Tribe, to consult with such tribe regarding the potential impact of a project on tribal cultural resources before releasing an environmental document. Under California Public Resources Code §21074, tribal cultural resources include site features, places, cultural landscapes, sacred places, or objects that are of cultural value to a tribe and that are eligible for or listed on the California Register of Historical Resources (CRHR) or a local historic register, or that the lead agency has determined to be of significant tribal cultural value.

In compliance with AB 52, the County RMA sent notices to California Native American Tribes notifying the tribes of the proposed project and soliciting requests for consultation). The County did not receive any responses from the AB 52 Consultation letter (see attached AB 52 Consultation letter sent by the County, **Appendix D**).

### 4.16.2 Environmental Impacts

Environmental Impacts	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>TRIBAL CULTURAL RESOURCES.</b> Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:				
a) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American Tribe.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

#### 4.16.3 Explanation

- a) **No Impact.** As described above in **Section 4.5 Cultural Resources**, the project site does not contain any resources that are listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k). There are no historical resources within the project area, and, as a result, there is no impact. (1, 2, 3)
- b) **Less than Significant Impact with Mitigation Incorporated.** No tribal cultural resources or Native American resources have been documented on the project site. However, as described above in **Section 4.5 Cultural Resources**, previously unknown or buried resources could be present. The implementation of **Mitigation Measures CR-1** and **CR-2** would ensure that potential impacts would be less-than-significant. (1, 2, 3)

### 4.17 Utilities and Service Systems

#### 4.17.1 Environmental Setting

*Water and Wastewater:* The proposed agricultural storage structure would not require water or wastewater service or utility hookups.

*Storm Drainage.* The San Benito River, Pajaro River, and the Santa Ana Creek tributary are the three natural channels that receive storm water from the County. Stormwater drainage systems serve very few areas of the County. Water and/or wastewater service are provided by five service providers and several CSAs. Most residents and businesses in the unincorporated County rely on individual drainage solutions or small-scale drainage systems. Impervious surface would be increased by approximately 25,000 sf for the warehousing storage building and 49,376 sf for the all-weather base perimeter/driveway. San Benito County standards require 14,038 cubic feet of detention for this facility. Detention calculations are presented in **Appendix C, Drainage Plan**.

*Solid Waste.* The current solid waste disposal and recycling service provider for the City of Hollister, the City of San Juan Bautista, and most parts of unincorporated San Benito County is Recology. Recology transports solid waste to the John Smith Road Landfill (JSRL), which is owned by the San Benito County Integrated Waste Management Department (IWMD) and operated by Waste Connections, Inc. The JSRL is the only operating active solid waste landfill in the County.

The JSRL is located at 2650 John Smith Road, approximately five miles southeast of downtown Hollister, in the unincorporated County. It has a maximum permitted throughput of 1,000 tons per day. As of March 31, 2018, the JSRL has a remaining capacity of approximately 3,499,000 cubic yards (CalRecycle, 2018). According to available information from the Central Coast RWQCB regarding the JSRL, based on current waste disposal rates, the estimated closure date (when capacity is expected to be reached) is 2032 (CalRecycle, 2018).

*Electric and Gas.* Starting in 2018, all PG&E customers within Monterey, San Benito, and Santa Cruz Counties were automatically enrolled in 3CE. 3CE is a locally-controlled public agency providing carbon-free electricity to residents and businesses. 3CE partners with PG&E, which continues to provide billing, power transmission and distribution, customer service, grid maintenance services and natural gas services to San Benito County. 3CE's standard electricity offering, is carbon free and is classified as 30 percent renewable. Of the electricity provided by 3CE in 2018, 40 percent was hydroelectric, and 30 percent was solar and wind (eligible renewables) (3CE, 2019).

#### 4.17.2 Environmental Impacts

Environmental Impacts	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>UTILITIES AND SERVICE SYSTEMS.</b> Would the project:				
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which would cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Generate solid waste in excess of State or local standards or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Comply with federal, state, and local management and reduction statuses and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

#### 4.17.3 Explanation

- a) **Less than Significant Impact.** The project would not require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which would cause significant environmental effects. The project proposes minimal facilities to serve the warehouse building. As discussed above, the proposed agricultural storage structure would not require hookup to the existing septic system on the project site or water service. Portable toilet service would be used for employees working at the facility.

Impervious surface would be increased by approximately 25,000 sf for the storage shed and 49,376 sf for the all-weather base perimeter/driveway. San Benito County standards would require 14,038 cubic feet of detention for this facility. The County will review drainage plans to ensure the facility is designed to detain the difference between a 10-year pre and 100-year post development, in accordance with County standards, and detain flows in excess of this to release post-development flows at pre-development levels, satisfying post construction requirements, LID requirements, and County stormwater management requirements.

Electricity for the proposed project would be provided by PG&E by way of existing electrical infrastructure in the project vicinity. The proposed project would not require natural gas or telecommunications service. The proposed project would require additional electricity compared to

what is currently used on-site. While additional electricity would be consumed, the use would be consistent with what would be expected from an agricultural operation. Thus, impacts to electricity, natural gas, and telecommunications infrastructure would be less-than-significant.

Based on the above, the proposed project would include the necessary installation or improvements to infrastructure in order to provide stormwater treatment and electrical power to the proposed project. With the installation of these services, the project would have a less-than-significant impact would occur in these areas. (1, 2, 3, 13)

- b) **Less than Significant Impact.** The proposed project is not anticipated to have a substantial increase in water supply. The project is located on the North San Benito Basin, which is not critically over-drafted as defined by the SGMA and has been marked as medium priority. The proposed agricultural support structure would not require new water connections and therefore would not increase demand on available water supplies. This represents a less-than-significant impact. (1, 2, 17)
- c) **Less than Significant Impact.** The project site is currently served by an existing septic system. The proposed agricultural storage facility would not include any hookups to the existing septic system and would not affect existing treatment capacity. This represents a less-than-significant impact. (1, 2)
- d-e) **Less Than Significant Impact.** The project would not generate solid waste in excess of State or local standards or in excess of the capacity of local infrastructure, negatively impact solid waste services, impair the attainment of solid waste reduction goals. Additionally, the project would comply with federal, state, and local management and reduction statutes and regulations related to solid waste. General trash and recycling would be transported to the JSRL in Hollister, CA. There would be less-than-significant impact associated with solid waste generation. (1, 2)

## 4.18 Wildfire

### 4.18.1 Environmental Setting

The project site is not located within moderate, high, or very high FHSZ, as designated by the California Department of Forestry and Fire Protection (Cal Fire, California Fire Hazard Severity Zone Viewer, 2020).

### 4.18.2 Environmental Impacts

Environmental Impacts	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>WILDFIRE.</b> If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:				
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Environmental Impacts	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>WILDFIRE.</b> If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:				
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impact to the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability or drainage changes?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

#### 4.18.3 Explanation

- a-d) **No Impact.** The project site is not located within or near a Very High Fire Hazard Severity Zones for wildfires; therefore, the proposed project would not expose project occupants or structures to a significant wildfire. The proposed project would comply with the applicable fire safety provisions of the California Building Code, as well as standard conditions of approval, thereby reducing the risk of damage from fire. As a result, no impact would occur. (1, 2, 3, 4, 14)

### 4.19 Mandatory Findings of Significance

#### 4.19.1 Environmental Impacts

Environmental Impacts	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>MANDATORY FINDINGS OF SIGNIFICANCE.</b> Does the project:				
a) Have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Environmental Impacts	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>MANDATORY FINDINGS OF SIGNIFICANCE.</b> Does the project:				
c) Have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

#### 4.19.2 Explanation

- a) **Less than Significant Impact with Mitigation.** The proposed project would not 1) degrade the quality of environment, 2) substantially reduce the habitat of a fish or wildlife species, 3) cause a fish or wildlife population to drop below self-sustaining levels, 4) threaten to eliminate a plant or animal community, 5) reduce the number or restrict the range of a rare or endangered plant or animal, or 6) eliminate important examples of major periods of California history or prehistory. The proposed project would result in temporary and permanent impacts that would be mitigated to a less-than-significant level through the incorporation of mitigation measures identified in this IS/MND. Compliance with the mitigation measures contained in this document would ensure that all impacts are less-than-significant. Moreover, the proposed project would not adversely impact a cultural or historic resource that is an important example of a major period in California history with mitigation proposed in this IS/MND. Mitigation would reduce potential impacts to cultural resources resulting from ground disturbing construction activity. With implementation of these measures, as described in this IS/MND and summarized in **Table 4**, the project would not have the potential to degrade the quality of the environment and, overall, impacts would be less-than-significant impact. No additional mitigation is necessary beyond mitigation identified in each of the respective topical CEQA sections contained in this IS/MND.

**Table 4**  
**Summary of Mitigation Measures**

<u>Mitigation Measures</u>	<u>Method of Verification</u>	<u>Timing of Verification</u>	<u>Responsible Agency or Party</u>	<u>Verification of Completion</u>	
				<u>Date</u>	<u>Initial</u>
<u>Cultural Resources</u>					
<b>CR-1:</b> If archaeological resources or human remains are accidentally discovered on the project site during construction, work shall be halted by the construction manager within 50 meters (150 feet) of the find until it can be evaluated by a qualified professional archaeologist. If the find is determined to be significant, appropriate mitigation measures shall be formulated and implemented. Materials of particular concern would be concentrations of marine shell, burned animal bones, charcoal, and flaked or ground stone fragments. (Ref: Health and Safety Code 7050.5)	Archaeological Monitoring Reports, Additional Mitigation Measures (if needed)	During construction activities	County – RMA, Qualified Archaeologist, Construction Manager		
<b>CR-2:</b> If human remains are found at any time on the project site, work must be stopped by the construction manager, and the County Coroner must be notified immediately. If the Coroner determines that the remains are Native American, the Native American Heritage Commission will be notified as required by law. The Commission will designate a Most Likely Descendant who will be authorized to provide recommendations for management of the Native American human remains. (Ref: California Public Resources Code Section 5097.98; and Health and Safety Code Section 7050.5)  Specific County of San Benito provisions and further measures shall be required as follows if human remains are found:  If, at any time in the preparation for, or process of, excavation or otherwise disturbing the ground, discovery occurs of any human remains of any age, or any significant artifact or other evidence of an archeological site, the applicant or builder shall:  a. Cease and desist from further excavation and disturbances within two hundred feet of the discovery or in any nearby area reasonably suspected to overlie adjacent remains.  b. Arrange for staking completely around the area of discovery by visible stakes no more than ten feet apart, forming a circle having a radius of not less than one hundred feet from the point of discovery;	Archaeological Monitoring Reports	During construction activities	County – RMA, Qualified Archaeologist, Construction Manager, Native American Heritage Commission, County Coroner, Project Applicant		

**Table 4**  
**Summary of Mitigation Measures**

<u>Mitigation Measures</u>	<u>Method of Verification</u>	<u>Timing of Verification</u>	<u>Responsible Agency or Party</u>	<u>Verification of Completion</u>	
				<u>Date</u>	<u>Initial</u>
<p>provided, however, that such staking need not take place on adjoining property unless the owner of the adjoining property authorizes such staking. Said staking shall not include flags or other devices which may attract vandals.</p> <p>c. Notify Resource Management Agency Director shall also be notified within 24 hours if human and/or questionable remains have been discovered. The Sheriff–Coroner shall be notified immediately of the discovery as noted above.</p> <p>Subject to the legal process, grant all duly authorized representatives of the Coroner and the Resource Management Agency Director permission to enter onto the property and to take all actions consistent with Chapter 19.05 of the San Benito County Code and consistent with §7050.5 of the Health and Human Safety Code and Chapter 10 (commencing with §27460) of Part 3 of Division 2 of Title 3 of the Government Code. [Planning]</p>					
<b><u>Geology and Soils</u></b>					
<b>GEO-1:</b> Prior to the issuance of any grading or building permit, the applicant shall submit a detailed design-level geotechnical analysis to the County for review and approval. The design-level geotechnical analysis shall incorporate the recommendations of Geotechnical Investigation Report prepared by ENGEO, Inc. The design-level geotechnical analysis shall identify recommendations for the design and construction of project improvements.	Approved design-level geotechnical analysis.	Prior to issuance of grading or building permits	Project applicant, County RMA, ENGEO, Inc.		
<p><b>GEO-2:</b> During construction activities, the construction contractor shall implement the following erosion control measures and associated BMPs to reduce soil disturbance and the potential for erosion and sedimentation as a result of the project:</p> <ul style="list-style-type: none"> <li>Stockpiling and disposing of demolition debris, concrete, and soil.</li> </ul>	Plan review by County.	<p>Prior to issuance of grading or building permits</p> <p>During construction</p>	County – RMA, Construction contractor, project applicant.		

**Table 4**  
**Summary of Mitigation Measures**

<u>Mitigation Measures</u>	<u>Method of Verification</u>	<u>Timing of Verification</u>	<u>Responsible Agency or Party</u>	<u>Verification of Completion</u>	
				<u>Date</u>	<u>Initial</u>
<ul style="list-style-type: none"> <li>Protecting existing storm drain inlets and stabilizing disturbed areas.</li> <li>Hydroseeding/re-vegetating disturbed areas.</li> <li>Minimizing areas of impervious surfaces.</li> <li>Implementing runoff controls (e.g., percolation basins and drainage facilities).</li> <li>Properly managing construction materials.</li> <li>Managing waste, aggressively controlling litter, and implementing sediment controls.</li> <li>Limiting grading to the minimum area necessary for construction and operation of the project.</li> </ul> <p>County staff shall verify that the above conditions are shown on project plans prior to issuance of any grading or building permit.</p>		activities (implementation)			
<b><u>Tribal Cultural Resources</u></b>					
<b>CR-1:</b> If archaeological resources or human remains are accidentally discovered on the project site during construction, work shall be halted by the construction manager within 50 meters (150 feet) of the find until it can be evaluated by a qualified professional archaeologist. If the find is determined to be significant, appropriate mitigation measures shall be formulated and implemented. Materials of particular concern would be concentrations of marine shell, burned animal bones, charcoal, and flaked or ground stone fragments. (Ref: Health and Safety Code 7050.5)	Archaeological Monitoring Reports, Additional Mitigation Measures (if needed)	During construction activities	County – RMA, Qualified Archaeologist, Construction Manager		
<b>CR-2:</b> If human remains are found at any time on the project site, work must be stopped by the construction manager, and the County Coroner must be notified immediately. If the Coroner determines that the remains are Native American, the Native American Heritage Commission will be notified as required by law. The Commission will designate a Most Likely Descendant who will be authorized to provide recommendations for management of the Native American human remains. (Ref: California	Archaeological Monitoring Reports	During construction activities	County – RMA, Qualified Archaeologist, Construction Manager, Native American Heritage		

**Table 4**  
**Summary of Mitigation Measures**

<u>Mitigation Measures</u>	<u>Method of Verification</u>	<u>Timing of Verification</u>	<u>Responsible Agency or Party</u>	<u>Verification of Completion</u>	
				<u>Date</u>	<u>Initial</u>
<p>Public Resources Code Section 5097.98; and Health and Safety Code Section 7050.5)</p> <p>Specific County of San Benito provisions and further measures shall be required as follows if human remains are found:</p> <p>If, at any time in the preparation for, or process of, excavation or otherwise disturbing the ground, discovery occurs of any human remains of any age, or any significant artifact or other evidence of an archeological site, the applicant or builder shall:</p> <p>d. Cease and desist from further excavation and disturbances within two hundred feet of the discovery or in any nearby area reasonably suspected to overlie adjacent remains.</p> <p>e. Arrange for staking completely around the area of discovery by visible stakes no more than ten feet apart, forming a circle having a radius of not less than one hundred feet from the point of discovery; provided, however, that such staking need not take place on adjoining property unless the owner of the adjoining property authorizes such staking. Said staking shall not include flags or other devices which may attract vandals.</p> <p>f. Notify Resource Management Agency Director shall also be notified within 24 hours if human and/or questionable remains have been discovered. The Sheriff–Coroner shall be notified immediately of the discovery as noted above.</p> <p>Subject to the legal process, grant all duly authorized representatives of the Coroner and the Resource Management Agency Director permission to enter onto the property and to take all actions consistent with Chapter 19.05 of the San Benito County Code and consistent with §7050.5 of the Health and Human Safety Code and Chapter 10 (commencing with §27460) of Part 3 of Division 2 of Title 3 of the Government Code. [Planning]</p>			Commission, County Coroner, Project Applicant		

- b) **Less than Significant Impact.** Under CEQA “cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects. The proposed project would not result in a cumulatively considerable adverse environmental effect. This IS/MND contains mitigation to ensure that all impacts would be minimized to a less-than-significant level. The project would have temporary air quality impacts, and GHG emissions that would contribute to the overall regional and global GHG emissions. However, air quality impacts and GHG emissions would not exceed the MBARD’s thresholds of significance. In addition, the proposed project would not induce potential population growth beyond existing levels; therefore, the project would not conflict with and/or obstruct the implementation of the MBARD 2012-2015 AQMP, or any other plans to address exceedance of State air quality standards. For these reasons, the project would have a less-than-significant cumulative impact on the air quality and GHG. Overall, the project would have a less-than-significant cumulative impact.

Additionally, the RDEIR prepared for the County’s 2035 General Plan identified several significant unavoidable impacts that would potentially occur with buildout of the General Plan, including loss of prime farmland, light and glare, effects to sensitive species and habitats, exposure to flood hazards, noise, population growth, and transportation level of service impacts. This project is consistent with the General Plan land use designation; thus, the effects of the project were already considered programmatically as part of the General Plan RDEIR. As stated above and in topical sections of this IS/MND, in many cases, this project would have no effect on impacts cited. Overall, the project would not result in impacts that are individually limited, but cumulatively considerable.

- c) **Less than Significant Impact.** The proposed project would not cause any adverse effects on human beings. Construction impacts would be temporary in nature and mitigated to a less-than-significant level. Operational of the proposed project would be required to comply with all federal, state, regional, and local regulations and all potentially significant impacts associated with project operations are mitigated to a less-than-significant level. The project would not have a substantial adverse effect on human beings, either directly or indirectly.

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## Chapter 5. References

### LEAD AGENCY

#### San Benito County – Resource Management Agency

Arielle Goodspeed, Senior Planner

### REPORT PREPARATION

#### Denise Duffy & Associates, Inc.

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# **APPENDIX A**

## **CALEEMOD RESULTS**

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## Tobias Use Permit IS - San Benito County, Winter

**Tobias Use Permit IS**  
**San Benito County, Winter****1.0 Project Characteristics**

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**1.1 Land Usage**

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Industrial Park	1.00	1000sqft	0.71	30,992.00	0

**1.2 Other Project Characteristics**

Urbanization	Rural	Wind Speed (m/s)	2.5	Precipitation Freq (Days)	50
Climate Zone	4			Operational Year	2022
Utility Company	Pacific Gas & Electric Company				
CO2 Intensity (lb/MW hr)	641.35	CH4 Intensity (lb/MW hr)	0.029	N2O Intensity (lb/MW hr)	0.006

**1.3 User Entered Comments & Non-Default Data**

## Tobias Use Permit IS - San Benito County, Winter

## Project Characteristics -

Land Use - Proposed Project consists of an agricultural storage structure and access driveway for Tobias Farms, on a 0.71-acre portion of a 50-acre proposed project site. The total area of disturbance associated with the proposed project is 30,992 sq ft.

