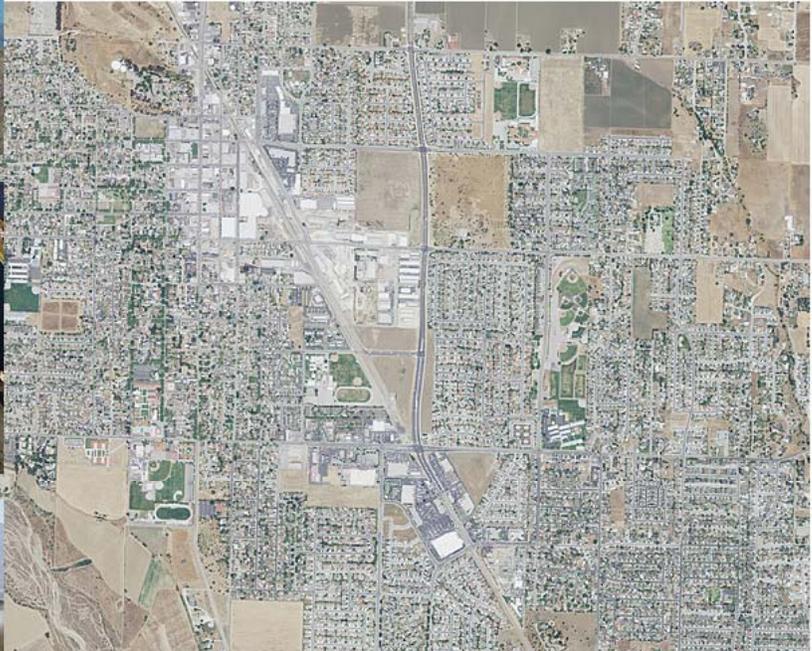


Executive Summary for
Final Program Environmental Impact Report

**Hollister Urban Area Water and Wastewater
Master Plan and Coordinated Water
Supply and Treatment Plan**



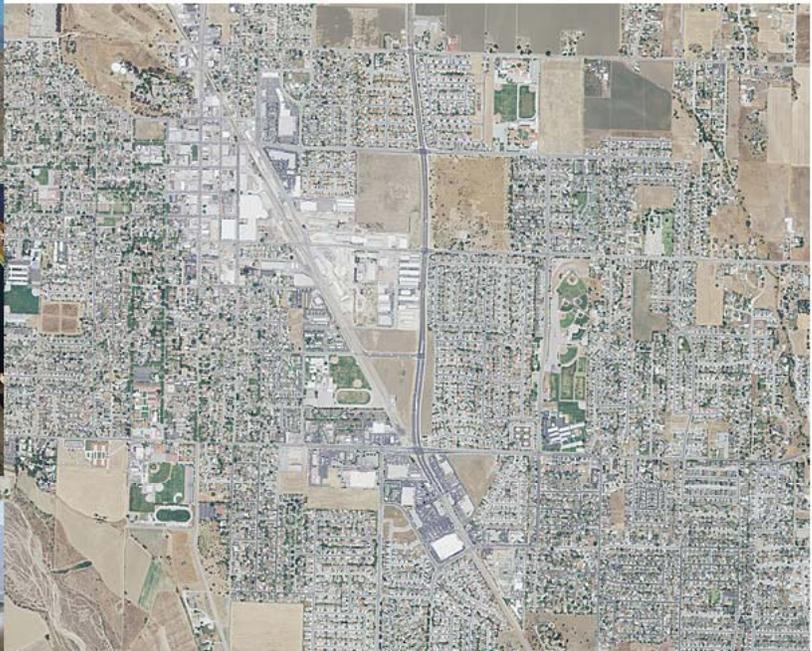
State Clearinghouse #
2010061069

Lead Agency:
San Benito County Water District

January 2011

Executive Summary for
Final Program Environmental Impact Report

Hollister Urban Area Water and Wastewater Master Plan and Coordinated Water Supply and Treatment Plan



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EXECUTIVE SUMMARY

This Final Programmatic Environmental Impact Report (Final PEIR) for the Hollister Urban Area Water and Wastewater Master Plan and Coordinated Water Supply and Treatment Plan (Program) consists of the Draft Programmatic Environmental Impact Report (Draft PEIR) dated October 4, 2010, plus errata and revisions included herein as Chapter 10, written comments received by the San Benito County Water District (SBCWD) on the Draft PEIR, and SBCWD's response to those comments (Chapter 9).

There were no comments received on the Draft PEIR that required any modifications to the Draft PEIR, including changes in the evaluation of potential environmental impacts, mitigation measures, or significance determinations. Any edits to the Draft PEIR are underlined or shown as strikeouts as needed.

ES.1 PROGRAM PURPOSE AND OBJECTIVES

The Program analyzed in this program environmental impact report (PEIR) is defined in the 2008 Hollister Urban Area Water and Wastewater Master Plan (Master Plan) (Memorandum of Understanding [MOU] Parties 2008) and the 2010 Coordinated Water Supply and Treatment Plan (Coordinated Plan) (MOU Parties 2010). The overall purpose of the Program is to:

- ▶ Improve the quality of municipal drinking water, industrial supply, and recycled water for urban and agricultural irrigation users.
- ▶ Provide a reliable and sustainable water supply to meet the current and future demands of the Hollister Urban Area (HUA).
- ▶ Implement goals for the Hollister Water Reclamation Facility to be the primary wastewater treatment plant for incorporated and unincorporated lands in the HUA to protect groundwater quality and public health.

The proposed Program, which constitutes the proposed project in this PEIR under the California Environmental Quality Act (CEQA), consists of a number of individual elements (Program elements or projects) for water, wastewater, and recycled water. The proposed Program is scheduled to be completed by 2023 and is phased to provide flexibility in responding to changing conditions.

ES.2 PROGRAM BACKGROUND

The Program purpose and objectives are based upon the MOU among the City of Hollister (City), San Benito County (County), San Benito County Water District (SBCWD), and Sunnyslope County Water District (SSCWD) (collectively referred to as the MOU Parties). The MOU was developed in 2004 by the City, County, and SBCWD, and was amended in 2008 to include SSCWD (MOU Parties 2008:ES.1). In addition to defining principles and objectives for the Master Plan, the MOU established governance and management committees for the development, guidance, and definition of roles for administration of the Master Plan.

Numerous studies and reports have been prepared regarding water supply and treatment, wastewater treatment and disposal, and recycled water in the HUA. The key planning studies that provide the basis for the Program analyzed in this PEIR are: the Master Plan, the Coordinated Plan, the Urban Water Management Plan Update, the City of Hollister Long-Term Wastewater Management Plan, SSCWD's Long-Term Wastewater Management Plan, the Recycled Water Feasibility Study, and the Groundwater Management Plan.

ES.3 PROGRAM NEED

Although treated drinking water meets all primary federal and state drinking water regulations in the HUA, hardness and minerals in the water supply need to be reduced. The reliability of imported surface water from the federal Central Valley Project (CVP) has declined significantly because of major environmental, regulatory, and legal constraints to pumping and exporting water from the Sacramento–San Joaquin River Delta (Delta). The sustainability of local supplies requires review. The high level of minerals in the treated wastewater limits both disposal and recycling options because of adverse impacts to crops and groundwater. Therefore, the Program was developed to address the following needs:

- ▶ Quality of drinking water and recycled water—Substantial differences between groundwater and imported surface water quality exist with regard to constituent concentrations such as total dissolved solids (TDS), hardness, and nitrates. Historically, TDS concentrations in the local groundwater have ranged from 800 to 1,200 milligrams per liter (mg/L), and imported CVP surface water has had TDS concentrations ranging from 250 to 300 mg/L. The higher concentrations of TDS and hardness in the groundwater results in the need for home water softeners and limits opportunities for recycled water use.
- ▶ Reliability of water supply—Water supplies for the HUA consist of groundwater and imported CVP surface water supplies. Based on current trends, it is likely that the reliability of imported surface water supplies will continue to decline. Currently, when CVP supplies are insufficient, additional water needs are met using urban groundwater wells.
- ▶ Regional wastewater facility—The wastewater service area boundary must be expanded for connection of unincorporated development to the regional City of Hollister WRF, consistent with the principles of wastewater treatment and disposal in the MOU.
- ▶ Coordination of water and wastewater system improvements—The County population is projected to increase from 58,388 in 2010 to 83,383 by 2025 (AMBAG 2008; DOF 2010). The water and wastewater facilities required to serve the needs projected in the City and County General Plans must be coordinated to coincide with the timing of new residential, commercial, and industrial development, to be able to provide the required level of service and minimize costs.
- ▶ Regional balance of water resources including high groundwater areas—The use of imported CVP surface water has helped stabilize groundwater levels but contributes to high groundwater conditions in the northern portion of the HUA. Previous analyses have concluded that the existing water supplies are sufficient to meet projected demands over the timeframe of the current City and County General Plans (through 2023) under normal (nondrought) conditions. However, because of the water quality, reliability, and wastewater disposal issues, a more effective balance in the use of available water supplies is required.

ES.4 PURPOSE OF THIS PROGRAM EIR

As the lead agency under CEQA, SBCWD has determined that implementation of the proposed Program may have significant effects on the environment and has directed the preparation of this ~~draft~~ PEIR to analyze these potentially significant effects. The City, County, and SSCWD are responsible agencies under CEQA, and with SBCWD, are collectively considered to be the Program proponent.

To certify the PEIR, SBCWD must find that this PEIR has been completed in compliance with CEQA. Under the programmatic approach, additional technical analyses and environmental compliance will be necessary prior to implementation of some of the future actions. Additional mitigation monitoring and reporting programs related to future implementation would be developed and required as part of future project-level environmental documentation as needed.

ES.5 PROGRAM OVERVIEW

The proposed Program consists of a number of individual elements or projects for water, wastewater, and recycled water as summarized in Table ES-1.