## Construction Phase -

Operational Off-Road Equipment - Forklifts would be used in the facility to move bins of squash. Off-highway tractors used for agricultural facilities.

## Land Use Change -

## Sequestration -

## Construction Off-road Equipment Mitigation -

## Energy Mitigation -

## Water Mitigation -

Table Name	Column Name	Default Value	New Value
tblLandUse	LandUseSquareFeet	1,000.00	30,992.00
tblLandUse	LotAcreage	0.02	0.71
tblOperationalOffRoadEquipment	OperLoadFactor	0.20	0.20
tblOperationalOffRoadEquipment	OperLoadFactor	0.44	0.44
tblOperationalOffRoadEquipment	OperOffRoadEquipmentNumber	0.00	1.00
tblOperationalOffRoadEquipment	OperOffRoadEquipmentNumber	0.00	5.00
tblProjectCharacteristics	UrbanizationLevel	Urban	Rural

## 2.0 Emissions Summary

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## Tobias Use Permit IS - San Benito County, Winter

## 2.1 Overall Construction (Maximum Daily Emission)

### Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2021	0.8631	8.5851	7.8744	0.0141	0.5941	0.4501	0.8940	0.0742	0.4142	0.4671	0.0000	1,383.7064	1,383.7064	0.4068	0.0000	1,393.8768
2022	86.4080	7.5908	7.7092	0.0141	0.2299	0.3743	0.5710	0.0610	0.3444	0.3973	0.0000	1,377.5870	1,377.5870	0.4034	0.0000	1,387.6718
Maximum	86.4080	8.5851	7.8744	0.0141	0.5941	0.4501	0.8940	0.0742	0.4142	0.4671	0.0000	1,383.7064	1,383.7064	0.4068	0.0000	1,393.8768

### Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2021	0.8631	8.5851	7.8744	0.0141	0.3025	0.4501	0.6469	0.0529	0.4142	0.4671	0.0000	1,383.7064	1,383.7064	0.4068	0.0000	1,393.8768
2022	86.4080	7.5908	7.7092	0.0141	0.2299	0.3743	0.5710	0.0610	0.3444	0.3973	0.0000	1,377.5870	1,377.5870	0.4034	0.0000	1,387.6718
Maximum	86.4080	8.5851	7.8744	0.0141	0.3025	0.4501	0.6469	0.0610	0.4142	0.4671	0.0000	1,383.7064	1,383.7064	0.4068	0.0000	1,393.8768

[illegible]

## Tobias Use Permit IS - San Benito County, Winter

**2.2 Overall Operational****Unmitigated Operational**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	0.7813	0.0000	1.0000e-004	0.0000		0.0000	0.0000		0.0000	0.0000		2.2000e-004	2.2000e-004	0.0000		2.3000e-004
Energy	0.0150	0.1363	0.1145	8.2000e-004		0.0104	0.0104		0.0104	0.0104		163.5259	163.5259	3.1300e-003	3.0000e-003	164.4976
Mobile	0.0166	0.2146	0.1783	8.9000e-004	0.0512	8.6000e-004	0.0520	0.0137	8.1000e-004	0.0145		91.1205	91.1205	0.0201		91.6241
Offroad	1.2152	11.7215	16.3311	0.0248		0.5811	0.5811		0.5346	0.5346		2,400.3738	2,400.3738	0.7763		2,419.7821
<b>Total</b>	<b>2.0281</b>	<b>12.0724</b>	<b>16.6240</b>	<b>0.0265</b>	<b>0.0512</b>	<b>0.5923</b>	<b>0.6435</b>	<b>0.0137</b>	<b>0.5458</b>	<b>0.5595</b>		<b>2,655.0204</b>	<b>2,655.0204</b>	<b>0.7996</b>	<b>3.0000e-003</b>	<b>2,675.9040</b>

## Tobias Use Permit IS - San Benito County, Winter

**2.2 Overall Operational****Mitigated Operational**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	0.7813	0.0000	1.0000e-004	0.0000		0.0000	0.0000		0.0000	0.0000		2.2000e-004	2.2000e-004	0.0000		2.3000e-004
Energy	0.0150	0.1363	0.1145	8.2000e-004		0.0104	0.0104		0.0104	0.0104		163.5259	163.5259	3.1300e-003	3.0000e-003	164.4976
Mobile	0.0166	0.2146	0.1783	8.9000e-004	0.0512	8.6000e-004	0.0520	0.0137	8.1000e-004	0.0145		91.1205	91.1205	0.0201		91.6241
Offroad	1.2152	11.7215	16.3311	0.0248		0.5811	0.5811		0.5346	0.5346		2,400.3738	2,400.3738	0.7763		2,419.7821
<b>Total</b>	<b>2.0281</b>	<b>12.0724</b>	<b>16.6240</b>	<b>0.0265</b>	<b>0.0512</b>	<b>0.5923</b>	<b>0.6435</b>	<b>0.0137</b>	<b>0.5458</b>	<b>0.5595</b>		<b>2,655.0204</b>	<b>2,655.0204</b>	<b>0.7996</b>	<b>3.0000e-003</b>	<b>2,675.9040</b>

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
<b>Percent Reduction</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>

**3.0 Construction Detail****Construction Phase**

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Site Preparation	Site Preparation	9/15/2021	9/15/2021	5	1	
2	Building Construction	Building Construction	9/18/2021	2/4/2022	5	100	
3	Paving	Paving	2/5/2022	2/11/2022	5	5	
4	Architectural Coating	Architectural Coating	2/12/2022	2/18/2022	5	5	

## Tobias Use Permit IS - San Benito County, Winter

**Acres of Grading (Site Preparation Phase): 0.5****Acres of Grading (Grading Phase): 0****Acres of Paving: 0****Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 46,488; Non-Residential Outdoor: 15,496; Striped Parking Area: 0 (Architectural Coating – sqft)****OffRoad Equipment**

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Site Preparation	Graders	1	8.00	187	0.41
Site Preparation	Tractors/Loaders/Backhoes	1	8.00	97	0.37
Building Construction	Cranes	1	4.00	231	0.29
Building Construction	Forklifts	2	6.00	89	0.20
Building Construction	Tractors/Loaders/Backhoes	2	8.00	97	0.37
Paving	Cement and Mortar Mixers	4	6.00	9	0.56
Paving	Pavers	1	7.00	130	0.42
Paving	Rollers	1	7.00	80	0.38
Paving	Tractors/Loaders/Backhoes	1	7.00	97	0.37
Architectural Coating	Air Compressors	1	6.00	78	0.48

**Trips and VMT**

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Architectural Coating	1	3.00	0.00	0.00	16.80	6.60	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	5	13.00	5.00	0.00	16.80	6.60	20.00	LD_Mix	HDT_Mix	HHDT
Paving	7	18.00	0.00	0.00	16.80	6.60	20.00	LD_Mix	HDT_Mix	HHDT
Site Preparation	2	5.00	0.00	0.00	16.80	6.60	20.00	LD_Mix	HDT_Mix	HHDT

## Tobias Use Permit IS - San Benito County, Winter

**3.1 Mitigation Measures Construction**

Water Exposed Area

**3.2 Site Preparation - 2021****Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					0.5303	0.0000	0.5303	0.0573	0.0000	0.0573			0.0000			0.0000
Off-Road	0.6403	7.8204	4.0274	9.7300e-003		0.2995	0.2995		0.2755	0.2755		942.5842	942.5842	0.3049		950.2055
<b>Total</b>	<b>0.6403</b>	<b>7.8204</b>	<b>4.0274</b>	<b>9.7300e-003</b>	<b>0.5303</b>	<b>0.2995</b>	<b>0.8297</b>	<b>0.0573</b>	<b>0.2755</b>	<b>0.3328</b>		<b>942.5842</b>	<b>942.5842</b>	<b>0.3049</b>		<b>950.2055</b>

## Tobias Use Permit IS - San Benito County, Winter

**3.2 Site Preparation - 2021****Unmitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0264	0.0209	0.1817	5.4000e-004	0.0639	3.8000e-004	0.0642	0.0169	3.5000e-004	0.0173		54.0372	54.0372	1.4200e-003		54.0726
<b>Total</b>	<b>0.0264</b>	<b>0.0209</b>	<b>0.1817</b>	<b>5.4000e-004</b>	<b>0.0639</b>	<b>3.8000e-004</b>	<b>0.0642</b>	<b>0.0169</b>	<b>3.5000e-004</b>	<b>0.0173</b>		<b>54.0372</b>	<b>54.0372</b>	<b>1.4200e-003</b>		<b>54.0726</b>

**Mitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					0.2386	0.0000	0.2386	0.0258	0.0000	0.0258			0.0000			0.0000
Off-Road	0.6403	7.8204	4.0274	9.7300e-003		0.2995	0.2995		0.2755	0.2755	0.0000	942.5842	942.5842	0.3049		950.2055
<b>Total</b>	<b>0.6403</b>	<b>7.8204</b>	<b>4.0274</b>	<b>9.7300e-003</b>	<b>0.2386</b>	<b>0.2995</b>	<b>0.5381</b>	<b>0.0258</b>	<b>0.2755</b>	<b>0.3013</b>	<b>0.0000</b>	<b>942.5842</b>	<b>942.5842</b>	<b>0.3049</b>		<b>950.2055</b>

## Tobias Use Permit IS - San Benito County, Winter

**3.2 Site Preparation - 2021****Mitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0264	0.0209	0.1817	5.4000e-004	0.0639	3.8000e-004	0.0642	0.0169	3.5000e-004	0.0173		54.0372	54.0372	1.4200e-003		54.0726
<b>Total</b>	<b>0.0264</b>	<b>0.0209</b>	<b>0.1817</b>	<b>5.4000e-004</b>	<b>0.0639</b>	<b>3.8000e-004</b>	<b>0.0642</b>	<b>0.0169</b>	<b>3.5000e-004</b>	<b>0.0173</b>		<b>54.0372</b>	<b>54.0372</b>	<b>1.4200e-003</b>		<b>54.0726</b>

**3.3 Building Construction - 2021****Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.7750	7.9850	7.2637	0.0114		0.4475	0.4475		0.4117	0.4117		1,103.2158	1,103.2158	0.3568		1,112.1358
<b>Total</b>	<b>0.7750</b>	<b>7.9850</b>	<b>7.2637</b>	<b>0.0114</b>		<b>0.4475</b>	<b>0.4475</b>		<b>0.4117</b>	<b>0.4117</b>		<b>1,103.2158</b>	<b>1,103.2158</b>	<b>0.3568</b>		<b>1,112.1358</b>

## Tobias Use Permit IS - San Benito County, Winter

**3.3 Building Construction - 2021****Unmitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0194	0.5457	0.1382	1.3400e-003	0.0307	1.6200e-003	0.0323	8.8300e-003	1.5500e-003	0.0104		139.9939	139.9939	0.0463		141.1522
Worker	0.0686	0.0544	0.4725	1.4100e-003	0.1661	9.8000e-004	0.1670	0.0440	9.0000e-004	0.0449		140.4967	140.4967	3.6800e-003		140.5888
<b>Total</b>	<b>0.0881</b>	<b>0.6001</b>	<b>0.6107</b>	<b>2.7500e-003</b>	<b>0.1967</b>	<b>2.6000e-003</b>	<b>0.1993</b>	<b>0.0529</b>	<b>2.4500e-003</b>	<b>0.0553</b>		<b>280.4906</b>	<b>280.4906</b>	<b>0.0500</b>		<b>281.7409</b>

**Mitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.7750	7.9850	7.2637	0.0114		0.4475	0.4475		0.4117	0.4117	0.0000	1,103.2158	1,103.2158	0.3568		1,112.1358
<b>Total</b>	<b>0.7750</b>	<b>7.9850</b>	<b>7.2637</b>	<b>0.0114</b>		<b>0.4475</b>	<b>0.4475</b>		<b>0.4117</b>	<b>0.4117</b>	<b>0.0000</b>	<b>1,103.2158</b>	<b>1,103.2158</b>	<b>0.3568</b>		<b>1,112.1358</b>

## Tobias Use Permit IS - San Benito County, Winter

**3.3 Building Construction - 2021****Mitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0194	0.5457	0.1382	1.3400e-003	0.0307	1.6200e-003	0.0323	8.8300e-003	1.5500e-003	0.0104		139.9939	139.9939	0.0463		141.1522
Worker	0.0686	0.0544	0.4725	1.4100e-003	0.1661	9.8000e-004	0.1670	0.0440	9.0000e-004	0.0449		140.4967	140.4967	3.6800e-003		140.5888
<b>Total</b>	<b>0.0881</b>	<b>0.6001</b>	<b>0.6107</b>	<b>2.7500e-003</b>	<b>0.1967</b>	<b>2.6000e-003</b>	<b>0.1993</b>	<b>0.0529</b>	<b>2.4500e-003</b>	<b>0.0553</b>		<b>280.4906</b>	<b>280.4906</b>	<b>0.0500</b>		<b>281.7409</b>

**3.3 Building Construction - 2022****Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.6863	7.0258	7.1527	0.0114		0.3719	0.3719		0.3422	0.3422		1,103.9393	1,103.9393	0.3570		1,112.8652
<b>Total</b>	<b>0.6863</b>	<b>7.0258</b>	<b>7.1527</b>	<b>0.0114</b>		<b>0.3719</b>	<b>0.3719</b>		<b>0.3422</b>	<b>0.3422</b>		<b>1,103.9393</b>	<b>1,103.9393</b>	<b>0.3570</b>		<b>1,112.8652</b>

## Tobias Use Permit IS - San Benito County, Winter

**3.3 Building Construction - 2022****Unmitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0179	0.5168	0.1251	1.3200e-003	0.0307	1.4100e-003	0.0321	8.8300e-003	1.3500e-003	0.0102		138.4387	138.4387	0.0431		139.5160
Worker	0.0639	0.0483	0.4315	1.3600e-003	0.1661	9.6000e-004	0.1670	0.0440	8.8000e-004	0.0449		135.2090	135.2090	3.2600e-003		135.2906
<b>Total</b>	<b>0.0817</b>	<b>0.5650</b>	<b>0.5565</b>	<b>2.6800e-003</b>	<b>0.1967</b>	<b>2.3700e-003</b>	<b>0.1991</b>	<b>0.0529</b>	<b>2.2300e-003</b>	<b>0.0551</b>		<b>273.6477</b>	<b>273.6477</b>	<b>0.0464</b>		<b>274.8066</b>

**Mitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.6863	7.0258	7.1527	0.0114		0.3719	0.3719		0.3422	0.3422	0.0000	1,103.9393	1,103.9393	0.3570		1,112.8652
<b>Total</b>	<b>0.6863</b>	<b>7.0258</b>	<b>7.1527</b>	<b>0.0114</b>		<b>0.3719</b>	<b>0.3719</b>		<b>0.3422</b>	<b>0.3422</b>	<b>0.0000</b>	<b>1,103.9393</b>	<b>1,103.9393</b>	<b>0.3570</b>		<b>1,112.8652</b>

## Tobias Use Permit IS - San Benito County, Winter

**3.3 Building Construction - 2022****Mitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0179	0.5168	0.1251	1.3200e-003	0.0307	1.4100e-003	0.0321	8.8300e-003	1.3500e-003	0.0102		138.4387	138.4387	0.0431		139.5160
Worker	0.0639	0.0483	0.4315	1.3600e-003	0.1661	9.6000e-004	0.1670	0.0440	8.8000e-004	0.0449		135.2090	135.2090	3.2600e-003		135.2906
<b>Total</b>	<b>0.0817</b>	<b>0.5650</b>	<b>0.5565</b>	<b>2.6800e-003</b>	<b>0.1967</b>	<b>2.3700e-003</b>	<b>0.1991</b>	<b>0.0529</b>	<b>2.2300e-003</b>	<b>0.0551</b>		<b>273.6477</b>	<b>273.6477</b>	<b>0.0464</b>		<b>274.8066</b>

**3.4 Paving - 2022****Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.6469	5.9174	7.0348	0.0113		0.2961	0.2961		0.2758	0.2758		1,035.8246	1,035.8246	0.3017		1,043.3677
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
<b>Total</b>	<b>0.6469</b>	<b>5.9174</b>	<b>7.0348</b>	<b>0.0113</b>		<b>0.2961</b>	<b>0.2961</b>		<b>0.2758</b>	<b>0.2758</b>		<b>1,035.8246</b>	<b>1,035.8246</b>	<b>0.3017</b>		<b>1,043.3677</b>

## Tobias Use Permit IS - San Benito County, Winter

**3.4 Paving - 2022****Unmitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0884	0.0669	0.5974	1.8800e-003	0.2299	1.3300e-003	0.2312	0.0610	1.2200e-003	0.0622		187.2125	187.2125	4.5200e-003		187.3254
<b>Total</b>	<b>0.0884</b>	<b>0.0669</b>	<b>0.5974</b>	<b>1.8800e-003</b>	<b>0.2299</b>	<b>1.3300e-003</b>	<b>0.2312</b>	<b>0.0610</b>	<b>1.2200e-003</b>	<b>0.0622</b>		<b>187.2125</b>	<b>187.2125</b>	<b>4.5200e-003</b>		<b>187.3254</b>

**Mitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.6469	5.9174	7.0348	0.0113		0.2961	0.2961		0.2758	0.2758	0.0000	1,035.8246	1,035.8246	0.3017		1,043.3677
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
<b>Total</b>	<b>0.6469</b>	<b>5.9174</b>	<b>7.0348</b>	<b>0.0113</b>		<b>0.2961</b>	<b>0.2961</b>		<b>0.2758</b>	<b>0.2758</b>	<b>0.0000</b>	<b>1,035.8246</b>	<b>1,035.8246</b>	<b>0.3017</b>		<b>1,043.3677</b>

## Tobias Use Permit IS - San Benito County, Winter

**3.4 Paving - 2022****Mitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0884	0.0669	0.5974	1.8800e-003	0.2299	1.3300e-003	0.2312	0.0610	1.2200e-003	0.0622		187.2125	187.2125	4.5200e-003		187.3254
<b>Total</b>	<b>0.0884</b>	<b>0.0669</b>	<b>0.5974</b>	<b>1.8800e-003</b>	<b>0.2299</b>	<b>1.3300e-003</b>	<b>0.2312</b>	<b>0.0610</b>	<b>1.2200e-003</b>	<b>0.0622</b>		<b>187.2125</b>	<b>187.2125</b>	<b>4.5200e-003</b>		<b>187.3254</b>

**3.5 Architectural Coating - 2022****Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	86.1888					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.2045	1.4085	1.8136	2.9700e-003		0.0817	0.0817		0.0817	0.0817		281.4481	281.4481	0.0183		281.9062
<b>Total</b>	<b>86.3933</b>	<b>1.4085</b>	<b>1.8136</b>	<b>2.9700e-003</b>		<b>0.0817</b>	<b>0.0817</b>		<b>0.0817</b>	<b>0.0817</b>		<b>281.4481</b>	<b>281.4481</b>	<b>0.0183</b>		<b>281.9062</b>

## Tobias Use Permit IS - San Benito County, Winter

**3.5 Architectural Coating - 2022****Unmitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0147	0.0111	0.0996	3.1000e-004	0.0383	2.2000e-004	0.0385	0.0102	2.0000e-004	0.0104		31.2021	31.2021	7.5000e-004		31.2209
<b>Total</b>	<b>0.0147</b>	<b>0.0111</b>	<b>0.0996</b>	<b>3.1000e-004</b>	<b>0.0383</b>	<b>2.2000e-004</b>	<b>0.0385</b>	<b>0.0102</b>	<b>2.0000e-004</b>	<b>0.0104</b>		<b>31.2021</b>	<b>31.2021</b>	<b>7.5000e-004</b>		<b>31.2209</b>

**Mitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	86.1888					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.2045	1.4085	1.8136	2.9700e-003		0.0817	0.0817		0.0817	0.0817	0.0000	281.4481	281.4481	0.0183		281.9062
<b>Total</b>	<b>86.3933</b>	<b>1.4085</b>	<b>1.8136</b>	<b>2.9700e-003</b>		<b>0.0817</b>	<b>0.0817</b>		<b>0.0817</b>	<b>0.0817</b>	<b>0.0000</b>	<b>281.4481</b>	<b>281.4481</b>	<b>0.0183</b>		<b>281.9062</b>

## Tobias Use Permit IS - San Benito County, Winter

**3.5 Architectural Coating - 2022****Mitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0147	0.0111	0.0996	3.1000e-004	0.0383	2.2000e-004	0.0385	0.0102	2.0000e-004	0.0104		31.2021	31.2021	7.5000e-004		31.2209
<b>Total</b>	<b>0.0147</b>	<b>0.0111</b>	<b>0.0996</b>	<b>3.1000e-004</b>	<b>0.0383</b>	<b>2.2000e-004</b>	<b>0.0385</b>	<b>0.0102</b>	<b>2.0000e-004</b>	<b>0.0104</b>		<b>31.2021</b>	<b>31.2021</b>	<b>7.5000e-004</b>		<b>31.2209</b>

**4.0 Operational Detail - Mobile****4.1 Mitigation Measures Mobile**

## Tobias Use Permit IS - San Benito County, Winter

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	0.0166	0.2146	0.1783	8.9000e-004	0.0512	8.6000e-004	0.0520	0.0137	8.1000e-004	0.0145		91.1205	91.1205	0.0201		91.6241
Unmitigated	0.0166	0.2146	0.1783	8.9000e-004	0.0512	8.6000e-004	0.0520	0.0137	8.1000e-004	0.0145		91.1205	91.1205	0.0201		91.6241

## 4.2 Trip Summary Information

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Industrial Park	6.83	2.49	0.73	18,523	18,523
Total	6.83	2.49	0.73	18,523	18,523

## 4.3 Trip Type Information

Land Use	Miles			Trip %			Trip Purpose %		
	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Industrial Park	14.70	6.60	6.60	59.00	28.00	13.00	79	19	2

## 4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Industrial Park	0.485491	0.024668	0.171830	0.108390	0.022011	0.004742	0.011919	0.161137	0.001441	0.001143	0.005793	0.000595	0.000841

## 5.0 Energy Detail

---

Historical Energy Use: N

## Tobias Use Permit IS - San Benito County, Winter

## 5.1 Mitigation Measures Energy

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
NaturalGas Mitigated	0.0150	0.1363	0.1145	8.2000e-004		0.0104	0.0104		0.0104	0.0104		163.5259	163.5259	3.1300e-003	3.0000e-003	164.4976
NaturalGas Unmitigated	0.0150	0.1363	0.1145	8.2000e-004		0.0104	0.0104		0.0104	0.0104		163.5259	163.5259	3.1300e-003	3.0000e-003	164.4976

## 5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Industrial Park	1389.97	0.0150	0.1363	0.1145	8.2000e-004		0.0104	0.0104		0.0104	0.0104		163.5259	163.5259	3.1300e-003	3.0000e-003	164.4976
<b>Total</b>		<b>0.0150</b>	<b>0.1363</b>	<b>0.1145</b>	<b>8.2000e-004</b>		<b>0.0104</b>	<b>0.0104</b>		<b>0.0104</b>	<b>0.0104</b>		<b>163.5259</b>	<b>163.5259</b>	<b>3.1300e-003</b>	<b>3.0000e-003</b>	<b>164.4976</b>

## Tobias Use Permit IS - San Benito County, Winter

**5.2 Energy by Land Use - NaturalGas****Mitigated**

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Industrial Park	1.38997	0.0150	0.1363	0.1145	8.2000e-004		0.0104	0.0104		0.0104	0.0104		163.5259	163.5259	3.1300e-003	3.0000e-003	164.4976
<b>Total</b>		<b>0.0150</b>	<b>0.1363</b>	<b>0.1145</b>	<b>8.2000e-004</b>		<b>0.0104</b>	<b>0.0104</b>		<b>0.0104</b>	<b>0.0104</b>		<b>163.5259</b>	<b>163.5259</b>	<b>3.1300e-003</b>	<b>3.0000e-003</b>	<b>164.4976</b>

**6.0 Area Detail****6.1 Mitigation Measures Area**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	0.7813	0.0000	1.0000e-004	0.0000		0.0000	0.0000		0.0000	0.0000		2.2000e-004	2.2000e-004	0.0000		2.3000e-004
Unmitigated	0.7813	0.0000	1.0000e-004	0.0000		0.0000	0.0000		0.0000	0.0000		2.2000e-004	2.2000e-004	0.0000		2.3000e-004

## Tobias Use Permit IS - San Benito County, Winter

**6.2 Area by SubCategory****Unmitigated**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.1181					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	0.6632					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	1.0000e-005	0.0000	1.0000e-004	0.0000		0.0000	0.0000		0.0000	0.0000		2.2000e-004	2.2000e-004	0.0000		2.3000e-004
<b>Total</b>	<b>0.7813</b>	<b>0.0000</b>	<b>1.0000e-004</b>	<b>0.0000</b>		<b>0.0000</b>	<b>0.0000</b>		<b>0.0000</b>	<b>0.0000</b>		<b>2.2000e-004</b>	<b>2.2000e-004</b>	<b>0.0000</b>		<b>2.3000e-004</b>

**Mitigated**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.1181					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	0.6632					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	1.0000e-005	0.0000	1.0000e-004	0.0000		0.0000	0.0000		0.0000	0.0000		2.2000e-004	2.2000e-004	0.0000		2.3000e-004
<b>Total</b>	<b>0.7813</b>	<b>0.0000</b>	<b>1.0000e-004</b>	<b>0.0000</b>		<b>0.0000</b>	<b>0.0000</b>		<b>0.0000</b>	<b>0.0000</b>		<b>2.2000e-004</b>	<b>2.2000e-004</b>	<b>0.0000</b>		<b>2.3000e-004</b>

**7.0 Water Detail**

## Tobias Use Permit IS - San Benito County, Winter

**7.1 Mitigation Measures Water**

Use Water Efficient Irrigation System

**8.0 Waste Detail****8.1 Mitigation Measures Waste****9.0 Operational Offroad**

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type
Forklifts	1	8.00	260	89	0.20	Diesel
Off-Highway Tractors	5	8.00	260	124	0.44	Diesel

**UnMitigated/Mitigated**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Equipment Type	lb/day										lb/day					
Forklifts	0.1142	1.0602	1.1595	1.5400e-003		0.0702	0.0702		0.0646	0.0646		148.7710	148.7710	0.0481		149.9739
Off-Highway Tractors	1.1010	10.6614	15.1716	0.0233		0.5109	0.5109		0.4700	0.4700		2,251.6028	2,251.6028	0.7282		2,269.8082
<b>Total</b>	<b>1.2152</b>	<b>11.7215</b>	<b>16.3311</b>	<b>0.0248</b>		<b>0.5811</b>	<b>0.5811</b>		<b>0.5346</b>	<b>0.5346</b>		<b>2,400.3738</b>	<b>2,400.3738</b>	<b>0.7763</b>		<b>2,419.7821</b>

**10.0 Stationary Equipment**

## Tobias Use Permit IS - San Benito County, Winter

**Fire Pumps and Emergency Generators**

Equipment Type	Number	Hours/Day	Hours/Year	Horse Power	Load Factor	Fuel Type
----------------	--------	-----------	------------	-------------	-------------	-----------

**Boilers**

Equipment Type	Number	Heat Input/Day	Heat Input/Year	Boiler Rating	Fuel Type
----------------	--------	----------------	-----------------	---------------	-----------

**User Defined Equipment**

Equipment Type	Number
----------------	--------

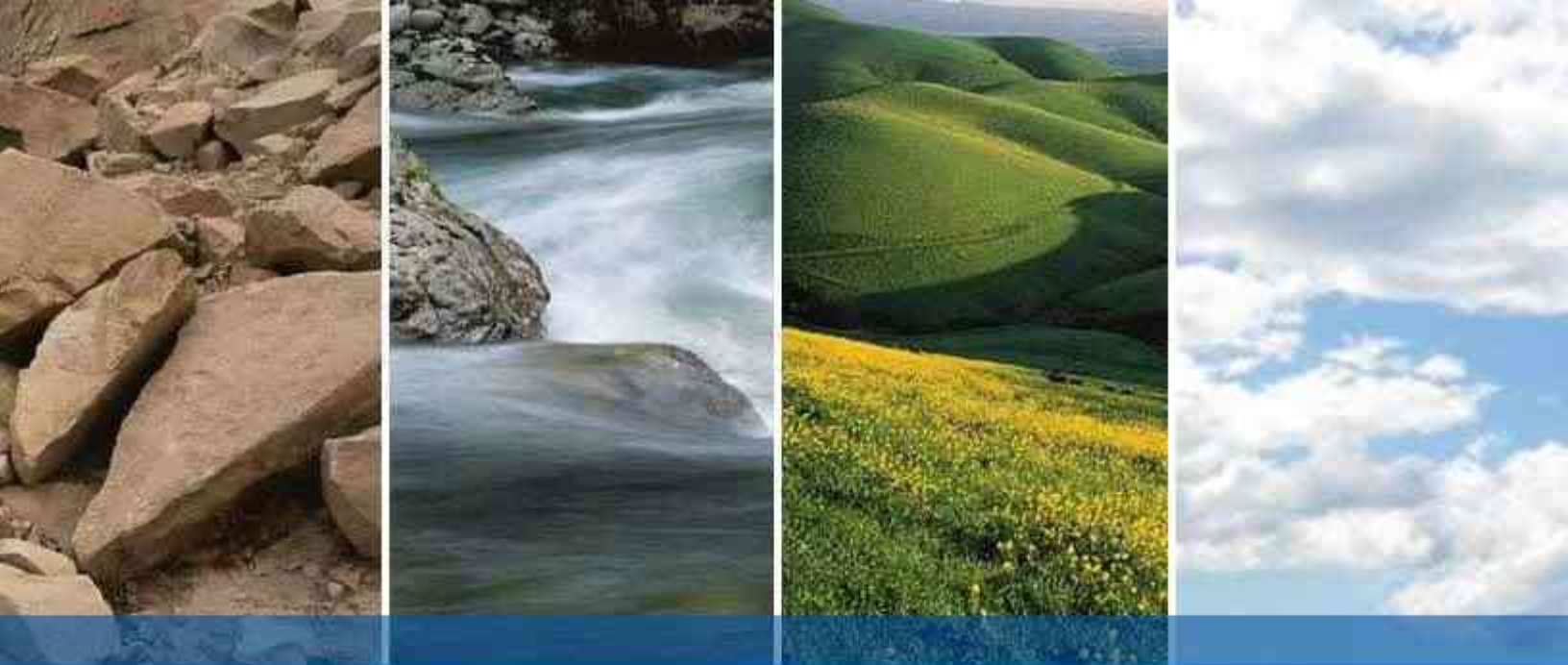
**11.0 Vegetation**

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**APPENDIX B**  
**GEO TECHNICAL INVESTIGATION REPORT**

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**TOBIAS FARMS**  
HOLLISTER, CALIFORNIA

**GEOTECHNICAL EXPLORATION**

SUBMITTED TO  
Dr. Michael Tobias  
Central Coast Veterinary Clinic  
6130 Pacheco Pass Hwy  
Hollister, CA 95023

PREPARED BY  
ENGEO Incorporated

June 30, 2021

PROJECT NO.  
18886.000.001

Project No.  
**18886.000.001**

June 30, 2021

Dr. Michael Tobias  
Central Coast Veterinary Clinic  
6130 Pacheco Pass Hwy  
Hollister, CA 95023

Subject: Tobias Farms  
2250 Shore Road  
Hollister, California

## GEOTECHNICAL EXPLORATION

Dear Dr. Tobias:

ENGEO prepared this geotechnical report for Dr. Michael Tobias as outlined in our agreement dated June 1, 2021. We characterized the subsurface conditions at the site to provide the enclosed geotechnical recommendations for design.

Our experience and that of our profession clearly indicate that the risk of costly design, construction, and maintenance problems can be significantly lowered by utilizing a geotechnical engineering firm to perform a site-specific exploration and provide recommendations for design. Our exploration indicates that geotechnical hazards at the site include strong ground motions and seismically induced settlement. We provide more details of our findings and recommendations to mitigate these hazards in this report.

If you have any questions or comments regarding this report, please call and we will be glad to discuss them with you.

Sincerely,

ENGEO Incorporated



Ian D. McCreery, PE

idm/sh/cjn



Steve Harris, GE



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**APPENDIX B** – Laboratory Test Data

## 1.0 INTRODUCTION

### 1.1 PURPOSE AND SCOPE

The purpose of this geotechnical exploration is to provide a geotechnical report containing recommendations for the proposed agricultural warehouse.

We performed the following services.

- Review of available literature and geologic maps for the study area.
- Review of stereo-paired photographs for the study area, to identify nearby faults not mapped within state-identified areas
- Subsurface exploration consisting of two soil borings performed within the proposed warehouse footprint.
- Laboratory testing of materials sampled during the field exploration.
- Geotechnical data analyses.
- Preparation of this report summarizing our conclusions and recommendations for the proposed development.

We received the following document for our use:

- Mountain View Engineering; Tobias Farms, Foundation Plans, June 24, 2020.
- Mountain View Engineering; Tobias Farms, Foundation Calculations, June 18, 2020.
- Metal Building Outlet Corporation; Tobias Farms Construction Plans, May 26, 2020.
- Symmetry Design + Build, Inc.; 2250 Shore Road, New Produce and Bin Storage, January 7, 2021.

This report was prepared for the exclusive use of our client and their consultants for design of this project. In the event that any changes are made in the character, design or layout of the development, we must be contacted to review the conclusions and recommendations contained in this report to evaluate whether modifications are recommended. This document may not be reproduced in whole or in part by any means whatsoever, nor may it be quoted or excerpted without our express written consent.

### 1.2 PROJECT LOCATION

Figure 1 displays a Site Vicinity Map. The project site consists of an approximately 250 feet by 100 feet agricultural warehouse, and is located east of Highway 25 and north of Shore Road. Figure 2 shows the proposed building, all weather driveway and perimeter areas, as well as our exploratory locations. Santa Ana creek is located approximately 1,500 feet to the east, and existing buildings are located on the same property, south of the project site.

The proposed project site is situated approximately 70 feet west of the mapped Calaveras Fault Zone.

### 1.3 PROPOSED DEVELOPMENT

According to the site plan provided to us, the proposed development includes a new produce and bin storage warehouse, measuring approximately 250 feet by 100 feet. For the proposed structure, we anticipate moderately light building loads, and also anticipate that planned site grades will be within 5 feet of current grades. An all weather perimeter around the building and an all weather driveway will also be included in the project.

### 1.4 HISTORY OF SITE

We reviewed aerial photographs and topographic maps of the site from 1919 through 2021 provided by Google Earth and the website <https://historicalaerials.com/>.

Based on our review of historical aerial photos and conversations with you, we understand the site has only been utilized for agricultural cultivation since being developed. Site topography appears to be unchanged from original grades.

## 2.0 FINDINGS FROM THE FIELD

### 2.1 BORINGS

We observed drilling of two borings at the locations shown on the Site Plan, Figure 2. An ENGEO representative observed the drilling and logged the subsurface conditions at each location. We retained a truck-mounted drill rig and crew to advance the borings using 4-inch-diameter solid-flight auger methods. The borings were advanced to depths of 31½ and 21½ feet below existing grade.

The borings were logged in the field and soil samples were collected using a 2-inch outside diameter (O.D.) Standard Penetration Test split-spoon sampler. The penetration of the samplers into the native materials was recorded as the number of blows needed to drive the sampler 18 inches in 6-inch increments. The boring logs record blow count results as the actual number of blows required for the last 1 foot of penetration; no conversion factors have been applied. The sampler was driven with a 140-pound hammer falling a distance of 30 inches using a rope-and-cathead system. The field logs were then used to develop the report boring logs, which are presented in Appendix A.

The logs describe the soil type, color, consistency, and visual classification in general accordance with the Unified Soil Classification System (USCS) of the subsurface conditions encountered at the time of the exploration. Subsurface conditions at other locations may differ from conditions occurring at the boring locations, and the passage of time may result in altered subsurface conditions. In addition, stratification lines represent the approximate boundaries between soil types, and the transitions may be gradual.

### 2.2 LABORATORY TESTING

The laboratory test results are included on the borelogs in Appendix A. Individual test results are presented in Appendix B.

We performed laboratory tests on selected soil samples to evaluate their engineering properties. For this project, we performed Atterberg Limits (to determine plasticity index), moisture content, and gradation testing. Laboratory test results are presented on the boring logs in Appendix A and individual data is included in Appendix B.

## **2.3 SURFACE CONDITIONS**

Site topography is relatively flat, with site elevations at approximately Elevation 164 (WGS84). The site was graded and the building pad was prepared for foundation construction at the time of our exploration.

## **2.4 SUBSURFACE CONDITIONS**

During our exploration, we encountered loose to medium dense poorly graded sand within the upper 15 feet. Medium stiff to very stiff lean clay with variable sand content was found below the sand layer to the maximum depth of exploration at approximately 31½ feet below the existing ground surface. Atterberg Limits testing indicates the clay below a depth of approximately 15 feet has a plasticity index of 29.

Consult the Site Plan and exploration logs for specific subsurface conditions at each location. We include our exploration logs in Appendix A. The logs contain the soil type, color, consistency, and visual classification in general accordance with the Unified Soil Classification System. The logs graphically depict the subsurface conditions encountered at the time of the exploration.

## **2.5 GROUNDWATER CONDITIONS**

We did not observe static groundwater in any of our subsurface explorations. We observed perched groundwater in Boring 1-B1 at depths ranging from 12 to 15 feet below existing grade. At this location, water has infiltrated the surface soil and ponded on less permeable layers.