Table ES-1 Program Elements by Category		
Water	Wastewater	Recycled Water
Purchases or Transfers of Imported Water Supplies	Ridgemark Wastewater Treatment Plant Upgrades	Phase 1 Recycled Water Facilities (completed)
North County Groundwater Bank	Expansion of City of Hollister Water Reclamation Facility	Phase 2a and Phase 2b Recycled Water Facilities
New Urban Wells	Cielo Vista Estates Connection to City of Hollister Water Reclamation Facility	Ridgemark Recycled Water Facilities
Lessalt Water Treatment Plant Upgrades		
New Surface Water Treatment Plant		
Demineralization of Urban Wells (Phases 1 and 2)		
New Pipeline to Ridgemark		
New Treated Water Storage		
<p>Note: Non-structural solutions (water conservation, salinity education, softener ordinance, new development connections to the city sewer, and other measures) is also a Program element considered in this PEIR, but it is not shown in Table ES-1 because it fits under all categories.</p> <p>Source: Data compiled by AECOM in 2010</p>		

The proposed Program would be implemented in three phases: near-term (2015), intermediate (2023), and long-term (buildout). This PEIR evaluates only Phase 1 (near-term) and Phase 2 (intermediate-term) actions, which would be implemented through 2023. The third phase, beyond 2023, is not included in this PEIR because it is not defined at this time and would be too speculative for a meaningful analysis. The need and configuration of Phase 3 actions are also partially dependent on the results from implementing Phases 1 and 2. Phase 3 projects could include demineralization of additional urban wells, increased treated water storage capacity, expansion of the City of Hollister’s (City’s) Water Reclamation Facility (WRF), continued expansion of recycled water facilities, and long-term water supply development.

Some initial elements of the proposed Program are already being implemented and have obtained CEQA compliance under their own project-level CEQA documentation. Projects already constructed and operating at the time of publication of the notice of preparation (June 22, 2010) are considered part of the existing conditions for this PEIR.

ES.6 PROGRAM ALTERNATIVES

To develop the best plan to achieve the purpose and objectives, a comprehensive alternatives development and screening process was completed for the 2008 Hollister Urban Area Water and Wastewater Master Plan (Master Plan) and the 2010 Coordinated Water Supply and Treatment Plan (Coordinated Plan). That process resulted in a wide range of concepts and specific alternatives to meet the Program purpose and objectives. The proposed Program includes elements from each of the overall concepts that were developed and evaluated. The PEIR alternatives generally conform to the concepts and alternatives presented in the Master Plan and Coordinated Plan. However, some have been modified as needed to reduce or eliminate significant and unavoidable

**Table ES-2
Hollister Urban Area Water and Wastewater Master Plan and Coordinated Plan Proposed Program and Alternatives**

Alternative Designation	Alternative Name	Alternative Emphasis	Elements/Projects ^(a)															
			Water Supply				Water Treatment and Distribution				Wastewater Treatment				Recycled Water			
			Additional Imported Surface Water	Local Surface Water	Additional Urban Groundwater	Water from High Groundwater Basins	Lessalt Water Treatment Plant Upgrades	New Surface Water Treatment Plant	Groundwater Demineralization	New Pipeline to Ridgemark	Treated Water Storage Reservoirs	Expand City Water Reclamation Facility	SSCWD Wastewater Treatment Facility	Connect Cielo Vista Estates to City WRF	Phase 1 Facilities	Phase 2A Facilities	Phase 2B Facilities ^(b)	SSCWD Ridgemark Facilities
—	Proposed Program	Conjunctive Use of Surface Water and Groundwater	•	• ^(c)	•	•	•	•	•	•	•	•	•	•	•	•	•	•
—	No Program	Existing Conditions Plus Reasonably Foreseeable Projects			•		•			•	•	•	•	•	•			•
1	Increase Imported Surface Water	Imported Surface Water Supply	•				•	•		•	•	•	•	•	•			•
2	Utilize Local Surface Water Supply	Local Surface Water from Seasonal Streams		•			•	•		•	•	•	•	•	•			•
3	Demineralize Urban Wells	Demineralization of Groundwater			•		•		•	•	•	•	•	•	•	•		•
4	Utilize Water from High Groundwater Basins	Water from Local High Groundwater Basins				•	•	•		•	•	•	•	•	•			•

Notes: SSCWD = Sunnyslope County Water District; WRF = Water Reclamation Facility.

^(a) Proposed Program and all alternatives incorporate Nonstructural Solutions including, Water Conservation, Salinity Education, Water Softener Ordinance, and other measures.

^(b) Phase 2B recycled water facilities would be implemented if both water quality and supply reliability is achieved.

^(c) Under the Proposed Program, local surface supplies in the North County would be operated in conjunction with the proposed North County Groundwater Bank.

environmental impacts of the proposed Program identified through this environmental review. Alternatives to the proposed Program evaluated in this PEIR are:

- ▶ No Program – Existing Conditions with Probable Future Projects
- ▶ Alternative 1 – Increase Imported Surface Water
- ▶ Alternative 2 – Utilize Local Surface Water Supply
- ▶ Alternative 3 – Demineralize Urban Wells
- ▶ Alternative 4 – Utilize Water from High Groundwater Basins

ES.7 ENVIRONMENTALLY SUPERIOR ALTERNATIVE

An EIR must identify the “environmentally superior alternative” among the alternatives evaluated. If the environmentally superior alternative is the No Program Alternative, Section 15126.6(e)(2) of the State CEQA Guidelines requires that the EIR identify an environmentally superior alternative among the other alternatives.

This PEIR evaluated five alternatives to the proposed Program including a “No Program” alternative. The No Program Alternative would be the environmentally superior alternative because it would have the least amount construction impacts and changes in existing operations. Because CEQA requires that a “construction” alternative be selected as an environmentally superior alternative in the event that the No Program Alternative is the environmentally superior alternative, construction and operation impacts of Alternatives 1 – 4 were compared with the proposed Program. Alternatives 1, 2, and 3 would all have less significant adverse environmental effects than the Proposed Program. Alternative 4 would have about the same adverse environmental effects as the proposed Program. Alternative 1 was determined to be the environmentally superior alternative among Alternatives 1, 2, and 3 based on the specific differences between the adverse environmental effects, as summarized below.

Alternative 1, Increase Imported Surface Water, would import additional water (and with it, salt) into the basin which could degrade groundwater quality over time and exacerbate existing high groundwater conditions in portions of the study area. However, it would eliminate potentially significant impacts on aquatic, riparian, and wetland habitats because the North County Groundwater Bank and demineralization would not be implemented. All other alternatives (with the exception of No Program) have potentially significant impacts to biological resources. For this reason, Alternative 1 is the environmentally superior alternative.

Alternative 2, Utilize Local Surface Water Supplies, would divert surface water seasonally from Arroyo dos Picachos, Arroyo de Las Viboras, and Pacheco Creek, and would have the greatest potential for significant effects on steelhead trout. For this reason, Alternative 2 is not the environmentally superior alternative.

Alternative 3, Demineralize Urban Wells, would reduce some potential impacts on groundwater quality and the functions and values of aquatic, riparian, and wetland habitats because it would not include implementation of the North County Groundwater Bank Program element. However, there are significant environmental impacts associated with brine disposal including potentially significant impacts to water quality and biological resources depending on the brine disposal option selected. For these reasons, Alternative 3 is not the environmentally superior alternative.

Alternative 4, Utilize Water from High Groundwater Basins, would make use of water from local subbasins with high groundwater conditions to meet the growth in water demand in the HUA. The environmental impacts of Alternative 4 would be similar to the proposed Program. Significant impacts could occur with respect to important mineral resources, degradation of groundwater quality, biological resources, Important Farmland conversion, greenhouse gas emissions, and construction noise. For these reasons, Alternative 4 is not the environmentally superior alternative.

ES.8 AREAS OF CONTROVERSY

Section 15123 of the State CEQA Guidelines requires that an EIR identify areas of controversy. No issues or concerns have been raised by agencies or the public related to the proposed Program.

ES.9 ISSUES TO BE RESOLVED

Section 15123 of the State CEQA Guidelines requires that an EIR identify issues to be resolved. Issues to be resolved for the proposed Program include the following:

- ▶ Identify specific locations of various Program elements.
- ▶ Conduct additional studies related to the North County Groundwater Bank and potential effects on Pacheco Creek and adjacent riparian habitat, groundwater levels, and groundwater salinity.
- ▶ Select brine disposal option for groundwater demineralization Program element.

ES.10 SUMMARY OF ENVIRONMENTAL IMPACTS

ES.10.1 SIGNIFICANT AND UNAVOIDABLE ENVIRONMENTAL IMPACTS

CEQA Section 21100(b)(2)(A) provides that an EIR shall include a detailed statement setting forth “any significant effect on the environment that cannot be avoided if the project is implemented.” Chapter 3, “Environmental Setting, Impacts, and Mitigation,” provides a detailed analysis of all potentially significant environmental impacts of the project, feasible mitigation measures that could reduce or avoid the project’s significant impacts, and whether these mitigation measures would reduce these impacts to less-than-significant levels. If a specific impact cannot be reduced to a less-than-significant level, it is considered a significant and unavoidable impact. For this PEIR, there are some impacts that are considered to be “potentially significant and unavoidable” because the occurrence and severity of the impact cannot be determined with certainty at this time. For CEQA purposes, a potentially significant and unavoidable impact is treated as if it were a significant and unavoidable impact.

The proposed Program would have the following significant and unavoidable, or potentially significant and unavoidable, environmental impacts:

- ▶ potential loss of mineral resources resulting from the construction of Program facilities (direct and cumulative);
- ▶ potential degradation of surface and groundwater quality as a result of brine disposal associated with the Demineralization of Urban Wells Program element and potential degradation of groundwater as a result of operation of the North County Groundwater Bank Program element (direct and cumulative);
- ▶ potential adverse affects to aquatic, riparian, and wetland habitats and the special-status species that could occupy them as a result of North County Groundwater Bank operations (direct and cumulative);
- ▶ conversion of important farmland to non-agricultural uses (direct and cumulative);
- ▶ greenhouse gas (GHG) emissions and contributions to global climate change from proposed Program construction and operation (cumulative); and
- ▶ generation of temporary and short-term construction noise (direct).

As noted above, there are some impacts that were considered to be potentially significant and unavoidable because the occurrence and severity of the impact cannot be determined with certainty, although the available substantial evidence indicates at this time that there is a reasonable likelihood that the impact would be potentially significant and unavoidable. This PEIR does not contain any project-level analysis. Consequently, no Program element, unless already approved under CEQA at a project level or exempted from CEQA, can be implemented without further CEQA documentation beyond this PEIR. When project-level CEQA documents are completed in the future for Program elements, the Program elements will be further defined and additional information may be available that would provide substantial evidence that effects found to be potentially significant and unavoidable in this PEIR could be mitigated to less-than-significant levels.