We also reviewed local groundwater data, from <https://wdl.water.ca.gov/>, and noted that nearby groundwater wells, located within approximately 1½ miles of the site, range from 30 to 60 feet below ground surface.

Fluctuations in the level of groundwater may occur due to variations in rainfall, irrigation practice, and other factors not evident at the time measurements were made.

## **2.6 GEOLOGY AND SEISMICITY**

### **2.6.1 Geology**

The site is located within the Coast Ranges physiographic province, characterized by a system of northwest-trending, fault-bounded mountain ranges and intervening alluvial valleys.

Locally, the site geology is characterized by quaternary age surficial sediments (Qa), which comprises alluvial gravels, sands, and clays deposited from the surrounding valley areas (Dibblee, 2006). Oriented to the northwest-southeast is the main trace of the active Calaveras Fault located to the east of the site.

The southeast portion of the site is currently located within an Alquist-Priolo setback zone where two traces of the Calaveras fault, oriented in the north-south and northeast-southwest direction, have been mapped.

## 2.6.2 Stereo-Paired Aerial Photograph Review

We reviewed available stereo-paired aerial photographs of the site vicinity from 1939 that were available online from the UCSB library online. Our review of the photographs indicates that the site has been used for agricultural purposes. Based on our review, we observed no evidence of Holocene faulting beyond the location of the currently mapped faults.

## 2.6.3 Seismicity

The Bay Area contains numerous active earthquake faults. Nearby active faults include the Calaveras Fault and the San Andreas Fault. An active fault is defined by the California Geologic Survey as one that has had surface displacement within Holocene time (about the last 11,000 years) (Bryant and Hart, 2007).

The site is not located within a currently designated Alquist-Priolo Earthquake Fault Zone (Figure 4) and no known surface expression of active faults is believed to exist within the planned development footprint. Fault rupture through the site, therefore, is not anticipated. The site however, is mapped within 70 feet of the Alquist-Priolo Zone.

Numerous small earthquakes occur every year in the San Francisco Bay Region, and larger earthquakes have been recorded and can be expected to occur in the future. Figure 5 shows the approximate locations of these faults and significant historic earthquakes recorded within the Northern California region.

Nearby active faults that are capable of generating strong seismic ground shaking at the site are provided in Table 2.6.3-1.

**TABLE 2.6.3-1: Active Faults Capable of Producing Significant Ground Shaking at the Site (Latitude: 36.943918 Longitude: -121.452540)**

SOURCE	R <sub>RUP</sub>		MOMENT MAGNITUDE M <sub>w</sub>
	(KM)	(MILES)	
Calaveras	0.02	0.01	6.50
Quien Sabe	8.01	4.98	6.60
North San Andreas	12.9	8.01	7.48
Zayante-Vergeles	16.7	10.39	7.00
Ortigalita	30.8	19.14	7.10
Rinconada	40.4	25.08	7.50
Great Valley 8	44.3	27.52	6.80

## 3.0 CONCLUSIONS

From a geotechnical engineering viewpoint, in our opinion, the site is suitable for the proposed structure, provided the geotechnical recommendations in this report are properly incorporated into the design plans and specifications.

The primary geotechnical concerns that could affect development on the site strong seismic ground motions and seismically induced settlement. We summarize our conclusions below.

### 3.1 SEISMIC HAZARDS

Potential seismic hazards resulting from a nearby moderate to major earthquake can generally be classified as primary and secondary. The primary effect is ground rupture, also called surface faulting. The common secondary seismic hazards include ground shaking and ground lurching. The following sections present a discussion of these hazards as they apply to the site. Based on topographic and lithologic data, the risk of regional subsidence or uplift, lateral spreading, landslides, tsunamis, flooding, and seiches is considered low to negligible at the site.

#### 3.1.1 Ground Rupture

Since there are no known active faults crossing the proposed project site and the site is not located within an Earthquake Fault Special Study Zone, it is our opinion that ground rupture is unlikely within the proposed structure footprint.

#### 3.1.2 Ground Shaking

An earthquake of moderate to high magnitude generated within Northern California region could cause considerable ground shaking at the site, similar to that which has occurred in the past. To mitigate the shaking effects, structures should be designed using sound engineering judgment and the 2019 California Building Code (CBC) requirements, as a minimum. Seismic design provisions of current building codes generally prescribe minimum lateral forces, applied statically to the structure, combined with the gravity forces of dead-and-live loads. The code-prescribed lateral forces are generally considered to be substantially smaller than the comparable forces that would be associated with a major earthquake. Therefore, structures should be able to: (1) resist minor earthquakes without damage, (2) resist moderate earthquakes without structural damage but with some nonstructural damage, and (3) resist major earthquakes without collapse but with some structural as well as nonstructural damage. Conformance to the current building code recommendations does not constitute any kind of guarantee that significant structural damage would not occur in the event of a maximum magnitude earthquake; however, it is reasonable to expect that a well-designed and well-constructed structure will not collapse or cause loss of life in a major earthquake (SEAOC, 1996).

#### 3.1.3 Liquefaction

Soil liquefaction results from loss of strength during cyclic loading, such as imposed by earthquakes. Soil most susceptible to liquefaction is clean, loose, saturated, poorly graded, fine-grained sand. As previously discussed, loose to medium dense poorly graded sand was encountered in our borings within the upper 15 feet. Perched groundwater was encountered in Boring 1-B1 at a depth of approximately 12 feet at the time of drilling.

Considering the groundwater in Boring 1-B1 is perched, we did not encounter groundwater in Boring 1-B2, and groundwater at other nearby wells was encountered at depths greater than 30 feet below ground surface, we opine the risk of liquefaction at the site is low.

### 3.1.4 Dynamic Densification

Dynamic densification settlement of loose granular soil above the groundwater table, also known as dry sand settlement, can cause ground surface settlement with earthquake-induced vibrations. As described in Section 2.4, shallow subsurface conditions in the upper 15 feet are comprised of loose to medium dense poorly graded sands.

We evaluated dynamic densification settlement for sand layers above the groundwater table using methods by Tokimatsu and Seed (1987). For the purpose of our analyses, we used a  $PGA_M$  of 1.053g and a  $M_w$  of 6.5. Based on the results of our analyses, we anticipate up to approximately 1 inch of settlement may occur at the site during a seismic event.

## 3.2 2019 CBC SEISMIC DESIGN PARAMETERS

The 2019 CBC utilizes design criteria set forth in the 2010 ASCE 7 Standard. Based on the subsurface conditions encountered, we characterized the site as Site Class D in accordance with the 2019 CBC. We provide the 2019 CBC seismic design parameters in Table 3.2-1 below, which include design spectral response acceleration parameters based on the mapped Risk-Targeted Maximum Considered Earthquake ( $MCE_R$ ) spectral response acceleration parameters.

**TABLE 3.2-1: 2019 CBC Seismic Design Parameters, Latitude: 36.943918 Longitude: -121.452540**

PARAMETER	VALUE
Site Class	D
Mapped $MCE_R$ Spectral Response Acceleration at Short Periods, $S_s$ (g)	2.293
Mapped $MCE_R$ Spectral Response Acceleration at 1-second Period, $S_1$ (g)	0.856
Site Coefficient, $F_A$	1.00
Site Coefficient, $F_V$	Null*
$MCE_R$ Spectral Response Acceleration at Short Periods, $S_{MS}$ (g)	2.293
$MCE_R$ Spectral Response Acceleration at 1-second Period, $S_{M1}$ (g)	Null*
Design Spectral Response Acceleration at Short Periods, $S_{DS}$ (g)	1.529
Design Spectral Response Acceleration at 1-second Period, $S_{D1}$ (g)	Null*
Mapped $MCE$ Geometric Mean ( $MCE_G$ ) Peak Ground Acceleration, $PGA$ (g)	0.957
Site Coefficient, $F_{PGA}$	1.1
$MCE_G$ Peak Ground Acceleration adjusted for Site Class effects, $PGA_M$ (g)	1.053
Long period transition-period, $T_L$	12 sec

\*Requires site-specific ground motion hazard analysis per ASCE 7-16 Section 11.4.8

Considering the development, we estimate the fundamental periods of the proposed structures to be less than  $1.5T_s$ . Therefore, the structural engineer may consider utilizing the exception included in Section 11.4.8 of ASCE 7-16. We provide an excerpt for reference:

“A ground motion hazard analysis is not required for structures... where, structures on Site Class D sites with  $S_1$  greater than or equal to 0.2, provided the value of the seismic response coefficient  $C_s$  is determined by Eq. (12.8-2) of ASCE 7-16 for values of  $T \leq 1.5T_s$  and taken as equal to 1.5 times the value computed in accordance with Eq. (12.8-3) of ASCE 7-16 for  $1.5T_s < T \leq T_L$ . ”

If the noted exception is not used, we can provide a ground motion hazard analysis under a separate cover for an additional fee.

## 4.0 EARTHWORK RECOMMENDATIONS

As used in this report, relative compaction refers to the in-place dry unit weight of soil expressed as a percentage of the maximum dry unit weight of the same soil, as determined by the ASTM D-1557 laboratory compaction test procedure, latest edition. Compacted soil is not acceptable if it is unstable; it should exhibit only minimal flexing or pumping, as observed by an ENGEO representative. The term “moisture condition” refers to adjusting the moisture content of the soil by either drying if too wet or adding water if too dry.

We define “structural areas” as any area sensitive to settlement of compacted soil. These areas include, but are not limited to building pads, sidewalks, and pavement areas.

### 4.1 GENERAL SITE CLEARING AND PREPARATION

We understand the site has been prepared for construction and the building pad is currently graded. Where other areas have yet to be prepared, we recommend they are cleared of surface and subsurface deleterious materials, including buried utility and irrigation lines, debris, and designated trees, shrubs, and associated roots (where they occur). Clean and backfill excavations extending below the planned finished site grades with suitable material compacted to the recommendations presented in Section 4.2.

Following clearing, the site should be stripped to remove surface organic materials. Strip organics from the ground surface to a depth of at least 2 to 3 inches below the surface. Remove strippings from the site or, if considered suitable by the owner, they may be used for landscape fill.

We assume fills of less than 1 foot may be necessary in structural areas. These structural areas should be compacted and stable prior to construction of foundations, buildings, and roadways.

### 4.2 ACCEPTABLE FILL

On-site low expansive ( $PI < 12$ ) soil material is suitable as fill material. If imported fill materials are needed, they should meet the above requirements and have a plasticity index less than 12. Allow ENGEO to sample and test proposed imported fill materials at least 5 days prior to delivery to the site.

## 5.0 FOUNDATION RECOMMENDATIONS

The proposed agriculture warehouse can be supported on continuous or isolated spread footings bearing in competent native soil or compacted fill. We recommend the structure is designed to the minimum footing dimensions provided in Table 5.1.1-1.

**TABLE 5.0-1: Minimum Footing Dimensions**

FOOTING TYPE	*MINIMUM DEPTH (INCHES)	MINIMUM WIDTH (INCHES)
Continuous	12	18

Design foundations recommended above for a maximum allowable bearing pressure of 1,500 pounds per square foot (psf) for dead-plus-live loads. Increase this bearing capacity by one-third for the short-term effects of wind or seismic loading.

The maximum allowable bearing pressure is a net value; the weight of the footing may be neglected for design purposes. Footings located adjacent to utility trenches should have their bearing surfaces below an imaginary 1:1 (horizontal:vertical) plane projected upward from the bottom edge of the trench to the footing.

## 5.1 FOUNDATION LATERAL RESISTANCE

Lateral loads may be resisted by friction along the base and by passive pressure along the sides of foundations. The passive pressure is based on an equivalent fluid pressure in pounds per cubic foot (pcf). We recommend the following allowable values for design:

- Passive Lateral Pressure: 200 pcf
- Coefficient of Friction: 0.25

Increase the above values by one third for the short-term effects of wind or seismic loading. Passive lateral pressure should not be used for footings on or above slopes. Passive resistance in the upper 1 foot should be neglected where the foundation is not confined by a slab or pavement.

## 5.2 ESTIMATED SETTLEMENT

Based on our exploration and engineering analyses, we recommend the structure is designed to accommodate the estimated settlements presented in table 5.2-1.

**TABLE 5.2-1: Estimated Settlement**

STATIC SETTLEMENT	SEISMICALLY INDUCED SETTLEMENT
Less than ½ inch	1 inch

The differential settlement may be taken as half the total settlement over a distance of 50 feet.

## 6.0 LIMITATIONS AND UNIFORMITY OF CONDITIONS

This report presents geotechnical recommendations for design of the improvements discussed in Section 1.3 for the Tobias Farms project. If changes occur in the nature or design of the project, we should be allowed to review this report and provide additional recommendations, if any. It is the responsibility of the owner to transmit the information and recommendations of this report to the appropriate organizations or people involved in design of the project, including but not limited to developers, owners, buyers, architects, engineers, and designers. The conclusions and recommendations contained in this report are solely professional opinions and are valid for a period of no more than 2 years from the date of report issuance.

We strived to perform our professional services in accordance with generally accepted principles and practices currently employed in the area; there is no warranty, express or implied. There are risks of earth movement and property damages inherent in building on or with earth materials.

We are unable to eliminate all risks; therefore, we are unable to guarantee or warrant the results of our services.

This report is based upon field and other conditions discovered at the time of report preparation. We developed this report with limited subsurface exploration data. We assumed that our subsurface exploration data are representative of the actual subsurface conditions across the site. Considering possible underground variability of soil and groundwater, additional costs may be required to complete the project. We recommend that the owner establish a contingency fund to cover such costs. If unexpected conditions are encountered, ENGEO must be notified immediately to review these conditions and provide additional and/or modified recommendations, as necessary.

Our services did not include excavation sloping or shoring, soil volume change factors, flood potential, or a geohazard exploration. In addition, our geotechnical exploration did not include work to determine the existence of possible hazardous materials. If any hazardous materials are encountered during construction, the proper regulatory officials must be notified immediately.

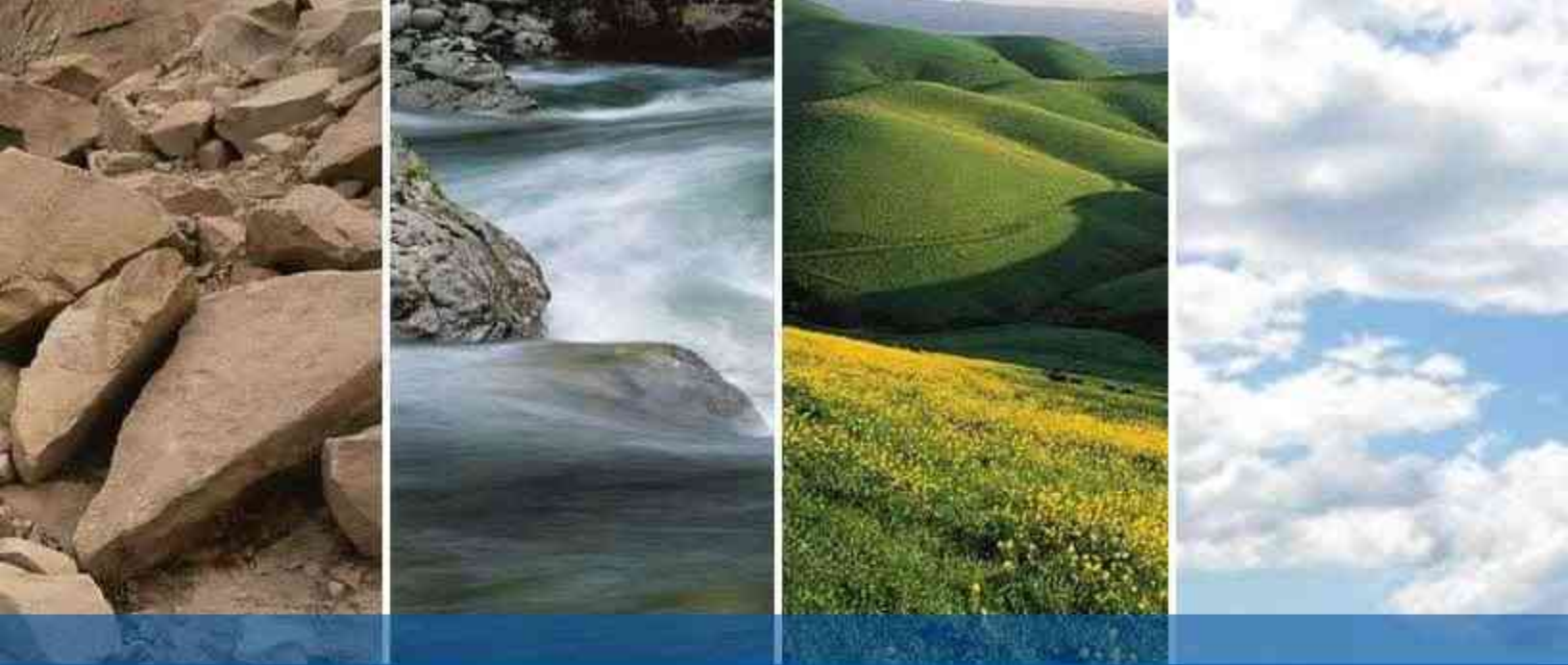
This document must not be subject to unauthorized reuse, that is, reusing without written authorization of ENGEO. Such authorization is essential because it requires ENGEO to evaluate the document's applicability given new circumstances, not the least of which is passage of time.

Actual field or other conditions will necessitate clarifications, adjustments, modifications or other changes to ENGEO's documents. Therefore, ENGEO must be engaged to prepare the necessary clarifications, adjustments, modifications or other changes before construction activities commence or further activity proceeds. If ENGEO's scope of services does not include on-site construction observation, or if other persons or entities are retained to provide such services, ENGEO cannot be held responsible for any or all claims arising from or resulting from the performance of such services by other persons or entities, and from any or all claims arising from or resulting from clarifications, adjustments, modifications, discrepancies or other changes necessary to reflect changed field or other conditions.

We determined the lines designating the interface between layers on the exploration logs using visual observations. The transition between the materials may be abrupt or gradual. The exploration logs contain information concerning samples recovered, indications of the presence of various materials such as clay, sand, silt, rock, existing fill, etc., and observations of groundwater encountered. The field logs also contain our interpretation of the subsurface conditions between sample locations. Therefore, the logs contain both factual and interpretative information. Our recommendations are based on the contents of the final logs, which represent our interpretation of the field logs.