ES.10.2 GROWTH INDUCEMENT

CEQA requires that an EIR evaluate the growth-inducing impacts of a proposed project. Growth inducement itself is not an environmental effect, but it may lead to environmental effects. It is important to note that SBCWD is not charged with the responsibility of weighing and balancing the benefits and burdens of growth in the study area, because SBCWD has no authority either to permit development in the study area or to impose conditions on the development that is permitted. SBCWD is a California Special District that was formed by the San Benito County Water Conservation and Flood Control Act that delivers water to agricultural, municipal, and industrial users. SBCWD has no land use planning authority. Its mission is to serve the demand that is generated by land use plans that are adopted by the land use agencies.

Within the study area, development and growth are controlled by the local governments of the City and County. Both of these agencies have adopted general plans consistent with state law. These general plans provide an overall framework for growth and development within the jurisdiction of each agency. Growth and development are also directly affected by local, regional, and national economic conditions.

The proposed Program was developed in response to projected growth in the study area, as determined by land use designations and zoning in the City's and County's General Plans. Implementation of the proposed Program would meet the needs of planned growth, and it would not directly induce growth beyond levels already specified in the City's and County's General Plans. Program elements would be constructed on an incremental basis over the proposed Program's phased implementation period, thus incrementally increasing the availability of water supplies and water and wastewater collection, conveyance, and treatment facilities to meet the needs of planned growth in the study area.

Based on the analysis conducted for the PEIR, there is substantial evidence that the proposed Program would accommodate planned regional growth in a manner that would be consistent with the City's and County's growth principles and would not directly induce growth. However, the proposed Program includes an element that could indirectly result in more growth than currently anticipated by the San Benito County General Plan. The Program includes a non-structural element to amend the City's wastewater service area to provide outside jurisdiction wastewater service to unincorporated lands within the HUA. Therefore, notwithstanding the current designated general plans and zoning areas, the proposed Program is considered growth-inducing because allowing new developments within the HUA, but outside the existing service area, to connect to the City's wastewater collection system could result in more growth than anticipated by the San Benito County General Plan by allowing for growth at a greater density and intensity than is possible with septic systems.

ES.10.3 PROGRAM IMPACTS SUMMARY

See Table ES-3 for a summary of the environmental impacts and mitigation of this draft EIR.

Table ES-3 Summary of Impacts and Mitigation Measures			
Impact	Significance Before Mitigation	Mitigation Measure	Significance After Mitigation
3.1 Geology, Soils, and Mineral Resources			
<p>3.1-1: Risks to People or Structures Caused by Surface Fault Rupture. Individual Program elements within the study area could be located within or adjacent to an Alquist-Priolo Earthquake Fault Zone or a known active fault. These impacts could be potentially significant. Less than significant with mitigation.</p>	PS	<p>3.1-1a: Prohibit the Construction of Buildings within 50 feet of Active Faults. No new buildings intended for human occupancy (e.g., new WTP) that are proposed as part of a Program element shall be constructed within 50 feet of the Busch Ranch, Quien Sabe, Calaveras, Sargent, or San Andreas faults.</p> <p>3.1-1b: Prepare Geologic Report for any Program Facilities in an Alquist-Priolo Fault Zone or the Busch Ranch Fault Zone and Implement CBC Requirements. For any Program-related building or pipeline that is proposed for construction within the Alquist-Priolo Special Studies Zones (Figure 3.1-1) or within 100 feet of the Busch Ranch Fault (Figure 3.1-2), the project proponents shall hire a California-registered geotechnical engineer to prepare a geologic engineering report that shall be submitted to and approved by the County before the issuance of building permits (if required) or approval of improvement plans. The geologic engineering report shall demonstrate that any Program-related buildings intended for human occupancy that will be located with an Alquist-Priolo Earthquake Fault Zone or adjacent to the Busch Ranch Fault shall be set back at least 50 feet (or more, depending on the recommendation of the geotechnical engineer) from the fault trace and that appropriate seismic engineering designs to prevent damage from surface fault rupture shall be incorporated into building and foundation plans and pipeline designs, pursuant to the California Building Standards Code.</p>	LTS
<p>3.1-2: Risks to People and Structures Caused by Strong Seismic Ground Shaking. Proposed Program facilities would be constructed in a seismically active area, and Program implementation could expose people and structures to risks caused by strong seismic ground shaking. These impacts could be potentially significant. Less than significant with mitigation.</p>	PS	<p>3.1-2a: Prepare a Geotechnical Engineering Report and Implement Appropriate Recommendations Pursuant to the CBC. Before building permits (if required) are issued and construction activities begin for any Program element, the project proponent shall hire a California-registered geotechnical engineer to prepare a final geotechnical subsurface investigation report for the proposed facilities that shall be submitted for review and approval to the appropriate permitting agency. The final geotechnical engineering report shall address and make recommendations on the following:</p>	LTS

B = Beneficial
S = Significant

LTS = Less than significant
SU = Significant and unavoidable

NI = No impact

PS = Potentially significant

PSU = Potentially significant and unavoidable

**Table ES-3
Summary of Impacts and Mitigation Measures**

Impact	Significance Before Mitigation	Mitigation Measure	Significance After Mitigation
		<ul style="list-style-type: none"> ▶ seismic ground shaking; ▶ liquefaction; ▶ site preparation; ▶ soil-bearing capacity; ▶ appropriate sources and types of fill; ▶ potential need for soil amendments; ▶ structural foundations, including retaining-wall design; ▶ grading practices; ▶ soil corrosion of concrete and steel; ▶ erosion/winterization; ▶ subsidence and lateral spreading; ▶ expansive/unstable soils; and ▶ landslide potential. <p>In addition to the recommendations for the conditions listed above, the geotechnical investigation shall include site-specific subsurface testing of soil and groundwater conditions at the locations proposed for facility construction, and shall determine appropriate foundation designs that are consistent with the version of the CBC that is applicable at the time building and grading permit applications are submitted. All recommendations contained in the final geotechnical engineering report shall be implemented by the project proponent. Special recommendations contained in the geotechnical engineering report shall be noted on the grading plans and implemented as appropriate before construction begins. Design and construction of all project facilities shall be in accordance with the CBC.</p> <p>3.1-2b: Monitor Earthwork during Ground-Disturbing Activities. All earthwork shall be conducted in accordance with the recommendations of the final geotechnical report, to be monitored by a qualified inspector under the supervision of a California licensed civil engineer, retained by the project proponent. The inspector shall provide oversight during all excavation, placement of fill, and disposal of materials removed from and deposited on both on- and off-site construction areas.</p>	

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**Table ES-3
Summary of Impacts and Mitigation Measures**

Impact	Significance Before Mitigation	Mitigation Measure	Significance After Mitigation
<p>3.1-3: Potential for Hazards Associated with Construction in Areas with Substantial Geologic and Soil Limitations. Construction of proposed Program facilities could be subject to hazards from a number of soil limitations including: liquefaction; landslides, subsidence, and lateral spreading; shrink swell potential (primarily expansive soils); and high corrosivity potential. These impacts could be potentially significant. Less than significant with mitigation.</p>	PS	<p>3.1-3: Minimize Potential for Hazards in Areas with Substantial Soil Limitations. Implement Mitigation Measures 3.1-2a and b. Implementation of these mitigation measures would reduce potential geologic hazards from construction in areas subject to substantial soil limitations to a less-than-significant level because a California-registered geotechnical engineer would perform a site-specific geotechnical investigation that shall include a determination of specific soil limitations as required by the CBC, and all recommendations made by the engineer regarding design would be implemented. Examples of the types of recommendations that may be made include, but shall not be limited to:</p> <ul style="list-style-type: none"> ▶ Construction of building foundations on pilings that are anchored in bedrock; ▶ Removal of soil and replacement with compacted fill; ▶ Foundation design that incorporates the use of a post-tensioned slab or removal of soil and replacement with compacted fill; ▶ Slope stabilization by installation of retaining walls, spraying with gunnite; ▶ Driving caissons into bedrock to provide foundation support; and ▶ Use of materials that are less subject to corrosion (for example, polyvinyl chloride [PVC] pipe instead of steel). <p>Furthermore, all earthwork would be monitored by a qualified inspector under the supervision of a California licensed civil engineer to ensure compliance with project plans and specifications.</p>	LTS
<p>3.1-4: Construction-Related Erosion. Construction activities during proposed Program implementation would involve grading and movement of earth in soils subject to wind and water erosion. Stormwater Pollution Prevention Plans and Grading and Erosion Control Plans would be prepared and implemented as part of permit compliance for each Program element. Less than significant.</p>	LTS	No mitigation measures are required.	LTS

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SU = Significant and unavoidable

NI = No impact

PS = Potentially significant

PSU = Potentially significant and unavoidable

**Table ES-3
Summary of Impacts and Mitigation Measures**

Impact	Significance Before Mitigation	Mitigation Measure	Significance After Mitigation
<p>3.1-5: Possible Loss of Mineral Resources–Construction Aggregate. A portion of the PEIR study area contains minerals that could provide a source of construction aggregate. Construction of proposed Program facilities in areas classified as MRZ-2 could result in loss of regionally important minerals. These impacts could be potentially significant. Potentially significant and unavoidable.</p>	PS	<p>Mitigation Measure 3.1-5: Conduct Soil Sampling in Areas Zoned MRZ 2 and MRZ 3 and Locate Facilities Outside of Areas that have Important Mineral Resource Deposits. Prior to construction of proposed Program facilities that would be located in areas zoned MRZ-2 or MRZ-3, the project proponent shall retain a California-registered geotechnical or soils engineer to analyze site-specific soil core samples. Based upon the testing results, the geotechnical or soils engineer shall make a determination as to whether an economically-viable source of aggregate minerals is present in the location proposed for Program element or project construction. If none is present, then no additional mitigation is required. In the event that an economically-viable source of aggregate minerals is present, the project proponent shall notify CDMG, and the approximate horizontal and vertical extent of available aggregate resources shall be delineated by the geotechnical or soils engineer. If feasible, the project proponent shall move the proposed facility to a location that does not contain important mineral resources. This mitigation measure does not apply to Program-related pipelines or wells because the amount of mineral resources that would be lost, if any, would not result in a significant loss of the overall resource.</p>	PSU
3.2 Water Resources			
<p>3.2-1: Potential for Temporary and Short-Term Degradation of Surface and Groundwater Quality during Program Construction. Construction of individual Program elements within the study area could degrade water quality through erosion or the accidental release of pollutants. The project proponent of each Program element would prepare a SWPPP and implement appropriate BMPs as required by the NPDES and obtain local and DPH permits for well installation. Less than significant.</p>	LTS	No mitigation measures are required.	LTS
<p>3.2-2: Potential to Degrade Surface and Groundwater Quality during Project Operations. Operation of individual Program elements within the study area could degrade water quality through the potential discharge of contaminated runoff from</p>	PS	<p>3.2-2: Prepare and Submit Final Drainage Plans and Implement Requirements Contained in Those Plans. Before approval of individual Program elements, detailed hydrology plans and water quality studies shall be required and prepared by a</p>	LTS