## SELECTED REFERENCES

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- Dibblee, T.W., Jr., 2006, Geologic Map of the San Felipe Quadrangle, Santa Clara and San Benito Counties, California, Santa Barbara Museum of Natural History.
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## **FIGURES**

**FIGURE 1: Vicinity Map**

**FIGURE 2: Site Plan**

**FIGURE 3: Regional Geologic Map**

**FIGURE 4: Seismic Hazard Zones Map**

**FIGURE 5: Regional Faulting and Seismicity Map**

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0 1,000 2,000  
FEET

BASEMAP SOURCE: ESRI MAPPING SERVICE 8/29/2020



VICINITY MAP  
TOBIAS FARMS  
HOLLISTER, CALIFORNIA

PROJECT NO. : 18886.000.001

SCALE: AS SHOWN

DRAWN BY: JV

CHECKED BY: IDM

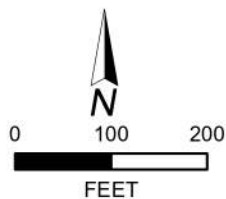
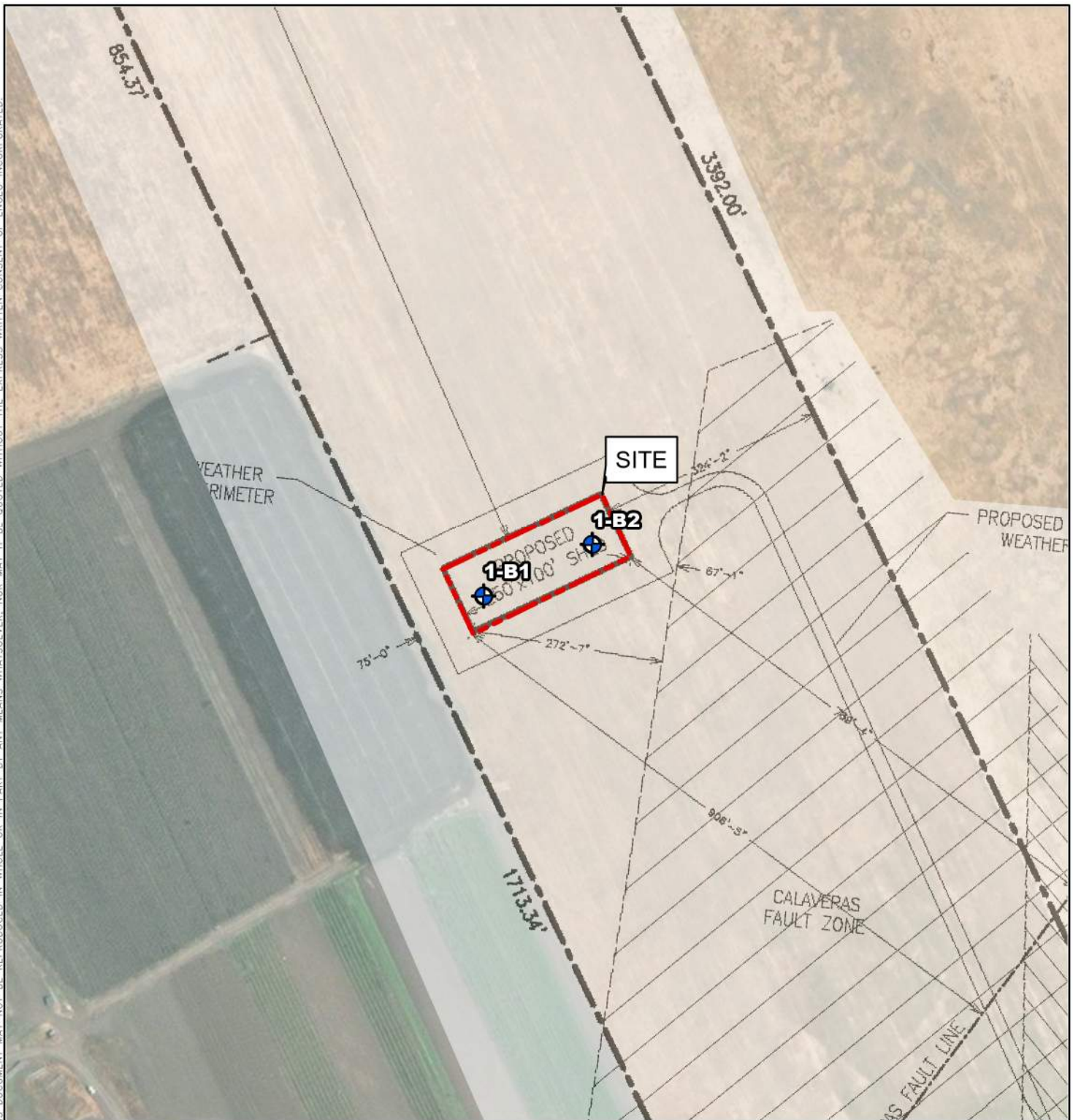
FIGURE NO.

1

PATH: G:\DRAFTING\PROJECTS\PROMO\2021\P2021001468\GEOTECH\GEX\P2021001468\_GEX.APRX  
LAYOUT: VICINITY USER: JVERGARA

ORIGINAL FIGURE PRINTED IN COLOR

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### EXPLANATION

ALL LOCATIONS ARE APPROXIMATE



BORING (ENGEO, 2021)

BASEMAP SOURCE: ESRI MAPPING SERVICE 8/29/2020 AND SYMMETRY DESIGN + BUILD, INC.



**SITE PLAN**  
TOBIAS FARMS  
HOLLISTER, CALIFORNIA

PROJECT NO. : 18886.000.001

SCALE: AS SHOWN

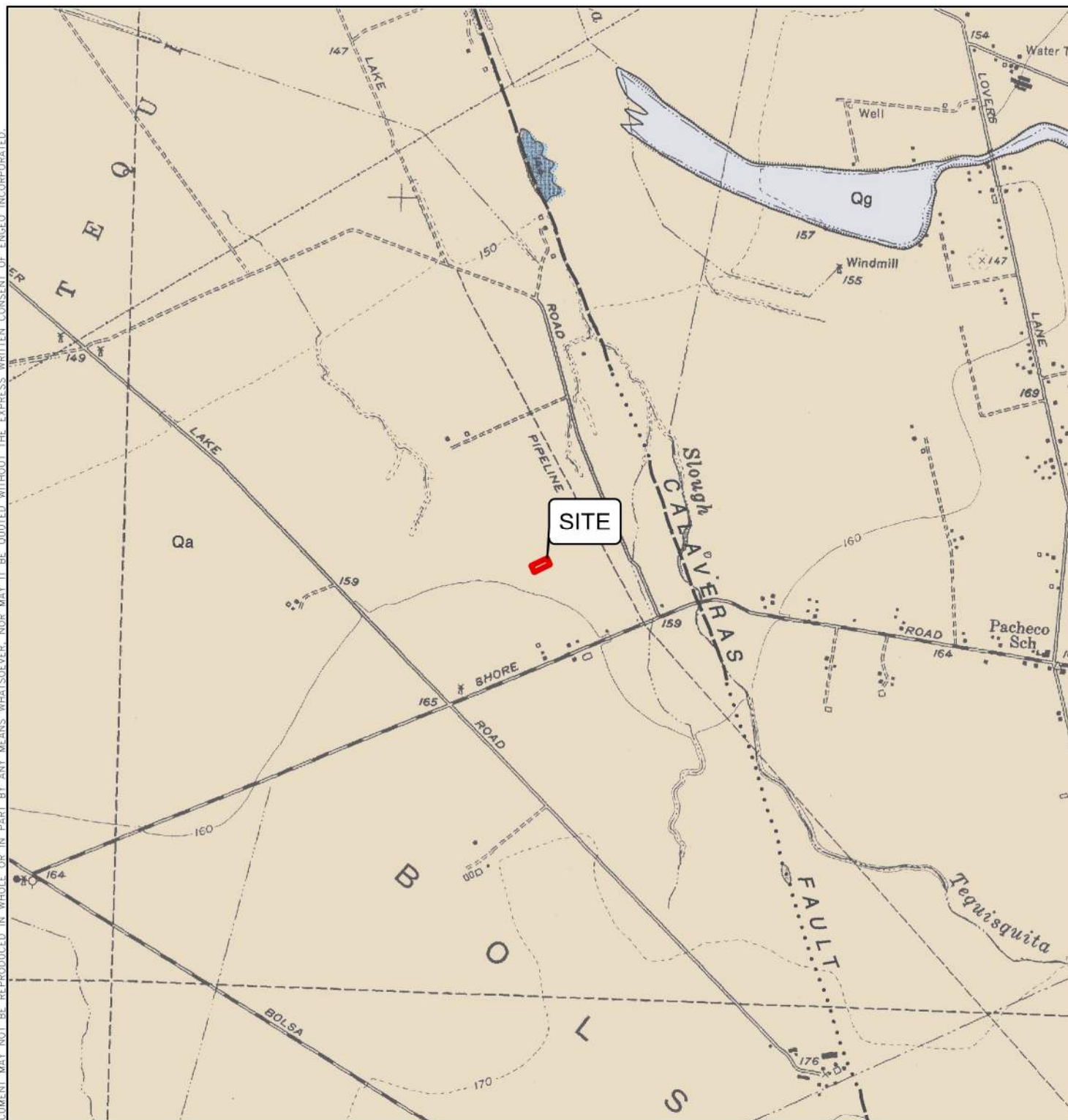
DRAWN BY: JV

CHECKED BY: IDM

FIGURE NO.

**2**

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### EXPLANATION

ALL LOCATIONS ARE APPROXIMATE

- Qa** ALLUVIAL PEBBLE GRAVEL, SAND AND CLAY OF VALLEY AREAS
- Qg** STREAM CHANNEL

BASEMAP SOURCE: DIBBLEE, 2006



## REGIONAL GEOLOGIC MAP TOBIAS FARMS HOLLISTER, CALIFORNIA

PROJECT NO. : 18886.000.001

SCALE: AS SHOWN

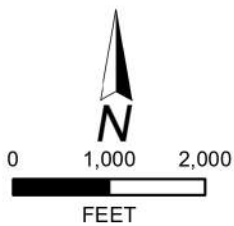
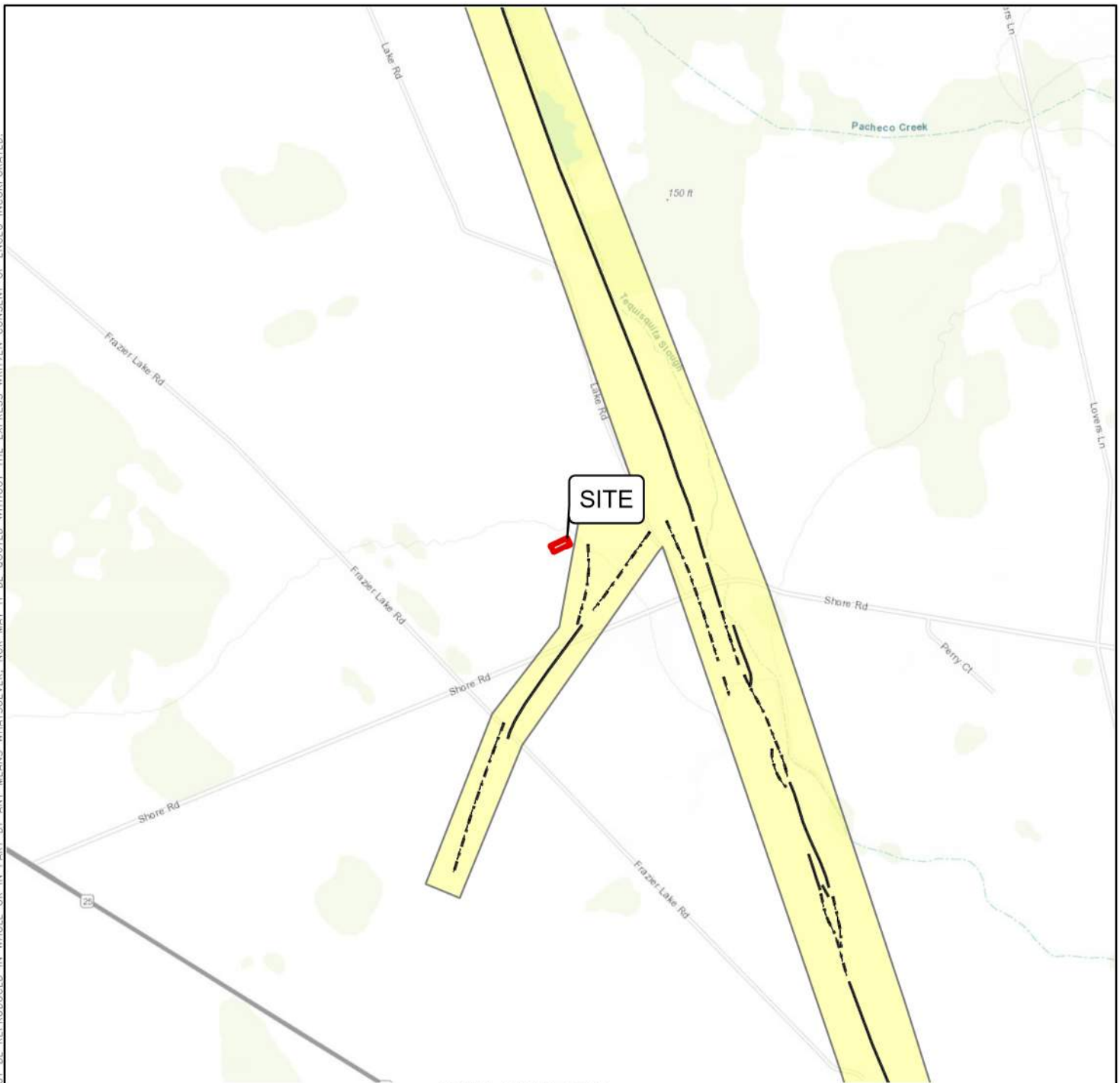
DRAWN BY: JV

CHECKED BY: IDM

FIGURE NO.

3

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### EXPLANATION

ALL LOCATIONS ARE APPROXIMATE

- ACCURATELY LOCATED
- - - APPROXIMATELY LOCATED

EARTHQUAKE FAULT ZONE  
ZONE BOUNDARIES ARE DELINEATED BY STRAIGHT-LINE SEGMENTS;  
THE BOUNDARIES DEFINE THE ZONE ENCOMPASSING ACTIVE FAULTS  
THAT CONSTITUTE A POTENTIAL HAZARD TO STRUCTURES FROM  
SURFACE FAULTING OR CREEP SUCH THAT AVOIDANCE AS DESCRIBED  
IN PUBLIC RESOURCES CODE SECTION 2621.5(A) WOULD BE REQUIRED

BASEMAP SOURCE: ESRI MAPPING SERVICE  
CALIFORNIA DEPARTMENT OF CONSERVATION, CALIFORNIA GEOLOGICAL SURVEY



## SEISMIC HAZARDS ZONE MAP

TOBIAS FARMS  
HOLLISTER, CALIFORNIA

PROJECT NO. : 18886.000.001

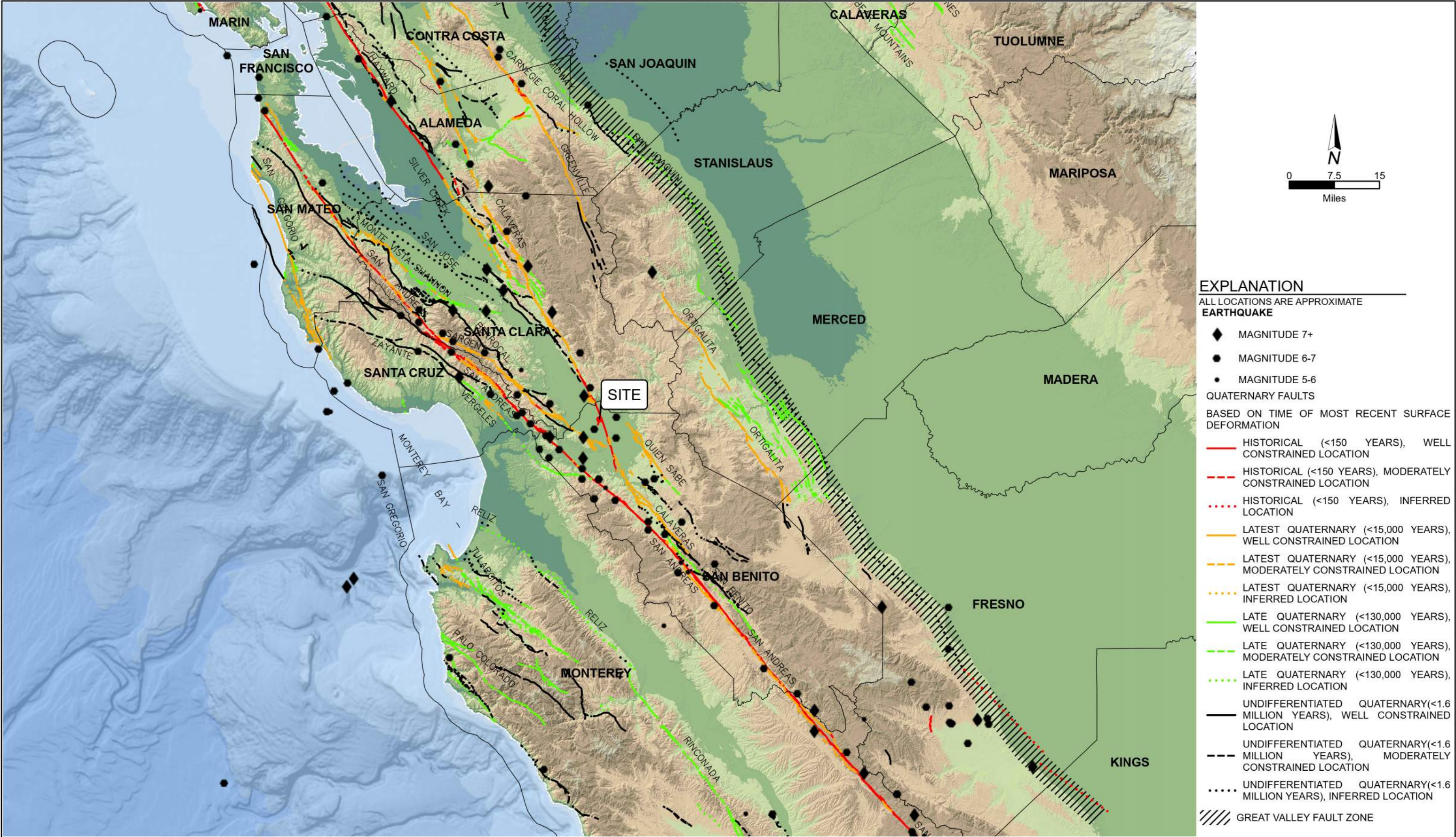
SCALE: AS SHOWN

DRAWN BY: JV

CHECKED BY: IDM

FIGURE NO.