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Table ES-3 Summary of Impacts and Mitigation Measures			
Impact	Significance Before Mitigation	Mitigation Measure	Significance After Mitigation
<p>paved areas. The project proponent of each Program element would implement appropriate BMPs as required by the NPDES and would comply with the NPDES permit requirements for post-construction stormwater runoff. However, because final design plans and specifications have not been prepared, implementation of the Program elements could result in potentially significant impacts on water surface and groundwater quality. Less than significant with mitigation.</p>		<p>qualified engineer as necessary for each Program element. Drafts of these plans shall be submitted to the County for review and approval before the issuance of grading permits. These plans shall finalize the water quality improvements and further detail the structural and nonstructural BMPs proposed for the project. Requirements for hydrology plans and water quality studies would differ depending on the Program elements and some Program elements may not require plans or studies to be completed if hydrologic and water quality impacts would not be anticipated.</p>	
<p>3.2-3: Potential to Degrade Groundwater Quality during Project Operations of the North County Groundwater Bank. Operation of the North County Groundwater Bank could degrade groundwater quality through potential salt loading from increasing use of imported water for percolation. Pumping during operation of the North County Groundwater Bank could also degrade groundwater quality by inducing movement of poorer quality water. As groundwater conditions and well field design and modeling have not been finalized, implementation of the North County Groundwater Bank could result in potentially significant impacts to groundwater quality. Potentially significant and unavoidable.</p>	PS	<p>3.2-3: Implement a Groundwater Monitoring Plan to Refine Well Field Conceptual Design at the North County Groundwater Bank. The project proponent shall establish and implement a groundwater monitoring program to establish the preproject conditions of the groundwater basin with respect to salinity and water level and to monitor the impact of Program element operations on groundwater levels and water quality and respond accordingly. The groundwater monitoring program shall specify monitoring and water quality sampling frequency, parameters, and protocols and response actions, including the refinement of pumping rates or durations. The monitoring programs shall be developed and conducted in accordance with DPH and RWQCB regulatory requirements. Portions of this mitigation measure shall be implemented prior to construction and continue throughout the life of the North County Groundwater Bank to manage withdraws to prevent long-term over-draft and to avoid degradation of water quality.</p>	PSU
<p>3.2-4: Potential to Degrade Groundwater Quality during Operation of New Urban Wells. Operation of New Urban Wells could degrade groundwater quality through inducing movement of poorer quality water. This impact could be potentially significant. Less than significant with mitigation.</p>	PS	<p>3.2-4: Develop and Implement Operating Plan for New Urban Wells. The project proponent shall conduct modeling, analyze existing available data, and collect additional groundwater data as necessary to inform site selection and well design and operation. Prior to project implementation, an operations plan will be developed and implemented that includes ongoing monitoring of groundwater quality and level, and establishes performance criteria and actions to adaptively manage the groundwater pumping to maintain desirable conditions and impacts below significant levels.</p>	LTS

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Table ES-3 Summary of Impacts and Mitigation Measures			
Impact	Significance Before Mitigation	Mitigation Measure	Significance After Mitigation
<p>3.2-5: Potential to Impact Groundwater Levels, Surface Water Levels, and Nearby Wells during Program Operations. Operation of the North County Groundwater Bank and New Urban Wells Program elements could result in changes in groundwater levels relating to groundwater pumping and recharge. As groundwater conditions and well field design and modeling have not been finalized, implementation of the North County Groundwater Bank and New Urban Wells Program elements could result in potentially significant impacts on groundwater levels, surface water levels in Pacheco Creek, and the operation of nearby wells. Less than significant with mitigation.</p>	PS	<p>Mitigation Measure 3.2-5: Identify Existing Wells and Implement Ongoing Monitoring and Pumping Restrictions to Keep Impacts at Less-Than-Significant Levels. During project design, the project proponent shall identify existing wells within the areas of the affected basins where studies indicate that drawdown effects could be observed. The project proponents will review the identified wells and collect information regarding existing use, screened intervals, total depth, and pump depth. The information collected shall be used to predict effects to each well that has been identified. Based on this information, relocation of proposed project wells or reductions in project pumping from the wells will be incorporated into the final design for the North County Groundwater Bank and Urban Wells Program elements. Prior to project implementation, an operations plan will be developed and implemented that includes ongoing monitoring of well levels and establishes performance criteria and actions to adaptively manage the groundwater pumping to maintain desirable conditions and impacts below significant levels.</p>	LTS
<p>3.2-6: Potential Degradation of Surface and Groundwater Quality during Operations of the Demineralization Program Element. Operation of the Demineralization Program element, including evaporation ponds and brackish wetlands, could impact surface and groundwater quality. Deep well injection of concentrated brine could impact groundwater quality if the well is not constructed properly and monitored. Additionally, ocean discharge of brine waste is a potential alternative for brine waste and has the potential to adversely affect water quality in the vicinity of the outfall location. Potentially significant and unavoidable.</p>	PS	<p>3.2-6a: Coordinate with the City of Watsonville and the Central Coast RWQCB to Determine if Ocean Disposal of Brine is Acceptable and Conduct Modeling and Incorporate the Results into the Outfall Design. If the existing Watsonville WWTP outfall is to be used for brine disposal, the project proponent shall discuss the appropriateness of modifying the City of Watsonville’s existing NPDES permit to add brine disposal from San Benito County with both the City of Watsonville and Central Coast RWQCB. The project proponent shall evaluate several chemical constituents in the blended discharge, including, but not limited to, inorganic salts, heavy metals, as well as chemicals that may be used at the demineralization plant (e.g., chlorine, antiscaling additives, and corrosion products). The project proponent shall conduct all necessary studies, such as dispersion modeling, in coordination with the City of Watsonville and the Central Coast RWQCB, obtain an NPDES permit, and construct and operate this Program element in compliance with the NPDES permit. If another existing outfall is utilized for brine disposal, the</p>	PSU

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**Table ES-3
Summary of Impacts and Mitigation Measures**

Impact	Significance Before Mitigation	Mitigation Measure	Significance After Mitigation
		<p>project proponent shall implement the same steps described above. If a new outfall is required, the project proponent shall conduct numerical hydrodynamic modeling to evaluate the variables affecting salinity and to provide input to a plant outfall design that minimizes impacts to ocean waters to the maximum extent feasible. Proper design and construction of the facility outfall shall mitigate impacts from brine discharge by maximizing the rapid dispersion and mixing of saline effluent to the extent that the changes to the salinity of waters in the outfall vicinity are minimized. If a new outfall is required, an NPDES permit shall be acquired from the Central Coast RWQCB, and WDRs shall be developed to regulate the concentrations and mass loadings of the brine waste.</p> <p>3.2-6b: Provide Emergency Storage for Brine Effluent. If an ocean outfall or deep well injection is used for brine disposal, the project proponent shall provide emergency storage. Emergency storage requires that, in the event of emergency conditions when effluent discharge is temporarily restricted or unavailable, effluent can be stored temporarily to avoid a violation of the WDRs. A water balance model shall be developed by the project proponent to assess the volume of storage required to contain brine in the case of a temporary ocean outfall or deep well injection unavailability. Water storage may consist of tanks or lined ponds.</p> <p>3.2-6c: Perform a Deep Well Injection Feasibility Study, Obtain and Comply with an EPA Permit, and Meet Reporting and Monitoring Standards. The characteristics of deep injection wells vary substantially, depending on the design flow rate, surrounding geology, and previous (if any) use of the well. If deep well injection is selected for brine disposal, the project proponent shall complete a feasibility study to be conducted by a licensed geologist/geotechnical engineer to evaluate the depth, geology, and hydrogeology of any potential well location with respect to the ability to accept and disperse injected brine at a specified rate and over an estimated project life. The feasibility study shall be submitted to EPA, which regulates and monitors all injection well</p>	

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 Summary of Impacts and Mitigation Measures**

Impact	Significance Before Mitigation	Mitigation Measure	Significance After Mitigation
		<p>activities.</p> <p>The following items shall be performed by the project proponent and continuously monitored and controlled, in compliance with the EPA Class I, nonhazardous well requirements:</p> <ul style="list-style-type: none"> ▶ Analysis of the injection fluid with sufficient frequency to yield representative data of its characteristics. ▶ Installation and use of continuous monitoring devices for the following required items: <ul style="list-style-type: none"> • Injection Rate (gallons per minute) • Injection Total Volume (gallons) • Injection Pressure (psi) • Annular Pressure (psi) ▶ A mechanical integrity test at least every 5 years during the life of the injection well. <ul style="list-style-type: none"> • A well is considered to have mechanical integrity if no significant leaks are in the casing, tubing, or packer and no significant fluid movement is into an underground source of drinking water (USDW) through vertical channels adjacent to the injection well bore. <p>A quarterly report shall be submitted to EPA which shall summarize the analysis of the injection fluid and identify the average, maximum, and minimum monthly values of each of the monitored parameters (i.e., characteristics of the injection fluid, injection rate, injection volume, injection pressure, and annular pressure. If operational difficulties such as scaling, fouling, or plugging occur at the brine-soil interface because the brine is corrosive, periodic or continual addition of chemicals, as well as periodic monitoring, shall be required to determine the effectiveness of the addition of chemicals. If initial chemical addition is not successful at remedying operational difficulties, as determined through periodic monitoring, alternate chemicals or operational methods shall be tried and monitoring shall be continued until scaling, fouling, or plugging issues are resolved.</p>	

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Impact	Significance Before Mitigation	Mitigation Measure	Significance After Mitigation
<p>3.2-7: Potential Increases in On-Site and Off-Site Flood Risk. Buildout of the Program elements would increase impervious surface and associated storm water runoff that could increase the potential for on-site and off-site flooding. The proposed Program would create additional impervious surfaces, but not to such a degree that there would be a substantially increased flood risk. If brackish wetlands are chosen as the brine concentration method for demineralization operations, they could be constructed within the San Benito River floodplain and could reduce the flood storage capacity of the floodplain. A significant decrease in San Benito River floodplain capacity is not expected. Less than significant.</p>	LTS	No mitigation measures are required.	LTS
<p>3.2-8: Increased Demand for Water Supplies. The proposed Program includes a phased plan that uses existing imported CVP surface and groundwater supplies, additional imported surface water, and groundwater from demineralization of select urban wells and from the proposed North County Groundwater Bank. In the event that CVP water supplies are reduced to 50% or other imported surface water supplies are limited, the North County Groundwater Bank and/or urban wells would be capable of meeting the water demands of the HUA. Therefore, the proposed Program would meet water demands in the HUA through 2023. Less than significant.</p>	LTS	No mitigation measures are required.	LTS
<p>3.2-9: Increased Demand for Water Treatment and Distribution Facilities. The proposed Program includes upgrading the existing Lessalt WTP, constructing a new surface WTP, and constructing a groundwater demineralization facility. In addition, the proposed Program would construct transmission and distribution pipelines, aboveground water storage tanks, and pump stations that would deliver treated surface water and groundwater to the HUA. A time-phased implementation plan has been developed for the new water treatment facilities, and specifically for the demineralization facilities and distribution facilities. These facilities would be constructed and expanded incrementally to ensure that adequate treatment capacity and</p>	LTS	No mitigation measures are required.	LTS

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Summary of Impacts and Mitigation Measures**

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distribution facilities would be available to meet the water demands of the HUA. Less than significant.			
3.3 Biological Resources			
<p>3.3-1: Possible Impacts to Sensitive Biological Resources Resulting from Temporary and Short-Term Project Construction Activities. Construction of Program facilities could adversely affect sensitive habitats and special-status species. The temporary and short-term construction impacts could occur during site grading or during other ground-disturbing activities. Construction activity is expected to occur primarily in highly disturbed urban and agricultural areas that would not support important biological resources. Any Program element that might substantially affect biological resources would undergo additional environmental review and obtain required permits. Less than significant.</p>	LTS	No mitigation measures are required.	LTS
<p>3.3-2: Impacts to Aquatic Habitat and the Fish Community Resulting from Project Operations Affecting Groundwater or Surface Water Levels. Impacts to aquatic habitat and the fish community could result from operation of several of the Program elements. Implementation of the North County Groundwater Bank project would involve pumping groundwater to reduce groundwater in the high groundwater area to approximately 10 feet below ground surface. The groundwater bank would also involve the percolation of surface water for aquifer recharge. Both of these activities could affect conditions in Pacheco Creek and its tributaries. Ocean discharge of brine waste associated with operation of demineralization facilities, if that brine waste discharge option is chosen, would also have the potential to substantially degrade brackish and marine aquatic habitats. Significant and unavoidable.</p>	PS	<p>3.3-2a: Avoid and Minimize Operational Impacts to Sensitive Biological Resources to the Extent Feasible. The project proponent shall design Program elements to avoid and minimize impacts to sensitive biological resources to the extent feasible.</p> <p>Mitigation Measure 3.3-2b: Develop and Implement an Ecosystem Monitoring and Adaptive Management Plan for the North County Groundwater Bank Project. The project proponent for the North County Groundwater Bank Program element shall develop and implement an ecosystem monitoring and adaptive management plan to avoid and minimize impacts on sensitive biological resources, including wetland, riparian, riverine habitats, and associated special-status species, which may be adversely affected by project operations. The plan shall be developed in conjunction with project-level environmental review of the North County Groundwater Bank project, and incorporated into the project description.</p> <p>The plan shall describe all of the following elements:</p> <ul style="list-style-type: none"> ▶ Monitoring requirements including groundwater levels, surface water flows, and vegetation condition and extent. 	SU

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Summary of Impacts and Mitigation Measures**

Impact	Significance Before Mitigation	Mitigation Measure	Significance After Mitigation
		<ul style="list-style-type: none"> ▶ Thresholds of significance for sensitive biological resources that can be adversely affected by implementation of the North County Groundwater Bank. ▶ Management actions that may be applied through adaptive management if conditions exceed the thresholds and that may be sufficient to return conditions to acceptable levels (i.e., levels that do not exceed the thresholds). These management actions shall include: <ul style="list-style-type: none"> • provision of feasible stream flows or irrigation of wetland and/or riparian areas that will reduce aquatic habitat fragmentation or disconnection and plant stress; • physical modifications to riverine, wetland, and/or riparian areas that will reduce aquatic habitat fragmentation, disconnection, or plant water stress (e.g., increasing hydrologic connectivity of riparian vegetation to the low-flow channel); and/or • ecosystem restoration that will create additional or replacement habitat. ▶ Procedures for annual reporting of monitoring results and decision-making during adaptive management, including selecting and implementing management actions. ▶ Mechanisms for funding feasible monitoring and management actions for a 10-year period. 	
<p>3.3-3: Impacts to Special-Status Species and Sensitive Habitats Resulting from Project Operations. Operation of the North County Groundwater Bank and Demineralization of Urban Wells Program elements could reduce surface and subsurface hydrology in the study area. This reduction could adversely affect sensitive habitats and special-status species in the high groundwater area and other locations in the study area where operations could lower groundwater. Implementation of the North County Groundwater Bank Program element would also involve the percolation of surface water for aquifer recharge, which could adversely affect sensitive habitats and special-status species by</p>	PS	Implement Mitigation Measure.3.3-2a-b and Mitigation Measure 3.2-3.	PSU

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Impact	Significance Before Mitigation	Mitigation Measure	Significance After Mitigation
<p>increasing surface and subsurface flows during summer. Potential ocean discharge of brine waste associated with operation of demineralization facilities could degrade habitat for special-status species associated with brackish and marine aquatic habitat. Potentially significant and unavoidable.</p>			
3.4 Land Use and Agriculture			
<p>3.4-1: Conflict with Land Use Plans and Policies. The proposed Program would not conflict with an applicable land use plan an agency with jurisdiction over the project but could conflict with a policy adopted for the purpose of avoiding or mitigating an environmental effect. Less than significant.</p>	LTS	No mitigation measures are required.	LTS
<p>3.4-2: Conversion of Important Farmland to Nonagricultural Uses. The specific locations and designs for many of the Program facilities have not yet been identified. It is possible that a loss of farmland could occur as a result of the construction or operation of a Program element. Implementation of the North County Groundwater Bank could improve high groundwater conditions in areas that are not currently suitable for agricultural use and thereby increase the amount of productive farmland in the PEIR study area. However, it is too speculative to state whether the net amount of productive farmland in the study area would be would be less, the same, or greater as a result of Program implementation. Even if a net gain of agricultural land was possible in the future, a temporary loss of farmland could occur when a Program facility is constructed. Significant and unavoidable.</p>	SU	<p>3.4-2: Minimize Important Farmland Conversion to the Extent Practicable and Feasible. The project proponent shall ensure that the following measures are implemented with regard to Prime Farmland, Unique Farmland, and Farmland of Statewide Importance to minimize impacts on these lands.</p> <ul style="list-style-type: none"> a) Sites shall be configured to minimize the fragmentation of lands that are to remain in agricultural use. Contiguous parcels of agricultural land of sufficient size to support their efficient use for continued agricultural production shall be retained to the extent practicable and feasible. b) To the extent feasible, when determining the footprint of a Program element (e.g., water treatment plant, wells, and evaporation ponds) on agricultural land, the most productive topsoil from the construction footprint shall be salvaged and redistributed to less productive agricultural lands in the vicinity of the construction area that could benefit from the introduction of good-quality soil. By agreement between the project proponent or landowners of affected properties and the recipient(s) of the topsoil, the recipient(s) would be required to use the topsoil for agricultural purposes. c) During Program element construction, use of utilities that are needed for agricultural uses (including wells, pipelines, and power lines) and of agricultural drainage systems shall be 	PSU

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Impact	Significance Before Mitigation	Mitigation Measure	Significance After Mitigation
		<p>minimized so that agricultural uses are not disrupted.</p> <p>d) Minimizing disturbance of Important Farmland and continuing agricultural operations during construction shall be implemented by the following measures:</p> <ul style="list-style-type: none"> ▶ locating construction laydown and staging areas on sites that are fallow, already developed or disturbed, or to be discontinued for use as agricultural land; and ▶ using existing roads to access construction areas, to the extent possible. <p>e) Easements shall be acquired at a 1-to-1 ratio of acreage acquired to acreage of Prime Farmland, Unique Farmland, and Farmland of Statewide Importance, and the lands on which the easements are acquired shall be maintained in agricultural use.</p>	
3.5 Cultural and Historic Resources			
<p>3.5-1: Damage to or Destruction of Documented Significant Cultural and Historic Resources during Project Construction. Field and archival research has identified numerous prehistoric and historic-era cultural and historic resources within and adjacent to the study area. These include several prehistoric sites, historic-era buildings and structures, and two historic districts that are presently listed on the National Register of Historic Places. The proposed Program has the potential to adversely impact the integrity and/or setting of these resources. Less than significant with mitigation.</p>	PS	<p>3.5-1: Develop and Implement a Mitigation Plan to Avoid and Minimize Impacts on Documented Significant Cultural and Historic Resources, if Necessary. If a Program element would adversely affect a documented cultural or historic resource that is presently listed or potentially eligible for listing on the National Register of Historic Places or California Register of Historical Resources, the project proponent shall develop and implement a mitigation plan prior to construction activities to avoid and minimize impacts where feasible. The mitigation plan would develop measures designed to reduce impacts through, for example, project redesign and resource avoidance. The mitigation plan would contain the following elements as necessary:</p> <ul style="list-style-type: none"> ▶ complete an evaluation of identified resources and determine the effect of the Program element on all eligible or listed resources; ▶ consult with the State Historic Preservation Officer (SHPO), and other consulting parties such as Native American individuals and organizations, to develop appropriate avoidance, treatment, or mitigation; 	LTS