4



BASE MAP SOURCE  
ESRI, GEBCO, DELORME, NATURALVUE  
COLOR HILLSHADE IMAGE BASED ON THE NATIONAL ELEVATION DATA SET (NED) AT 30 METER RESOLUTION  
U.S.G.S. QUATERNARY FAULT DATABASE, 2020  
U.S.G.S. HISTORIC EARTHQUAKE DATABASE (1800-PRESENT)  
U.S.G.S OPEN-FILE REPORT 96-705

PATH: G:\DRAFTING\PROJECTS\_PROMO\2021\P2021001468\GEOTECH\GEX\P2021001468\_GEX.APRX  
LAYOUT: FAULT&SEISMICITY USER: JVERGARA

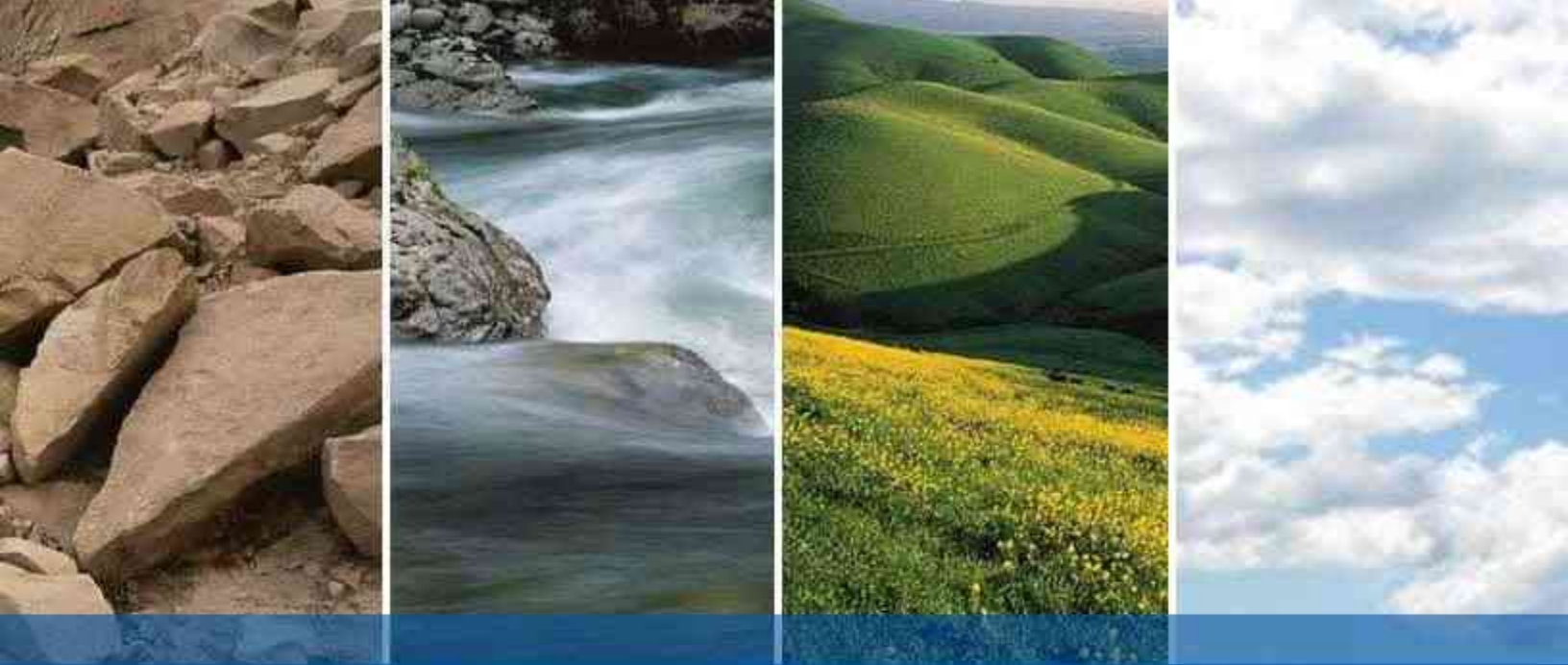


REGIONAL FAULTING AND SEISMICITY  
TOBIAS FARMS  
HOLLISTER, CALIFORNIA

PROJECT NO. : 18886.000.001	
SCALE: AS SHOWN	
DRAWN BY:JV	CHECKED BY:IDM

FIGURE NO.  
**5**

ORIGINAL FIGURE PRINTED IN COLOR



## **APPENDIX A**

**BORING LOG KEY  
EXPLORATION LOGS**

# KEY TO BORING LOGS

## MAJOR TYPES

## DESCRIPTION

COARSE-GRAINED SOILS MORE THAN HALF OF MAT'L LARGER THAN #200 SIEVE	GRAVELS MORE THAN HALF COARSE FRACTION IS LARGER THAN NO. 4 SIEVE SIZE	CLEAN GRAVELS WITH LESS THAN 5% FINES		GW - Well graded gravels or gravel-sand mixtures
		GRAVELS WITH OVER 12 % FINES		GP - Poorly graded gravels or gravel-sand mixtures
	SANDS MORE THAN HALF COARSE FRACTION IS SMALLER THAN NO. 4 SIEVE SIZE	CLEAN SANDS WITH LESS THAN 5% FINES		GM - Silty gravels, gravel-sand and silt mixtures
		SANDS WITH OVER 12 % FINES		GC - Clayey gravels, gravel-sand and clay mixtures
FINE-GRAINED SOILS MORE THAN HALF OF MAT'L SMALLER THAN #200 SIEVE	SILTS AND CLAYS LIQUID LIMIT 50 % OR LESS			SW - Well graded sands, or gravelly sand mixtures
				SP - Poorly graded sands or gravelly sand mixtures
				SM - Silty sand, sand-silt mixtures
	SILTS AND CLAYS LIQUID LIMIT GREATER THAN 50 %			SC - Clayey sand, sand-clay mixtures
				ML - Inorganic silt with low to medium plasticity
				CL - Inorganic clay with low to medium plasticity
	HIGHLY ORGANIC SOILS			OL - Low plasticity organic silts and clays
				MH - Elastic silt with high plasticity
				CH - Fat clay with high plasticity
				OH - Highly plastic organic silts and clays
				PT - Peat and other highly organic soils

For fine-grained soils with 15 to 29% retained on the #200 sieve, the words "with sand" or "with gravel" (whichever is predominant) are added to the group name.

For fine-grained soil with >30% retained on the #200 sieve, the words "sandy" or "gravelly" (whichever is predominant) are added to the group name.

## GRAIN SIZES

### U.S. STANDARD SERIES SIEVE SIZE

### CLEAR SQUARE SIEVE OPENINGS

200 40 10 4 3/4" 3" 12"

SILTS AND CLAYS	SAND			GRAVEL		COBBLES	BOULDERS
	FINE	MEDIUM	COARSE	FINE	COARSE		

### RELATIVE DENSITY

#### SANDS AND GRAVELS

VERY LOOSE  
LOOSE  
MEDIUM DENSE  
DENSE  
VERY DENSE

BLOWS/FOOT  
(S.P.T.)  
0-4  
4-10  
10-30  
30-50  
OVER 50

### CONSISTENCY

#### SILTS AND CLAYS

VERY SOFT  
SOFT  
MEDIUM STIFF  
STIFF  
VERY STIFF  
HARD

#### STRENGTH\*

0-1/4  
1/4-1/2  
1/2-1  
1-2  
2-4  
OVER 4

### MOISTURE CONDITION

DRY  
MOIST  
WET

Dusty, dry to touch  
Damp but no visible water  
Visible freewater

### LINE TYPES

————— Solid - Layer Break  
----- Dashed - Gradational or approximate layer break

### GROUND-WATER SYMBOLS



Groundwater level during drilling



Stabilized groundwater level

### SAMPLER SYMBOLS

- 

(S.P.T.) Number of blows of 140 lb. hammer falling 30" to drive a 2-inch O.D. (1-3/8 inch I.D.) sampler

\* Unconfined compressive strength in tons/sq. ft., asterisk on log means determined by pocket penetrometer

**ENGEO**  
Expect Excellence



# LOG OF BORING 1-B1

LATITUDE: 36.943836

LONGITUDE: -121.452427

Geotechnical Exploration  
Tobias Farms  
Hollister, CA  
18886.000.001

DATE DRILLED: 6/21/2021  
HOLE DEPTH: Approx. 31½ ft.  
HOLE DIAMETER: 4.0 in.  
SURF ELEV (WGS84): Approx. 164 ft.

LOGGED / REVIEWED BY: A. noroozi / SH  
DRILLING CONTRACTOR: West Coast Exploration  
DRILLING METHOD: Solid Flight Auger  
HAMMER TYPE: 140 lb. Rope and Cathead

Depth in Feet	Elevation in Feet	Sample Type	DESCRIPTION	Log Symbol	Water Level	Blow Count/Foot	Atterberg Limits			Fines Content (% passing #200 sieve)	Moisture Content (% dry weight)	Dry Unit Weight (pcf)	Shear Strength (psf) *field approximation	Unconfined Strength (tsf) *field approximation	Strength Test Type
							Liquid Limit	Plastic Limit	Plasticity Index						
			POORLY GRADED SAND WITH SILT (SP-SM), dark brown, loose, moist, fine-grained sand												
			Light yellowish brown												
160															
5			POORLY GRADED SAND (SP), yellowish brown, medium dense, moist, fine-grained sand			18									
155															
10			Dark yellowish brown, medium dense, moist			15									
150															
15			LEAN CLAY WITH SAND (CL), dark bluish gray, medium stiff, moist to wet, <5% fine-grained sand			8									
145			CLAYEY SAND (SC), dark brown to dark gray, medium dense, wet, fine-grained sand												
20															

LOG - GEOTECHNICAL\_SU+QU W/ ELEV 18886.000.001 - GINT LOGS - 6-21-21 GPJ ENGEO INC.GDT 6/29/21



# LOG OF BORING 1-B1

LATITUDE: 36.943836

LONGITUDE: -121.452427

Geotechnical Exploration  
Tobias Farms  
Hollister, CA  
18886.000.001

DATE DRILLED: 6/21/2021  
HOLE DEPTH: Approx. 31½ ft.  
HOLE DIAMETER: 4.0 in.  
SURF ELEV (WGS84): Approx. 164 ft.

LOGGED / REVIEWED BY: A. noroozi / SH  
DRILLING CONTRACTOR: West Coast Exploration  
DRILLING METHOD: Solid Flight Auger  
HAMMER TYPE: 140 lb. Rope and Cathead

Depth in Feet	Elevation in Feet	Sample Type	DESCRIPTION	Log Symbol	Water Level	Blow Count/Foot	Atterberg Limits			Fines Content (% passing #200 sieve)	Moisture Content (% dry weight)	Dry Unit Weight (pcf)	Shear Strength (psf) *field approximation	Unconfined Strength (tsf) *field approximation	Strength Test Type
							Liquid Limit	Plastic Limit	Plasticity Index						
			CLAYEY SAND (SC), dark brown to dark gray, medium dense, wet, fine-grained sand			18	47	18	29		29.7				
			LEAN CLAY WITH SAND (CL), dark gray mottled with greenish gray, very stiff, wet, <5% fine-grained sand, organics												
140															
25			Sand content decreases			16									
135															
30			Dark greenish gray, stiff, organics			11									
			Boring was terminated at 31½ feet below ground surface. Groundwater was measured at approximately 12 feet below ground surface at time of drilling.												



# LOG OF BORING 1-B2

LATITUDE: 36.9444049

LONGITUDE: -121.451894

Geotechnical Exploration  
Tobias Farms  
Hollister, CA  
18886.000.001

DATE DRILLED: 6/21/2021  
HOLE DEPTH: Approx. 21½ ft.  
HOLE DIAMETER: 4.0 in.  
SURF ELEV (WGS84): Approx. 164 ft.

LOGGED / REVIEWED BY: A. Noroozi / SH  
DRILLING CONTRACTOR: West Coast Exploration  
DRILLING METHOD: Solid Flight Auger  
HAMMER TYPE: 140 lb. Rope and Cathead

Depth in Feet	Elevation in Feet	Sample Type	DESCRIPTION	Log Symbol	Water Level	Blow Count/Foot	Atterberg Limits			Fines Content (% passing #200 sieve)	Moisture Content (% dry weight)	Dry Unit Weight (pcf)	Shear Strength (psf) *field approximation	Unconfined Strength (tsf) *field approximation	Strength Test Type
							Liquid Limit	Plastic Limit	Plasticity Index						
			POORLY GRADED SAND WITH SILT (SP-SM), dark brownish, loose, moist, fine-grained sand												
			Light yellowish brown												
160															
5			Medium dense			18				25					
155															
10			POORLY GRADED SAND (SP), dark yellowish brown, medium dense, moist to wet, fine-grained sand			19									
150			Moisture increases												
15			LEAN CLAY WITH SAND (CL), dark bluish gray, medium stiff to stiff, wet, <5% fine-grained sand			8									
145															
20															



# LOG OF BORING 1-B2


LATITUDE: 36.9444049

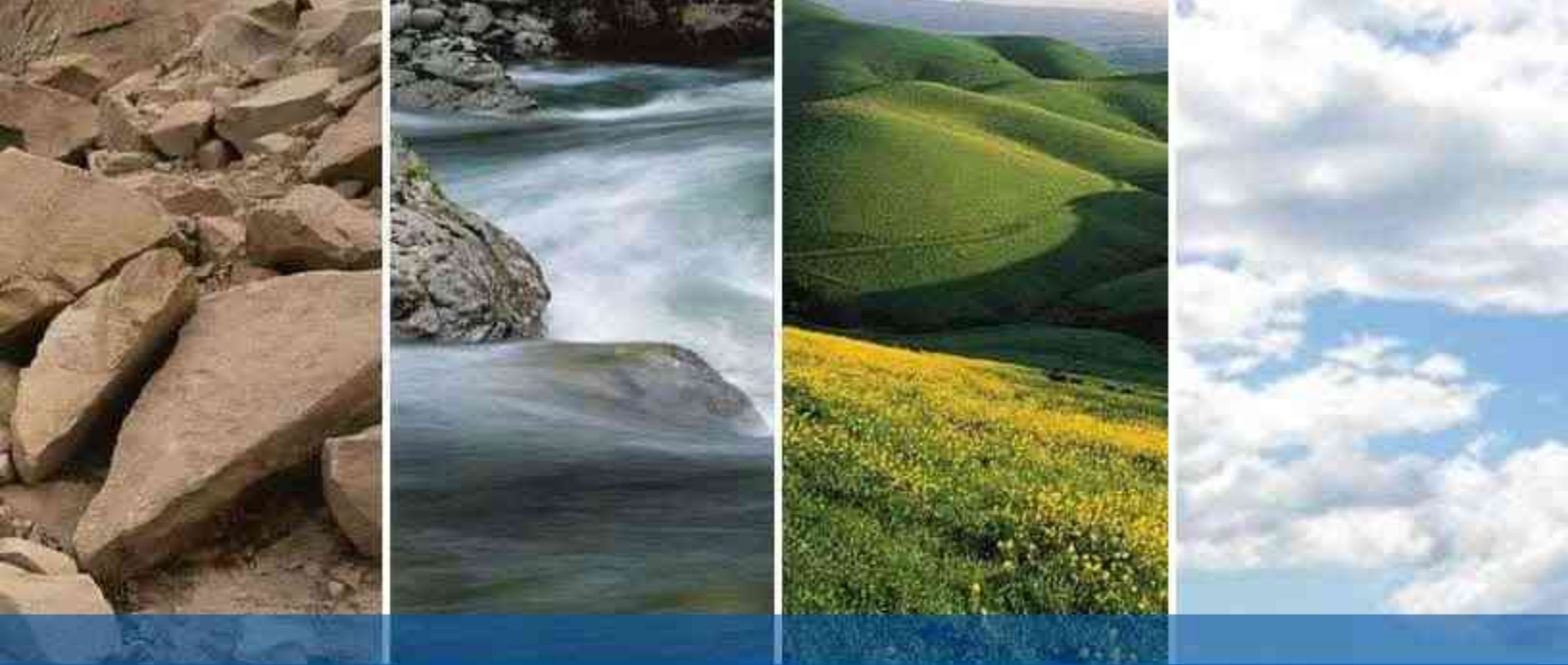
LONGITUDE: -121.451894

Geotechnical Exploration  
Tobias Farms  
Hollister, CA  
18886.000.001

DATE DRILLED: 6/21/2021  
HOLE DEPTH: Approx. 21½ ft.  
HOLE DIAMETER: 4.0 in.  
SURF ELEV (WGS84): Approx. 164 ft.

LOGGED / REVIEWED BY: A. Noroozi / SH  
DRILLING CONTRACTOR: West Coast Exploration  
DRILLING METHOD: Solid Flight Auger  
HAMMER TYPE: 140 lb. Rope and Cathead

Depth in Feet	Elevation in Feet	Sample Type	DESCRIPTION	Log Symbol	Water Level	Blow Count/Foot	Atterberg Limits			Fines Content (% passing #200 sieve)	Moisture Content (% dry weight)	Dry Unit Weight (pcf)	Shear Strength (psf) *field approximation	Unconfined Strength (tsf) *field approximation	Strength Test Type
							Liquid Limit	Plastic Limit	Plasticity Index						
			LEAN CLAY WITH SAND (CL), dark bluish gray mottled with greenish gray, very stiff, organics			13									
			Boring was terminated at 21½ feet below ground surface. Groundwater was not encountered.												

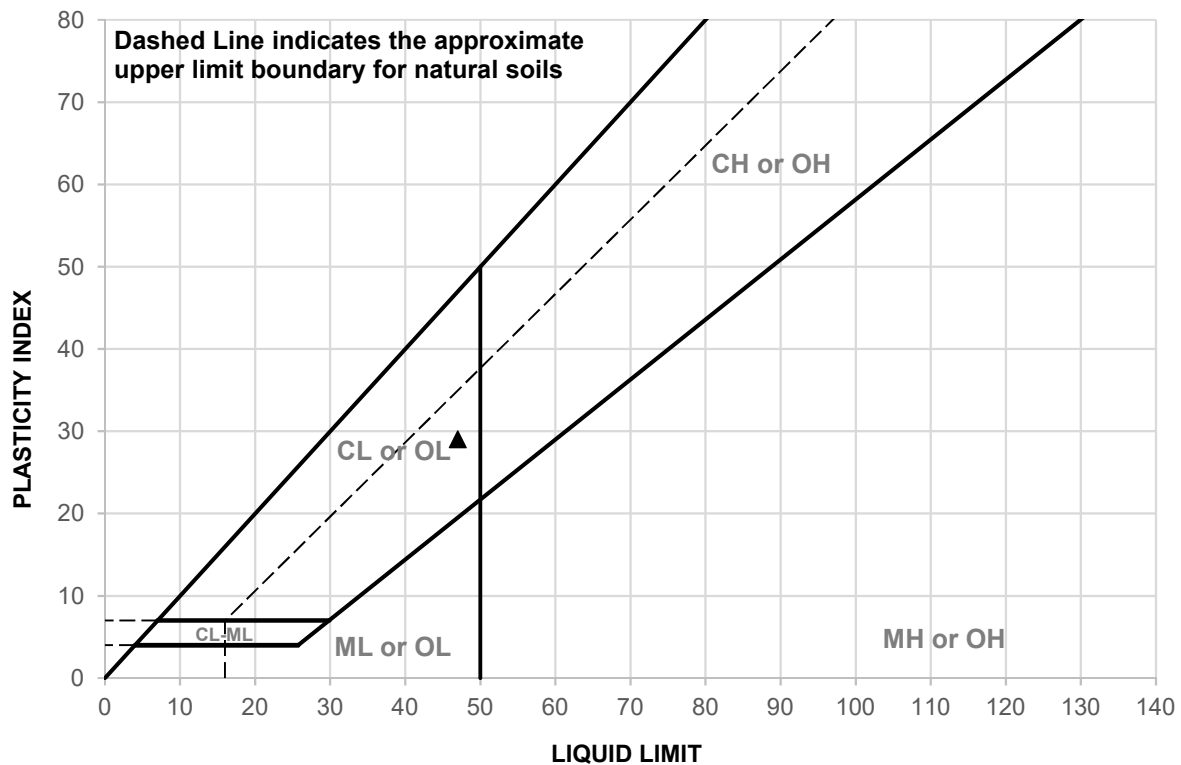


## **APPENDIX B**

### **LABORATORY TEST DATA**

# LIQUID AND PLASTIC LIMITS TEST REPORT

## ASTM D4318



	SAMPLE ID	DEPTH	MATERIAL DESCRIPTION	LL	PL	PI
▲	1-B1@20.5-21.5	20.5-21.5 feet	See exploration logs	47	18	29

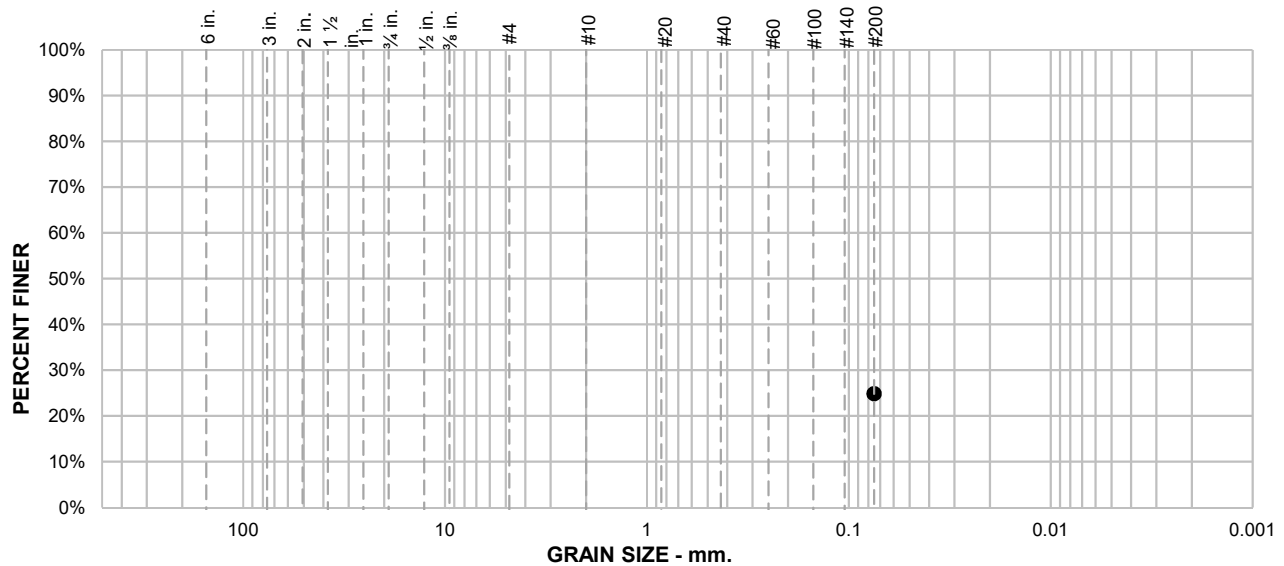
	SAMPLE ID	TEST METHOD	REMARKS
▲	1-B1@20.5-21.5	PI: ASTM D4318, Wet Method	



**CLIENT:** Tobias Farms  
**PROJECT NAME:** Tobias Farms  
**PROJECT NO:** 18886.000.001 PH001  
**PROJECT LOCATION:** Hollister, CA  
**REPORT DATE:** 6/28/2021  
**TESTED BY:** M. Quasem  
**REVIEWED BY:** W. Miller

# PARTICLE SIZE DISTRIBUTION REPORT

ASTM D1140, Method B



SAMPLE ID: 1-B2@5-6.5

DEPTH (ft): 5.0-6.5

% +75mm	% GRAVEL		% SAND			% FINES		
	COARSE	FINE	COARSE	MEDIUM	FINE	SILT	CLAY	
						24.8		
SIEVE SIZE	PERCENT FINER	SPEC.* PERCENT	PASS? (X=NO)	SOIL DESCRIPTION				
#200	24.8			See exploration logs				
				ATTERBERG LIMITS				
				PL =		LL =		PI =
				COEFFICIENTS				
				D <sub>90</sub> =		D <sub>85</sub> =		D <sub>60</sub> =
				D <sub>50</sub> =		D <sub>30</sub> =		D <sub>15</sub> =
				D <sub>10</sub> =		C <sub>u</sub> =		C <sub>c</sub> =
				CLASSIFICATION				
USCS =								
REMARKS								
				Soak time = 120 min Dry sample weight = 184.1 g				

\* (no specification provided)



CLIENT: Tobias Farms

PROJECT NAME: Tobias Farms

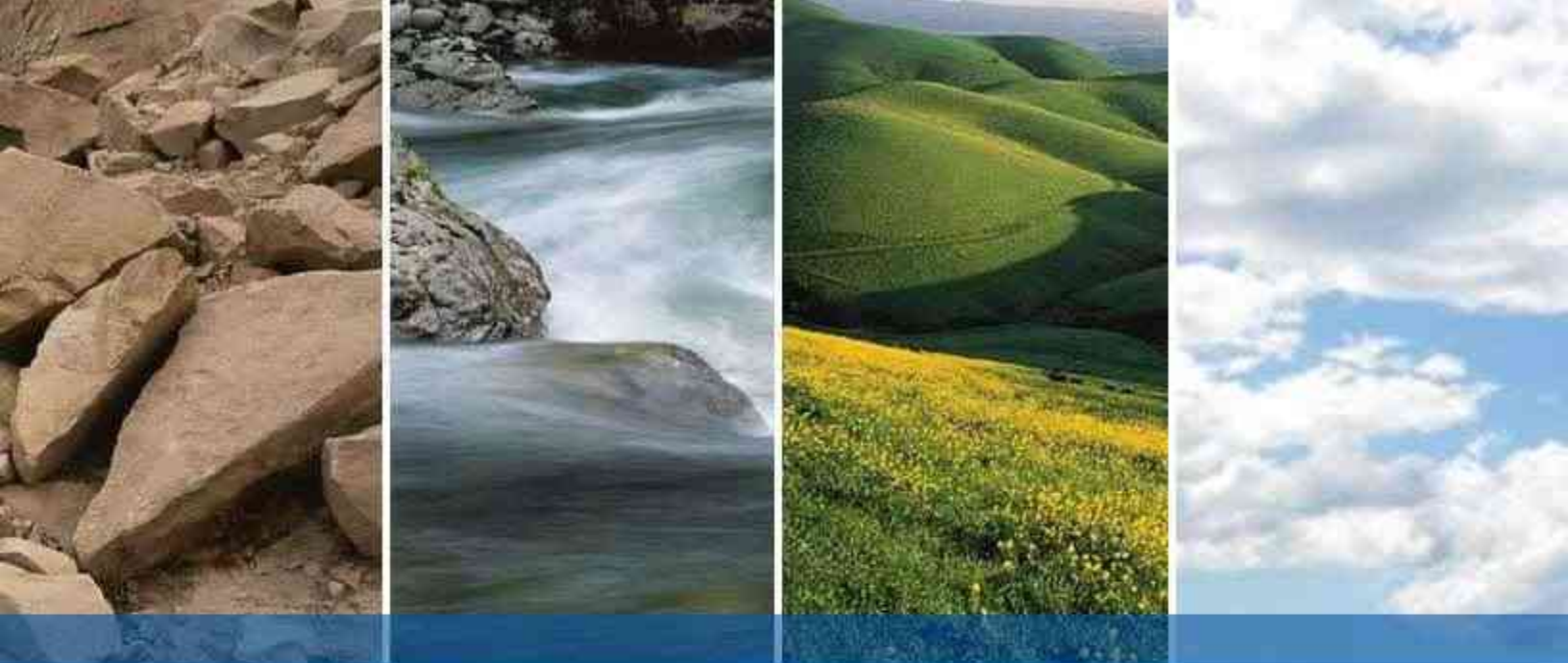
PROJECT NO: 18886.000.001 PH001

PROJECT LOCATION: Hollister, California

REPORT DATE: 6/25/2021

TESTED BY: G. Criste

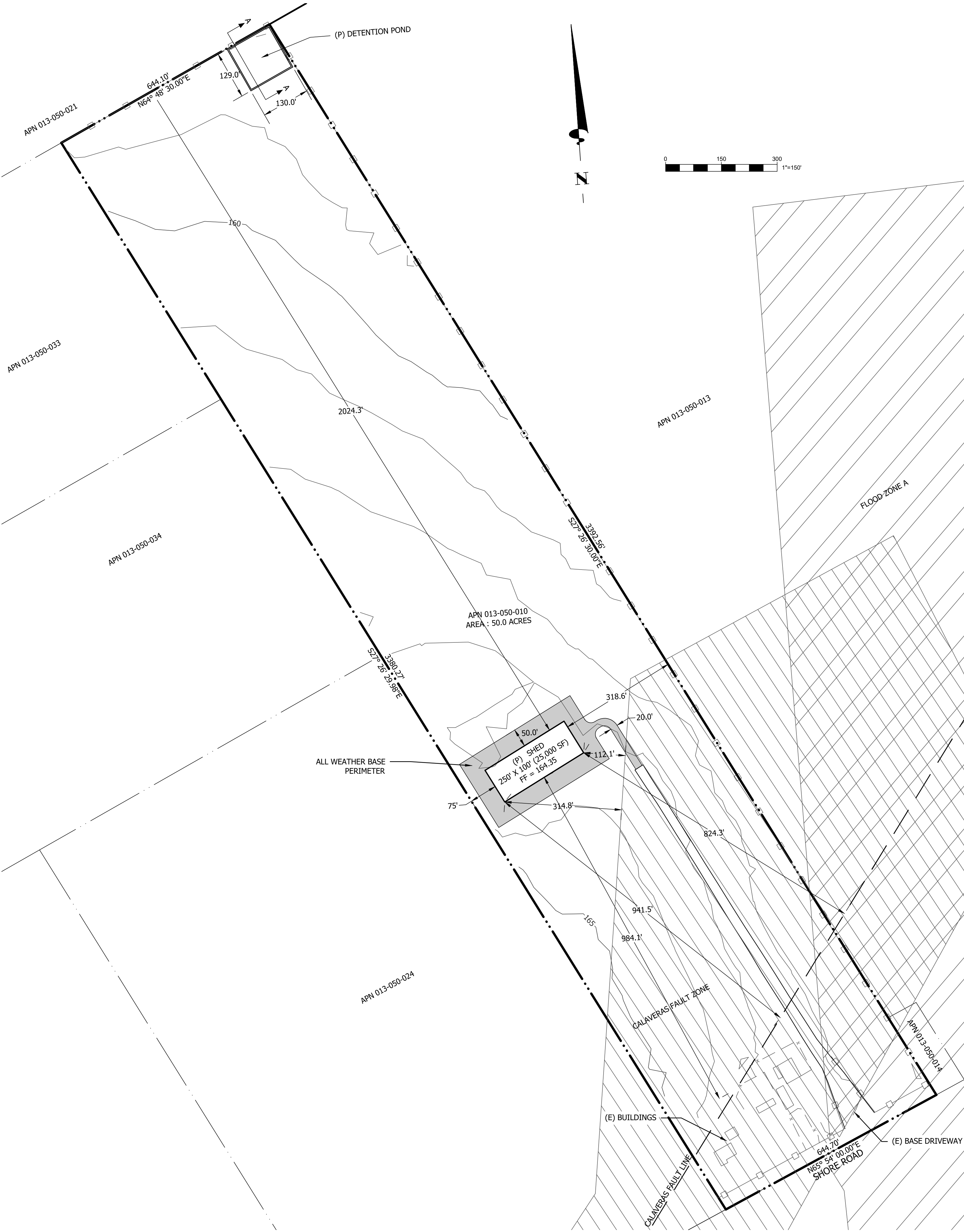
REVIEWED BY: M. Quasem



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**APPENDIX C**  
**DRAINAGE PLAN**

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**STORM WATER**  
IMPERVIOUS SURFACE WILL BE INCREASED BY APPROXIMATELY 25,000 SF FOR THE STORAGE SHED AND 49,376 SF FOR THE ALL WEATHER BASE PERIMETER/DRIVEWAY. PER SAN BENITO COUNTY STANDARDS, 14,038 CF OF DETENTION IS REQUIRED. DETENTION CALCULATIONS BELOW.

<b>POND SIZING CALCULATION</b>			
ANNUAL RAINFALL = 18"			
- PROJECT AREA BEFORE:	74,376 SF OPEN, AG		
	0 SF IMPERVIOUS		
- PROJECT AREA AFTER:			
	25,000 SF ROOF		
	49,376 SF COMPACTED EARTH OR AGG W/OUT PAVEMENT		
	74,376 SF TOTAL IMPERVIOUS		

<b>RUNOFF:</b>			
-10 YR BEFORE:	$\left(\frac{1}{16}\right) \times 1.09 \times 1.48 \times (74376 \times 0.2) / 12$	=	3,302 CF
- 100 YR AFTER:	$\left(\frac{1}{8}\right) \times 1.09 \times 2.22 \times (25000 \times 0.8 + 49376 \times .75) / 12$	=	18,992 CF
			15,689 CF

THE POND MUST HAVE A CAPACITY OF 15,689 CF. THE ESTIMATED DEPTH OF THE POND IS 12 INCHES, PLUS 6 INCHES OF FREEBOARD. THE POND IS 130' X 129', WITH **15,754 CF** OF DETENTION POND VOLUME IS PROVIDED.

**GRADING QUANTITIES:**

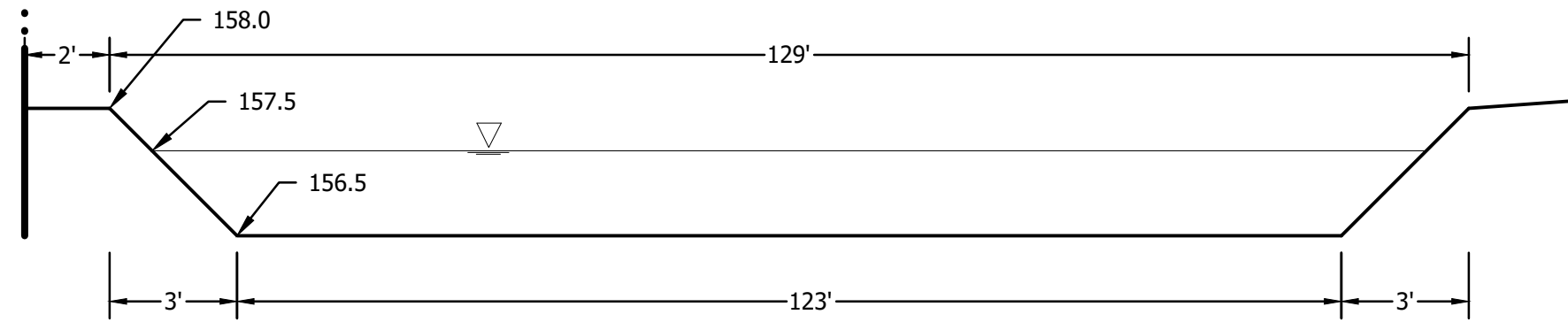
<b>POND</b>	
1005	CY CUT
0	CY FILL

<b>BARN</b>	
21	CY CUT
1013	CY FILL

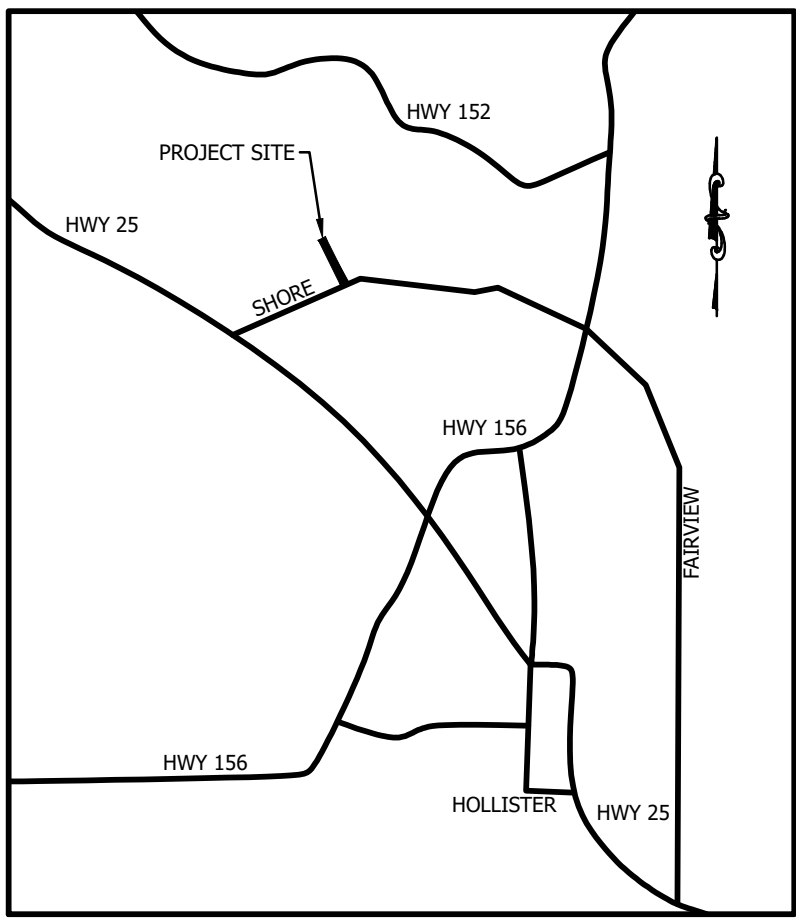
<b>TOTAL</b>	
1026	CY CUT
1013	CY FILL
<b>13 NET CY CUT</b>	

THESE QUANTITIES ARE BASED ON THE EARTH DISPLACEMENT FROM EXISTING CONDITIONS TO FINISH POND, AND BARN PAD GRADES AND DOES NOT ACCOUNT FOR KEYWAYS, BENCHING, SHRINKAGE, IMPORT MATERIAL AND MISCELLANEOUS GRADING THAT MAY BE REQUIRED.

THE BARN IS ASSUMED TO HAVE A 6" SLAB ON 6" AB, FOR A TOTAL 12" SECTION.



**POND SECTION A-A**



**VICINITY MAP**

OWNER: JOHN TOBIAS  
2250 SHORE ROAD  
HOLLISTER, CA 95023  
831-801-9069

APPLICANT: MICHAEL TOBIAS

APN: 013-050-010  
PARCEL SIZE: 50 ACRES  
ZONING: AP - AGRICULTURAL PRODUCTIVE  
GENERAL PLAN: A - AGRICULTURE  
WATER: WELL  
SEWER: N/A

TOPOGRAPHIC INFORMATION FROM A SURVEY BY SAN BENITO ENGINEERING DATED JUNE, 2021.