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		<ul style="list-style-type: none"> ▶ document the site and avoid further effects by protecting the resource by appropriate avoidance measures where feasible; ▶ where physical impacts cannot be avoided and such physical impacts could damage the data these sites contain, develop further mitigation such as archival research, subsurface testing, and data recovery excavations to retrieve those values that contain significance for archaeology after consultation with and the agreement of the Native American most likely descendent (MLD), where possible; and ▶ monitor potentially destructive construction activities in the vicinity of documented resources. 	
<p>3.5-2: Damage to or Destruction of Significant Undocumented Cultural and Historic Resources during Construction. Subsurface disturbances could potentially destroy or damage as-yet-undiscovered prehistoric or historic-era cultural and historic resources. If these resources were to represent “unique archaeological resources” or “historic resources” as defined by CEQA, a significant impact would occur. Less than significant with mitigation.</p>	<p>PS</p>	<p>3.5-2a: Conduct a Record Search of the California Historical Resources Information System, Conduct Cultural Resources Preconstruction Inventories Prior to Project-Related Ground-Disturbing Activities, and Provide Construction Worker Training Prior to Construction Activities. In accordance with CEQA guidance, prior to the commencement of ground-disturbing activities, the project proponent shall engage a qualified professional cultural resources specialist. The specialist shall request a record search from the NWIC of the CHRIS, conduct archaeological and historic architecture preconstruction surveys of the project construction footprint, and provide construction worker training. These surveys will identify the presence of prehistoric and/or historic-era sites, buildings, structures, features, artifacts, or other culturally significant properties. Identified cultural resources shall be assessed as to their CRHR-listing eligibility and further appropriate and feasible measures shall be conducted, as specified in Mitigation Measure 3.5 2b.</p> <p>3.5-2b: If Unrecorded Cultural Resources Are Encountered during Project-Related Ground-Disturbing Activities, Stop Work, Contact a Qualified Cultural Resources Specialist to Assess the Potential Significance of the Find, and Avoid or Treat Resources Appropriately. If an inadvertent discovery of cultural materials (e.g., unusual amounts of shell, animal bone, glass, ceramics, and structure/building remains) is made during</p>	<p>LTS</p>

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		<p>Program-related construction activities, the project proponent shall:</p> <ul style="list-style-type: none"> ▶ immediately halt ground disturbances in the area of the find; ▶ retain a qualified professional archaeologist to evaluate the discovery and determine whether the resource is potentially significant, per the CRHR; ▶ develop appropriate mitigation to protect the integrity of the resource and protect additional resources from being affected; and ▶ implement Mitigation Measure 3.5-1, as appropriate. 	
<p>3.5-3: Damage to or Destruction of Inadvertently Discovered Human Remains. Subsurface disturbances could potentially uncover unmarked historic-era or prehistoric burials. Less than significant with mitigation.</p>	PS	<p>3.8-3: If Human Remains Are Uncovered during Ground-Disturbing Activities, Stop Potentially Damaging Excavation in the Area of the Burial, Contact the San Benito County Coroner and a Professional Archaeologist to Determine the Nature and Extent of the Remains, and Follow Established Processes for Treatment of Remains. The project proponent shall require that if human remains are uncovered during ground-disturbing activities for any Program element, the contractor or construction staff shall immediately contact the San Benito County Coroner’s Office and stop potentially damaging excavation activities in the area of the burial. The project proponent shall also contact a professional archaeologist to determine the nature and extent of the remains. The coroner is required to examine all discoveries of human remains within 48 hours of receiving notice of a discovery on private or state lands (Health and Safety Code Section 7050.5[b]). If the coroner determines that the remains are those of a Native American, he or she must contact the Native American Heritage Commission (NAHC) by phone within 24 hours of making that determination (Health and Safety Code Section 7050[c]).</p> <p>Following the coroner’s findings, the project proponent, an archaeologist, and the MLD (as designated by the NAHC) shall determine the ultimate treatment and disposition of the remains and take appropriate steps to ensure that additional human interments are not disturbed. The responsibilities for acting upon</p>	LTS

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		<p>notification of a discovery of Native American human remains are identified in California Public Resources Code Section 5097.9. The project proponent shall ensure that the immediate project vicinity (according to generally accepted cultural or archaeological standards and practices) is not damaged or disturbed by further ground-disturbing activity until consultation with the MLD has taken place. The MLD shall have 48 hours to complete a project site inspection and make recommendations after being granted access to the site. A range of possible treatments for the remains, including nondestructive removal and analysis, avoidance and preservation in place, relinquishment of the remains and associated items to the descendants, or other culturally appropriate treatment may be discussed. Assembly Bill 2641 suggests that the concerned parties may extend discussions beyond the initial 48 hours to allow for the discovery of additional remains. AB 2641(e) includes a list of site protection measures and states that the landowner shall comply with one or more of the following:</p> <ul style="list-style-type: none"> ▶ record the site with the NAHC or the appropriate Information Center, ▶ use an open-space or conservation zoning designation or easement, and/or ▶ record a document with the county in which the property is located. <p>If the NAHC is unable to identify an MLD or if the MLD fails to make a recommendation within 48 hours after being granted access to the project site, the project proponent or its authorized representative shall rebury the Native American human remains and associated grave goods with appropriate dignity on the property, in a location not subject to further subsurface disturbance. The project proponent or its authorized representative may also reinter the remains in an appropriate location not subject to further disturbance if the project proponent rejects the recommendation of the MLD and if mediation by the NAHC fails to provide measures acceptable to the project proponent.</p>	

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3.6 Paleontological Resources			
<p>3.6-1: Potential Damage to Unknown, Unique Paleontological Resources during Earth-Moving Activities. Portions of the PEIR study area are underlain by Pleistocene alluvial deposits that are paleontologically-sensitive. Therefore, earth-moving activities could disturb previously unknown, unique paleontological resources in the study area. Less than significant with mitigation.</p>	PS	<p>3.6-1: Conduct Construction Personnel Education, Stop Work if Paleontological Resources are Discovered, Assess the Significance of the Find, and Prepare and Implement a Recovery Plan as Required. To minimize potential adverse impacts on previously unknown potentially unique, scientifically important paleontological resources, the project proponent for all Program elements in which earth-moving construction occur in the Plio-Pleistocene-age alluvial deposits (including the San Benito Formation) as shown on Figure 3.6-1 shall do the following:</p> <ul style="list-style-type: none"> ▶ Before the start of any earth-moving activities for any Program element in the Plio-Pleistocene-age alluvial deposits (including the San Benito Formation) as shown on Figure 3.6-1, the project proponent shall retain a qualified paleontologist or archaeologist to train all construction personnel involved with earth-moving activities, including the site superintendent, regarding the possibility of encountering fossils, the appearance and types of fossils likely to be seen during construction, and proper notification procedures should fossils be encountered. ▶ If paleontological resources are discovered during earth-moving activities, the construction crew shall immediately cease work in the vicinity of the find and notify the City or County (as appropriate, depending on the location of the find). The project proponent shall retain a qualified paleontologist to evaluate the resource and prepare a recovery plan in accordance with the SVP guidelines (1996). The recovery plan may include, but shall not be limited to, a field survey, construction monitoring, sampling and data recovery procedures, museum storage coordination for any specimen recovered, and a report of findings. Recommendations in the recovery plan that are determined by the project proponent to be necessary and feasible shall be implemented before construction activities are resumed at the site where the paleontological resources were discovered. 	LTS

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3.7 Population, Employment, and Housing			
<p>3.7-1: Temporary Increase in Population and Subsequent Housing Demand during Construction. Implementation of the proposed Program would generate a temporary increase in employment and subsequent housing demand in the City of Hollister and San Benito County from construction jobs. The existing residents in local cities and counties who are employed in the construction industry would be sufficient to meet demand associated with the proposed Program; therefore, this temporary increase in employment is not expected to generate any substantial new population growth in the area or generate the need for substantial additional housing for construction workers. Less than significant.</p>	LTS	No mitigation measures are required.	LTS
<p>3.7-2: Permanent Direct Increase in Population Growth. Implementation of the proposed Program would meet the needs of planned growth only, and it would not directly induce growth beyond levels already specified in the City and County General Plans. Program elements would be constructed on an incremental basis over the proposed Program’s planning period, thus incrementally increasing the availability of water supplies and water and wastewater collection, conveyance, and treatment facilities to meet the needs of planned growth in the study area. Less than significant.</p>	LTS	No mitigation measures are required.	LTS
<p>3.7-3: Displacement of Existing Housing or People Resulting from Project Development. Implementation of the proposed Program would not displace existing housing or people. Construction of the Program elements would occur within the footprints of existing facilities, on vacant land, or within existing roadways and associated rights-of-way. Less than significant.</p>	LTS	No mitigation measures are required.	LTS

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Impact	Significance Before Mitigation	Mitigation Measure	Significance After Mitigation
3.8 Utilities and Public Services			
<p>3.8-1: Increased Demand for Wastewater Treatment and Distribution Facilities. The proposed Program includes expansion the City’s WRF, potential connection of the Cielo Vista WWTP to the City’s WRF, and upgrade of the existing Ridgemark WWTPs. In addition, the proposed Program would construct new collection and conveyance infrastructure, such as gravity flow pipelines, force mains, and pump stations, to new serve customers within the HUA. A time-phased implementation plan has been developed for the new wastewater treatment and conveyance facilities. These facilities would be constructed and expanded incrementally to ensure that adequate wastewater treatment capacity and conveyance facilities would be to accommodate future wastewater flows generated within the HUA. Less than significant.</p>	LTS	No mitigation measures are required.	LTS
<p>3.8-2: Potential Temporary Damage to Existing Public Utilities Resulting in Disruption of Utilities Service. New collection and conveyance infrastructure associated with the proposed Program would be constructed in existing road rights-of-way. Construction techniques could inadvertently damage existing utility infrastructure causing disruption of service. Less than significant with mitigation.</p>	PS	<p>3.8-1a: Locate Utility Lines, Confirm Utility Line Information Prior to Excavation, and Reconnect Utilities Promptly. The project proponent or its contractors shall identify underground utility lines, such as natural gas, electricity, sewer, telephone, fuel, and water lines, that may be encountered during excavation work during the design phase. The project proponent or its contractors shall find the exact location of underground utilities by safe and acceptable means. Information regarding the size, color, and location of existing utilities shall be confirmed by the utility service provider. The project proponent shall prepare a detailed engineering and construction plan that identifies construction methods and protective measures to minimize impacts on utilities. The engineering and construction plan shall be submitted to the City of Hollister Public Works Department for review and approval before issuance of grading permit. Construction shall be scheduled to minimize or avoid interruption of utility services to customers. The project proponent or its contractors shall promptly reconnect any disconnected utility lines.</p>	LTS

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Table ES-3 Summary of Impacts and Mitigation Measures			
Impact	Significance Before Mitigation	Mitigation Measure	Significance After Mitigation
<p>3.8-3: Short-Term Generation of Solid Waste during Project Construction. Project construction would generate short-term construction-related debris and waste. The city and county do not implement construction and demolition debris recycling ordinances and all solid waste generated during construction could potentially be disposed in local landfills resulting in exceedance of daily permitted disposal limits. In addition, the quantity of waste materials could lower overall diversion rates as calculated for compliance with the CIWMA. Less than significant with mitigation.</p>	PS	<p>3.8-3: Prepare and Implement a Construction Recycling Plan. The project proponent shall prepare and implement a construction recycling plan for all Program elements involving construction activities. The recycling plan shall address the major recyclable materials, such as soil, metal scraps, and cardboard packaging, generated by project construction and identify the means to divert these materials away from landfills.</p> <p>All recyclable materials shall be disposed of at the John Smith Road Class III Landfill, Buena Vista Drive Sanitary Landfill, and Johnson Canyon Sanitary Landfill, or other designated recycling facility permitted to accept construction debris and solid waste. Construction recycling plans shall be submitted to the San Benito County Integrated Waste Management Department for review and approval before issuance of grading permits for all Program elements. The construction recycling plans shall be implemented during construction of all project phases.</p>	LTS
<p>3.8-4: Increased Generation of Solid Waste Resulting from Brine Disposal. Demineralization of urban wells would result in the collection of brine. Salt classified as a nonhazardous waste could be disposed of at the John Smith Road Class III Landfill, Buena Vista Drive Sanitary Landfill, and Johnson Canyon Sanitary Landfill, which all have sufficient permitted capacity to accommodate brine disposal. Less than significant.</p>	LTS	No mitigation measures are required.	LTS
3.9 Hazards and Hazardous Materials			
<p>3.9-1: Accidental Spills of Hazardous Materials. Proposed Program-related construction and maintenance activities would involve the use of potentially hazardous materials, such as fuels, oils and lubricants, and cleaners. Compliance with applicable regulations would reduce the potential for accidental release of hazardous materials during their transport and during construction activities. Less than significant.</p>	LTS	No mitigation measures are required.	LTS

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Table ES-3 Summary of Impacts and Mitigation Measures			
Impact	Significance Before Mitigation	Mitigation Measure	Significance After Mitigation
<p>3.9-2: Potential Exposure of Construction Workers and the General Public to Unknown Hazardous Materials Encountered in the Study Area. Hazardous materials may have been released into the study area near potential construction sites, which could expose construction workers to harmful substances. Less than significant with mitigation.</p>	PS	<p>3.9-2: Conduct Phase I and II Environmental Site Assessments and Implement Required Measures. Before the start of earth-moving activities, the project proponent shall retain a registered environmental assessor to conduct Phase 1 ESAs and, if necessary, Phase II ESAs and/or other appropriate testing for all areas subject to ground-breaking activities under the Program element. The assessor shall also conduct, as necessary, analyses of soil and/or groundwater samples for the potential contamination sites. Recommendations in the Phase I and II ESAs to address any contamination that is found shall be implemented before initiating ground-disturbing activities in these areas.</p> <p>The project proponent shall be required to comply with the applicable federal, state, and local laws. The appropriate federal, state, and local agencies shall be notified if evidence of previously undiscovered soil or groundwater contamination (e.g., stained soil, odorous groundwater) is encountered during construction activities under the Program element. Any contaminated areas shall be remediated in accordance with recommendations made by RWQCB, DTSC, and/or other appropriate federal, state, or local regulatory agencies.</p>	LTS
<p>3.9-3: Hazardous Emissions or Handling of Hazardous or Acutely Hazardous Materials, Substances, or Waste within One-Quarter Mile of an Existing or Proposed School. Potentially hazardous materials, such as fuels (gasoline and diesel), oils and lubricants, and cleaners (which could include solvents and corrosives in addition to soaps and detergents) that are commonly used in construction projects would be used near schools located within the PEIR study area. The potential exists for exposure to both known and previously unknown hazardous materials within one-quarter mile of a school during construction activities. Less than significant with mitigation.</p>	PS	<p>3.9-3: Notify the School District and Applicable Schools with Jurisdiction within One-Quarter Mile of Project Construction Activities. The project proponent shall provide written notification to each school within one-quarter mile of proposed Program construction activities within 30 days prior to certification of a project-specific CEQA document approving a Program element within one-quarter mile of affected schools. The project proponent shall disclose the type of potential hazards associated with Program element or project implementation with the applicable school district and provide guidance on the potential effects that the hazards could have on school children.</p>	LTS

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**Table ES-3
Summary of Impacts and Mitigation Measures**

Impact	Significance Before Mitigation	Mitigation Measure	Significance After Mitigation
<p>3.9-4: Potential Public Health Hazards from Exposure of Individuals in the Study Area to Known Hazardous Materials Sites Outside the Study Area Pursuant to Government Code Section 65962.5. Cortese-listed sites located within the study area could conflict with implementation of the proposed Program and adversely affect public health or the environment. Less than significant with mitigation.</p>	PS	<p>3.9-4a: Retain a Licensed Professional to Investigate the Status of Cortese-Listed Sites and Implement All Remedial Measures, as Necessary. Proposed Program elements involving construction activities shall not occur in any areas subject to Cortese listing until the appropriate regulatory agencies, such as DTSC and RWQCB, have been consulted and all actions required by the regulatory agencies (e.g., dewatering, installation of groundwater monitoring wells, and soil testing) have been implemented.</p> <p>3.9-4b: Coordinate Program Construction Activities to Avoid Interference with Remediation Activities, as Necessary. For all Program elements that occur in or adjacent to Cortese-listed sites, the project proponent shall provide notice to the hazardous waste site landowner or any successor in interest and DTSC, RWQCB, the City of Hollister, and San Benito County of the location, nature, and duration of construction activities at least 30 days before construction activities begin in areas on or near property with current or planned remediation activities. Remedial actions, as required by DTSC, RWQCB, and/or the EPA, may include, but shall not be limited to:</p> <ul style="list-style-type: none"> ▶ deed restrictions on land and groundwater use; ▶ soil excavation; ▶ monitoring; ▶ biological, chemical, and/or physical treatment; ▶ extraction; and/or ▶ pump and treat activities. <p>Before the approval of grading plans that include areas within a Cortese-listed site boundary, the project proponent shall work with the hazardous waste site landowner, DTSC, and RWQCB or any successor to schedule the timing of construction activities to prevent potential conflicts with remediation activities.</p>	LTS

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Table ES-3 Summary of Impacts and Mitigation Measures			
Impact	Significance Before Mitigation	Mitigation Measure	Significance After Mitigation
<p>3.9-5: Potential Safety Hazards for People Residing or Working Near a Public or Private Airstrip. Construction near airports can pose safety hazards to passengers, pilots, and people working in or residing near a public or private airstrip. Less than significant with mitigation.</p>	PS	<p>3.9-5: Coordinate with Airports and Airport Planning Agencies When Construction Activities Occur within 2 miles of an Airport or Airstrip. Avoid locating brine drying ponds within two miles of an airport if feasible.</p> <p>If brine drying ponds occur within 2 miles of an airport or airstrip, the project proponent shall submit plans and specifications for the affected Program element to the applicable airport planning agencies for review and implement any recommendations from the agencies to the extent feasible.</p>	LTS
<p>3.9-6: Potential Interference with Emergency Evacuation Routes during Project Construction. Construction of the proposed Program could increase traffic on local roadways associated with construction trips, which could interfere with emergency evacuation routes. Less than significant with mitigation.</p>	PS	Implement Mitigation Measure 3.9-1 “Prepare and Implement Traffic Control Plan.”	LTS
3.10 Transportation and Traffic			
<p>3.10-1: Reduced Traffic Circulation and Roadway Capacity Resulting from Temporary and Short-Term Construction Activities and Project Operations. Program operations are not expected to result in impacts to traffic or transportation. However, the construction of some Program elements could occur near public roads and could adversely affect nearby traffic patterns on a temporary short-term basis. Less than significant with mitigation.</p>	PS	<p>3.10-1: Prepare and Implement a Traffic Control Plan.</p> <p>The project proponent shall prepare a traffic control plan for each Program element that would involve partial road closures for more than 1 week. The traffic control plan shall be prepared in accordance with professional traffic engineering standards and in compliance with the requirements of the affected jurisdiction’s encroachment permit requirements. The traffic control plan may include, but not be limited to, the following measures:</p> <ul style="list-style-type: none"> ▶ Identify specific construction methods to maintain traffic flows on affected streets. ▶ Maintain the maximum amount of travel land capacity during nonconstruction periods and provide flagger control at sensitive sites to manage traffic control and flows. ▶ Limit the construction work zones to widths that, at a minimum, shall maintain alternate one-way traffic flow past the construction zones. 	LTS

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Summary of Impacts and Mitigation Measures**

Impact	Significance Before Mitigation	Mitigation Measure	Significance After Mitigation
		<ul style="list-style-type: none"> ▶ Coordinate construction activities (time of year and duration) to minimize traffic disturbances adjacent to schools and commercial areas. ▶ Post advanced warning of construction activities to allow motorists to select alternative routes in advance. ▶ Prepare appropriate warning signage and lighting for construction zones. ▶ Identify appropriate and safe detour routes if closure of a roadway is required, and install signage that warns of road closures and detour routes. ▶ Maintain steel trench plates at construction sites to restore access across open trenches to minimize disruption of access to driveway and adjacent land uses. Construction trenches in street shall not be left open after work hours. ▶ The traffic control plan shall be reviewed for appropriateness and approved by the governing public works department. 	
<p>3.10-2: Reduced Emergency Access from Temporary Short-Term Street Closures. Construction associated with Program elements may require temporary lane or road closures, or otherwise affect traffic circulation. These impacts could delay or reduce emergency access within and around construction zones. Less than significant with mitigation.</p>	PS	<p>3.10-2: Minimize Impacts on Emergency Vehicle Access. To minimize impacts on emergency vehicle access, the project proponent shall implement the following measures to the extent feasible:</p> <ul style="list-style-type: none"> ▶ Provide a traffic control plan (prepared as part of Mitigation Measure 13.10-1) to the City of Hollister Police and Fire Departments, and the San Benito County Sheriff's Office and Fire Department prior to initiating construction; and ▶ Consider all recommended measures identified by the City and County emergency services departments and implement feasible recommendations. 	LTS
3.11 Air Quality and Global Climate Change			
<p>3.11-1: Temporary and Short-Term Increases in Emissions of ROG, NO_x, PM₁₀, and GHG during Project Construction. Project-related CAPs and GHG emissions would increase during project construction and would be significant. Less than significant with mitigation for dust control and CAPs/precursors. Significant and unavoidable for GHG emissions.</p>	PS	<p>3.11-1: Implement Feasible MBUAPCD-Recommended Control Measures to Minimize Short-Term Construction Emissions of PM₁₀ (Fugitive Dust), ROG, and NO_x, and Incorporate Best Management Practices to Reduce GHG Emissions during Construction. The project proponent shall ensure that for all construction activities associated with the proposed Program: 1) the</p>	LTS (dust control) SU (GHG emissions)