THE SOUTHEAST CORNER OF THE PROJECT SITE IS WITHIN FLOOD ZONE A, ACCORDING TO THE FLOOD INSURANCE MAPS DATED APRIL 16, 2009.

THE FRONT THIRD OF PROPERTY IS WITHIN A FAULT ZONE. THE CALAVERAS FAULT LINE RUNS THROUGH THE PARCEL.

THIS PROPERTY IS CATEGORIZED AS A NON-WILDLAND/NON-URBAN FIRE SEVERITY AREA.

**LEGEND**

	EXISTING CONTOUR
	BOUNDARY
	CENTERLINE
	EDGE OF PAVEMENT
	EXISTING OVERHEAD
	EXISTING SEPTIC SYSTEM
	EXISTING WATER LINE
	PROPOSED SEPTIC SYSTEM
	PROPOSED WATER LINE
	EXISTING FENCE
	PROPOSED FENCE
	EXISTING GRADE
	PROPOSED GRADE
	ASPHALT CONCRETE
	AGGREGATE BASE
	EXISTING
	PROPOSED
	PORTLAND CEMENT CONCRETE
	SANITARY SEWER CLEANOUT
	TO BE REMOVED

**UNDERGROUND UTILITY ALERT:** CONTRACTOR SHALL CONTACT USA LOCATOR SERVICE AT 811 OR 1-800-227-2600 IN ADVANCE FOR OBTAINING EXACT LOCATION OF UTILITIES PRIOR TO ANY EXCAVATION. POTHOLES SHALL BE CONDUCTED AS NECESSARY TO PREVENT CONFLICTS.

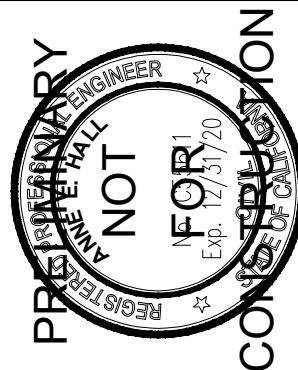
UNAUTHORIZED CHANGES & USES: THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS.

CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS ON THE JOB, AND SHALL NOTIFY SAN BENITO ENGINEERING & SURVEYING, INC. OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTOR SHALL BE RESPONSIBLE FOR SUBMITTING SHOP DRAWINGS BEFORE PROCEEDING WITH FABRICATION.

CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD HARMLESS THE DESIGN PROFESSIONAL, THE CITY OF HOLLISTER, ANY AGENT, OFFICER OR EMPLOYEE OF THE THE CITY, AND ANY ADVISORY BOARD OF THE CITY FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF DESIGN PROFESSIONAL.

**SAN BENITO ENGINEERING & SURVEYING, INC.**

502 Monterey Street Hollister, California 95023  
(831) 637-2763 email: info@sanbenitoeng.com



NO.	REVISIONS	DATE

COUNTY OF SAN BENITO  
**APN 013-050-010**  
**2250 SHORE ROAD**  
STATE OF CALIFORNIA

USE PERMIT  
**TOBIAS STORAGE SHED**

SCALE: 1" = 150'  
DATE: 08 July 2021  
JOB #: 120060  
DWG: 120060 site.dwg

SHEET: 1  
OF 1 SHEETS

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**APPENDIX D**  
**ASSEMBLY BILL 52 CONSULTATION**

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# San Benito County Resource Management Agency

Public Works / Planning & Building / Parks / Integrated Waste

2301 Technology Pkwy • Hollister CA 95023 • (831) 637-5313 • Fax (831) 636-4176

May 24, 2021

Amah Mutsun Tribal Band  
Valentin Lopez, Chairperson  
P.O. Box 5272  
Galt, California 95632

RE: Assembly Bill 52 Consultation, Tobias Use Permit Initial Study (IS) Project, Unincorporated  
San Benito County, California

Dear Chairperson Lopez:

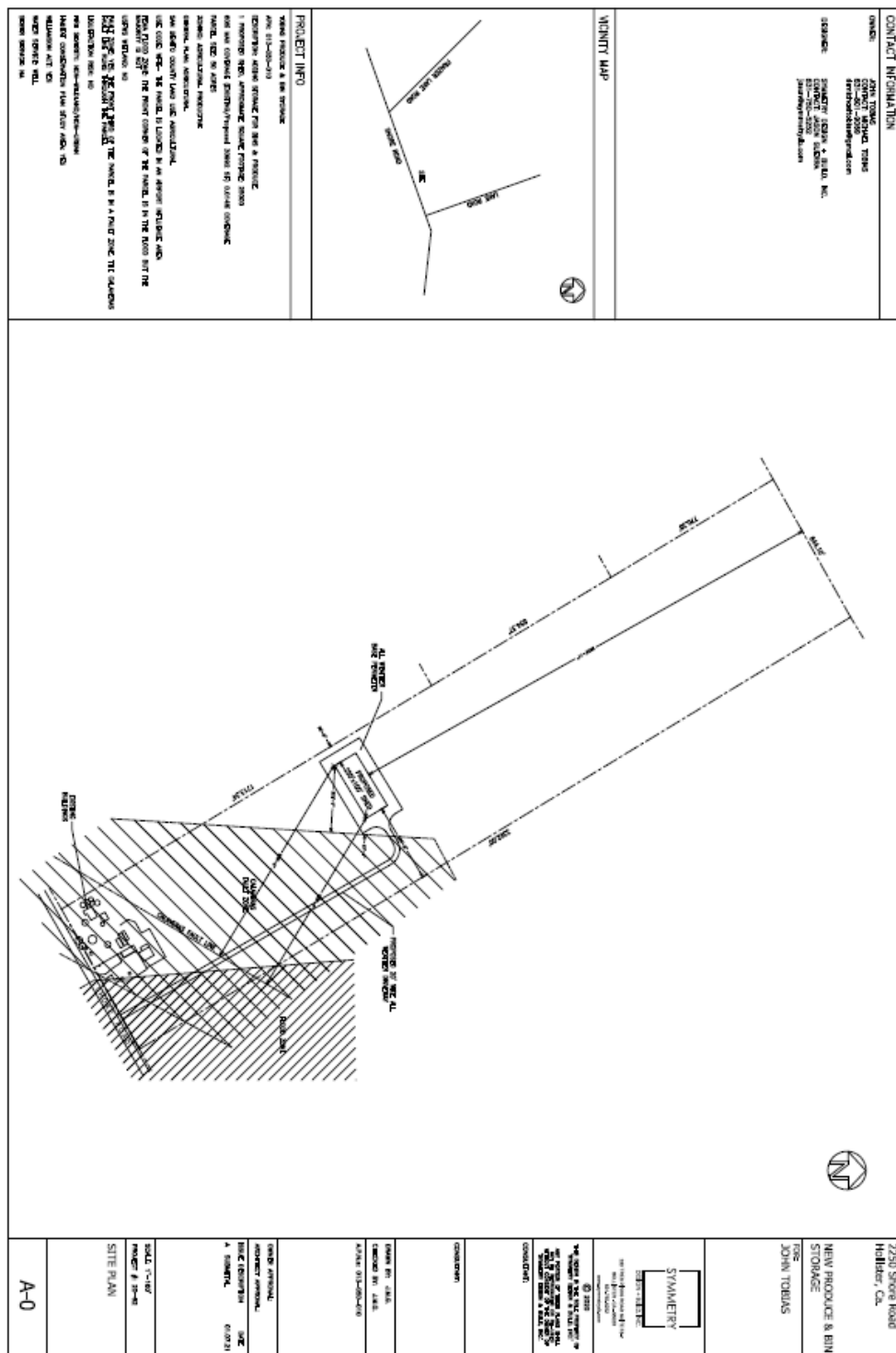
The San Benito County Resource Management Agency (SBCRMA) is preparing an Initial Study (IS) for the proposed Tobias Use Permit in unincorporated San Benito County. The proposed project consists of the construction of a large barn for farm equipment, produce storage bins, and produce, located at 2250 Shore Road in San Benito County. The proposed project would consist of the construction of a 25,000 SF of barn and an all-weather gravel road to the barn; all ground disturbances will remain on the existing developed parcel. The project is subject to the California Environmental Quality Act.

The proposed project must comply with California Public Resources Code § 21080.3.1 (Assembly Bill [AB] 52 of 2014), which requires local governments to conduct meaningful consultation with California Native American tribes that have requested to be notified by lead agencies of proposed projects in the geographic area with which the tribe is traditionally and culturally affiliated.

The input of the Amah Mutsun Tribal Band is important to the SBCRMA planning process. We request that you advise us as early as possible if you wish to consult on the proposed project. Under AB 52, you have 30 days from the date of receipt of this notice to advise the SBCRMA if you are interested in further consultation. If you require any additional information or have any questions, please contact me at 831-902-2547 or via e-mail at [agoodspeed@cosb.us](mailto:agoodspeed@cosb.us). Thank you for your assistance.

Sincerely,

Arielle Goodspeed  
Senior Planner  
County of San Benito Resource Management Agency





# San Benito County Resource Management Agency

Public Works / Planning & Building / Parks / Integrated Waste

2301 Technology Pkwy • Hollister CA 95023 • (831) 637-5313 • Fax (831) 636-4176

May 24, 2021

Amah Mutsun Tribal Band of Mission San Juan Bautista  
Irenne Zwierlein, Chairperson  
789 Canada Road  
Woodside, California 94062

RE: Assembly Bill 52 Consultation, Tobias Use Permit Initial Study (IS) Project, Unincorporated  
San Benito County, California

Dear Chairperson Zwierlein:

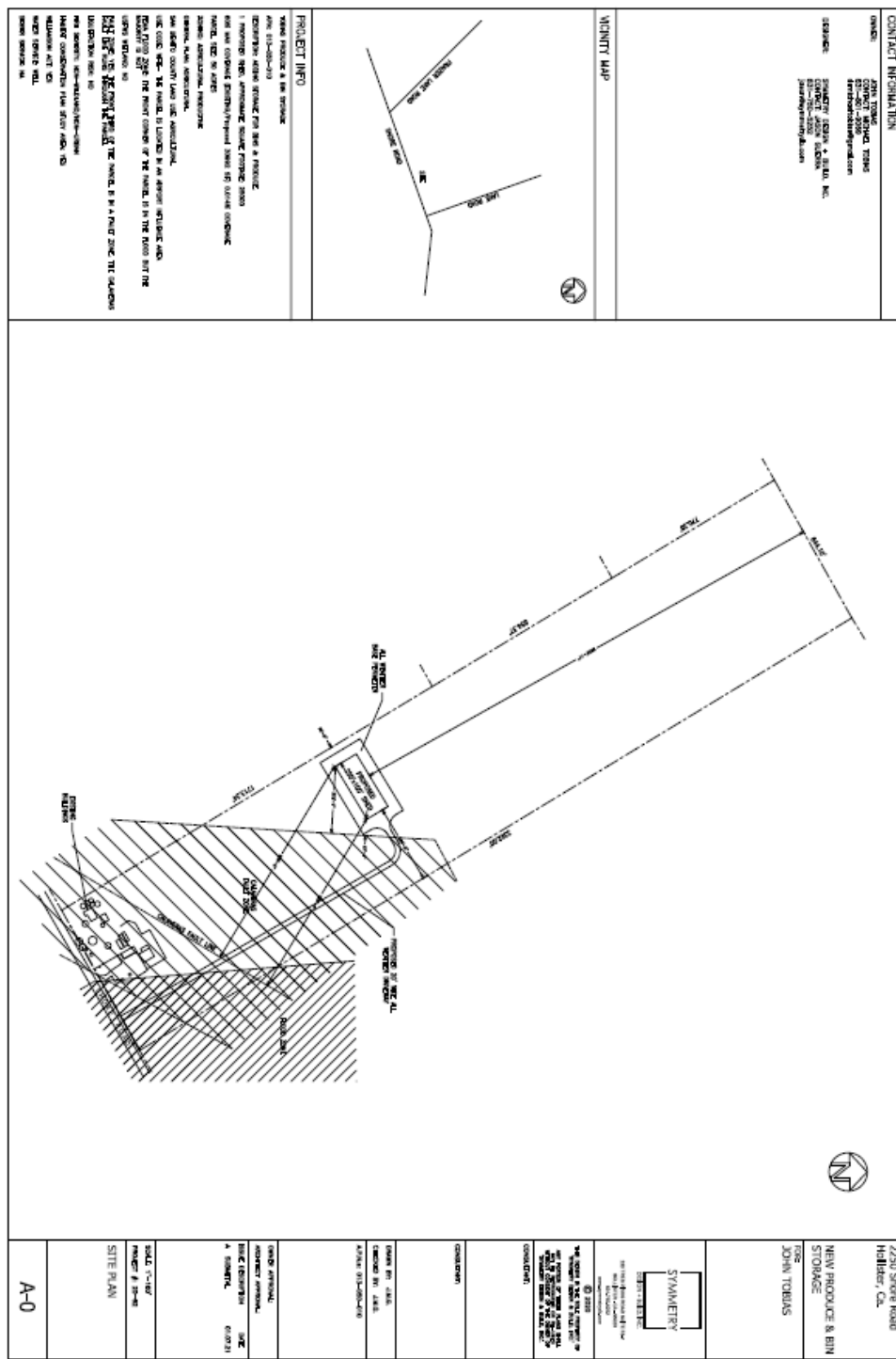
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Sincerely,

Arielle Goodspeed  
Senior Planner  
County of San Benito Resource Management Agency





# San Benito County Resource Management Agency

Public Works / Planning & Building / Parks / Integrated Waste

2301 Technology Pkwy • Hollister CA 95023 • (831) 637-5313 • Fax (831) 636-4176

May 24, 2021

Indian Canyon Mutsun Band of Costanoan  
Ann Marie Sayers, Chairperson  
P.O. Box 28  
Hollister, California 95024

RE: Assembly Bill 52 Consultation, Tobias Use Permit Initial Study (IS) Project, Unincorporated  
San Benito County, California

Dear Chairperson Sayers:

The San Benito County Resource Management Agency (SBCRMA) is preparing an Initial Study (IS) for the proposed Tobias Use Permit in unincorporated San Benito County. The proposed project consists of the construction of a large barn for farm equipment, produce storage bins, and produce, located at 2250 Shore Road in San Benito County. The proposed project would consist of the construction of a 25,000 SF of barn and an all-weather gravel road to the barn; all ground disturbances will remain on the existing developed parcel. The project is subject to the California Environmental Quality Act.

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Sincerely,

Arielle Goodspeed  
Senior Planner  
County of San Benito Resource Management Agency



# San Benito County Resource Management Agency

Public Works / Planning & Building / Parks / Integrated Waste

2301 Technology Pkwy • Hollister CA 95023 • (831) 637-5313 • Fax (831) 636-4176

Enclosed: Project Site Plan

<b>CONTACT INFORMATION</b> OWNER: JOHN TOBIAS CONTACT: JOHN TOBIAS ADDRESS: 2250 Shore Road Hollister, CA 95023 PHONE: (831) 637-5313 FAX: (831) 636-4176 EMAIL: jto@john-tobias.com PROJECT: NEW PRODUCE & BIN STORAGE DATE: 01/20/21 DRAWN BY: JTO		<b>PROJECT INFO</b> PROJECT: NEW PRODUCE & BIN STORAGE DATE: 01/20/21 DRAWN BY: JTO CHECKED BY: JTO DATE: 01/20/21 SCALE: 1"=40'		<b>NEIGHBOR MAP</b> 	
<b>2250 Shore Road Hollister, CA</b>		<b>NEW PRODUCE &amp; BIN STORAGE</b>		<b>JOHN TOBIAS</b>	
		<b>DATE: 01/20/21</b> DRAWN BY: JTO CHECKED BY: JTO DATE: 01/20/21 SCALE: 1"=40'			
<b>OWNER: JOHN TOBIAS</b>		<b>PROJECT: NEW PRODUCE &amp; BIN STORAGE</b>			
<b>DATE: 01/20/21</b>		<b>DRAWN BY: JTO</b>			
<b>CHECKED BY: JTO</b>		<b>DATE: 01/20/21</b>			
<b>SCALE: 1"=40'</b>		<b>PROJECT: NEW PRODUCE &amp; BIN STORAGE</b>			
<b>SITE PLAN</b>		<b>A-0</b>			



# San Benito County Resource Management Agency

Public Works / Planning & Building / Parks / Integrated Waste

2301 Technology Pkwy • Hollister CA 95023 • (831) 637-5313 • Fax (831) 636-4176

May 24, 2021

Xolon-Salinan Tribe  
Karen White, Chairperson  
P.O. Box 7045  
Spreckels, California 93962

RE: Assembly Bill 52 Consultation, Tobias Use Permit Initial Study (IS) Project, Unincorporated  
San Benito County, California

Dear Chairperson White:

The San Benito County Resource Management Agency (SBCRMA) is preparing an Initial Study (IS) for the proposed Tobias Use Permit in unincorporated San Benito County. The proposed project consists of the construction of a large barn for farm equipment, produce storage bins, and produce, located at 2250 Shore Road in San Benito County. The proposed project would consist of the construction of a 25,000 SF of barn and an all-weather gravel road to the barn; all ground disturbances will remain on the existing developed parcel. The project is subject to the California Environmental Quality Act.

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The input of the Amah Mutsun Tribal Band is important to the SBCRMA planning process. We request that you advise us as early as possible if you wish to consult on the proposed project. Under AB 52, you have 30 days from the date of receipt of this notice to advise the SBCRMA if you are interested in further consultation. If you require any additional information or have any questions, please contact me at 831-902-2547 or via e-mail at [agoodspeed@cosb.us](mailto:agoodspeed@cosb.us). Thank you for your assistance.

Sincerely,

Arielle Goodspeed  
Senior Planner  
County of San Benito Resource Management Agency





# San Benito County Resource Management Agency

Public Works / Planning & Building / Parks / Integrated Waste

2301 Technology Pkwy • Hollister CA 95023 • (831) 637-5313 • Fax (831) 636-4176

May 24, 2021

Amah Mutsun Tribal Band  
Edward Ketchum  
35867 Yosemite Avenue  
Davis, California 95616

RE: Assembly Bill 52 Consultation, Tobias Use Permit Initial Study (IS) Project, Unincorporated  
San Benito County, California

Dear Chairperson Ketchum:

The San Benito County Resource Management Agency (SBCRMA) is preparing an Initial Study (IS) for the proposed Tobias Use Permit in unincorporated San Benito County. The proposed project consists of the construction of a large barn for farm equipment, produce storage bins, and produce, located at 2250 Shore Road in San Benito County. The proposed project would consist of the construction of a 25,000 SF of barn and an all-weather gravel road to the barn; all ground disturbances will remain on the existing developed parcel. The project is subject to the California Environmental Quality Act.

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Sincerely,

Arielle Goodspeed  
Senior Planner  
County of San Benito Resource Management Agency