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Impact	Significance Before Mitigation	Mitigation Measure	Significance After Mitigation
		<p>measures presented in Table 3.11-5 shall be implemented, where feasible, to reduce the amount of fugitive dust that is reentrained into the atmosphere from unpaved areas, parking lots, and construction sites; and 2) the measures presented in Table 3.11-6 shall be implemented, where feasible, to reduce the amount of temporary construction emissions from heavy-duty equipment to minimize ozone precursors and PM₁₀ (MBUAPCD 2008).</p> <p>To address construction-related GHG emissions, the project proponent shall identify and incorporate best management practices to reduce GHG emissions during construction, where feasible, which may include, but is not limited to the use of alternative fueled (e.g., biodiesel, electric) construction vehicles/equipment; use of local building materials; and recycling or reusing construction waste or demolition materials.</p>	
<p>3.11-2: Long-Term Increases in Emissions of ROG, NO_x, and PM₁₀ Associated with Project Operations. The project could generate substantial and potentially significant long-term emissions if it includes diesel-engine or gas turbine generators for general or emergency power generation and pumping; central-heating boilers/chillers for larger buildings; equipment for demineralization; or other water and wastewater treatment processes. Less than significant with mitigation.</p>	PS	<p>3.11-2: Implement Reasonably Available Control Technology. Future projects that involve new or expanded stationary sources of CAPs shall incorporate Reasonably Available Control Technology or Best Available Control Technology to reduce such emissions, as feasible. The application of such technologies will depend on the type of stationary source proposed, but will include those appropriate measures addressed in the California Air Pollution Control Officer’s Association BACT Clearinghouse, the South Coast Air Quality Management District’s BACT Clearinghouse, or EPA’s AP-42 Compilation of Air Pollutant Emission Factors (Volume I).</p>	LTS
<p>3.11-3: Long-Term Increases in Greenhouse Gas Emissions Associated with Project Operations. Project operations would require the potentially significant combustion of fossil fuels for pumping, demineralization, and other treatment processes, either directly (if diesel or natural gas are used) or indirectly (if electricity is used). Accommodation of growth in the HUA would increase GHG emissions of CH₄ and N₂O associated with increased wastewater treatment. Potentially significant and unavoidable.</p>	PS	<p>3.11-3: Use Equipment that Produces Less Greenhouse Gas Emissions. When feasible, the project proponent shall use electricity rather than stationary combustion for the purposes of pumping, treatment, and discharge/disposal of water and wastewater.</p>	PSU

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**Table ES-3
Summary of Impacts and Mitigation Measures**

Impact	Significance Before Mitigation	Mitigation Measure	Significance After Mitigation
<p>3.11-4: Exposure of Sensitive Receptors to Toxic Air Contaminants. Construction-related activities would result in short-term emissions of diesel PM from the exhaust of off-road heavy-duty diesel equipment. The proposed Program also includes facilities which may potentially include stationary sources of TACs, such as pumps or generators (including backup generators), using diesel fuel. Less than significant.</p>	LTS	No mitigation measures are required.	LTS
<p>3.11-5: CO Concentrations. The proposed Program is not expected to generate new traffic or worsen existing conditions, as new facilities are not expected to be large enough to generate substantial numbers of new trips or change traffic patterns. Less than significant.</p>	LTS	No mitigation measures are required.	LTS
<p>3.11-6: Increased Odor Sources from Project Construction and Operations. Odors associated with diesel fumes during construction would be temporary and would disperse rapidly with distance from the source. Because expansion of wastewater and recycled water facilities would not affect odor control designs, devices, and practices, the Program would not subject sensitive receptors to additional odors from Program operations. Less than significant.</p>	LTS	No mitigation measures are required.	LTS
3.12 Noise			
<p>3.12-1: Expose Noise Sensitive Receptors to Temporary Short-Term Construction Noise Levels. Short-term construction source noise levels could exceed applicable standards at nearby noise-sensitive receptors. In addition, if construction activities were to occur during more noise-sensitive hours, construction source noise levels could also result in annoyance and/or sleep disruption to occupants of noise-sensitive land uses and create a substantial temporary increase in ambient noise levels. Less than significant with mitigation.</p>	PS	<p>3.12-1a: Avoid Construction Activities within 2,000 Feet of Noise-Sensitive Receptors to the Extent Practicable. The project proponent will not conduct construction-related activities within 2,000 feet of noise-sensitive receptors. If this distance is infeasible, construction-related activities shall be sited as far from noise-sensitive receptors as possible.</p> <p>3.12-1b: Implement Measures to Reduce Temporary Short-Term Noise Levels from Construction Activities to the Extent Practicable. The project proponent will implement the following measures during project construction activities to reduce temporary and short-term noise levels:</p> <ul style="list-style-type: none"> ▶ use construction equipment as far away as practical from noise-sensitive uses; 	PSU

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Table ES-3 Summary of Impacts and Mitigation Measures			
Impact	Significance Before Mitigation	Mitigation Measure	Significance After Mitigation
		<ul style="list-style-type: none"> ▶ comply with the operational hours outlined in local general plans and ordinances where construction activities occur; ▶ locate fixed/stationary equipment as far as possible from noise-sensitive receptors; ▶ properly maintain construction equipment per manufacturers' specifications and fit such equipment with the best available noise suppression devices (e.g., mufflers, silencers, and wraps). All impact tools will be shrouded or shielded, and all intake and exhaust ports on power equipment will be muffled or shielded; ▶ use construction equipment that is quieter than standard equipment, including electrically powered equipment instead of internal combustion equipment where use of such equipment is a readily available substitute that accomplishes project construction in the same manner as internal combustion equipment; and ▶ prohibit idling of construction equipment for extended periods of time when it is not being used for construction activities. 	
<p>3.12-2: Possible Exposure of Noise-Sensitive Receptors to Temporary Short-Term Off-Site Traffic Noise Levels. Short-term construction-generated traffic source noise levels could exceed the applicable standards or create a substantial temporary increase in ambient noise levels at noise-sensitive receptors. Less than significant with mitigation.</p>	PS	<p>3.12-2a: Avoid and Minimize Temporary Short-Term Noise Levels from Construction-Related Traffic Increases. The project proponent's construction contractor shall avoid designating truck haul routes on local roadways with adjacent noise-sensitive receptors if practicable. If avoidance is not possible, the construction contractor shall designate truck haul routes with the fewest possible adjacent noise-sensitive receptors.</p> <p>3.12-2b: Implement Feasible Measures to Reduce Temporary Short-Term Noise Levels from Construction-Related Traffic Increases. If proposed Program element construction results in greater than 350 daily truck trips (175 round trips), the project proponent shall implement the following measures during construction activities:</p> <ul style="list-style-type: none"> ▶ develop and implement project-specific mitigation measures to reduce construction-related traffic noise level increases on haul routes to include, but are not limited to: 	LTS

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		<ul style="list-style-type: none"> • reducing haul truck operation speeds, • limiting the amount of material to be hauled daily, • limiting the hours of operation for haul trucks, and • installing temporary noise barriers adjacent to sensitive receptor locations; <ul style="list-style-type: none"> ▶ equip all heavy trucks with noise control devices (e.g., mufflers) in accordance with manufacturers' specifications; and ▶ periodically inspect all heavy trucks to ensure proper maintenance and presence of noise control devices (e.g., lubrication, nonleaking mufflers, shrouding). 	
<p>3.12-3: Possible Exposure of Noise-Sensitive Receptors to Long-Term Off-Site Traffic Noise Levels. Program facilities would have minimal staffing requirements and not be expected to generate traffic source noise levels that could exceed the applicable standards or create a substantial temporary increase in ambient noise levels at noise-sensitive receptors. However, off-site hauling could be associated with the demineralization Program element. Less than significant with mitigation.</p>	PS	<p>3.12-3: Implement Feasible Measures to Reduce Long-Term Noise Levels from Operations-Related Traffic Increases. If operation of a Program element would generate greater than 350 daily truck trips, the project proponent shall implement the following measures during operational activities:</p> <ul style="list-style-type: none"> ▶ select haul routes that would not affect sensitive receptors to the extent feasible ▶ develop and implement project-specific mitigation measures to reduce operations-related traffic noise level increases on Program element haul routes to include, but not be limited to: <ul style="list-style-type: none"> • reducing haul truck operation speeds, • limiting the amount of material to be hauled daily, • limiting the hours of operation for haul trucks, and • installing temporary noise barriers adjacent to sensitive receptor locations; ▶ equip all heavy trucks with noise control devices (e.g., mufflers) in accordance with manufacturers' specifications. ▶ periodically inspect all heavy trucks to ensure proper maintenance and presence of noise control devices (e.g., lubrication, nonleaking mufflers, and shrouding). 	LTS

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<p>3.12-4 :Expose Noise-Sensitive Receptors to Long-Term On-Site Operational Noise Levels. Long-term operational source noise levels from stationary sources could exceed the applicable standards at nearby noise-sensitive receptors. Less than significant with mitigation.</p>	PS	<p>3.12-4: Implement Feasible Measures to Reduce Long-Term Operations-Related Noise Levels. The project proponent shall implement the following measures to reduce long-term noise levels from operations-related increases:</p> <ul style="list-style-type: none"> ▶ locate Program elements as far from sensitive receptors as feasible; ▶ conduct a noise analysis if an individual Program element generates or exposes noise-sensitive receptors to noise levels exceeding local exterior noise standards or result in a noticeable and long-term noise level increase (5 dB [L_{eq}] in areas with an ambient noise level of less than 60 dB or 3 dB [L_{eq}] in areas with an ambient noise level of 60 dB or greater) in ambient noise levels. The noise analysis shall establish existing ambient noise environment and noise levels created by individual Program elements; ▶ implement reasonable actions to minimize noise impacts identified in the noise analysis; and ▶ develop and implement project-specific mitigation measures to reduce operations-related noise level increases of Program elements to ensure a noticeable noise level increase (5 dB [L_{eq}] in areas with an ambient noise level of less than 60 dB or 3 dB [L_{eq}] in areas with an ambient noise level of 60 dB or greater) does not result. 	LTS
<p>3.12-5: Possible Generation of Temporary Short-Term Excessive Groundborne Vibration or Groundborne Noise Levels. Temporary short-term Program-generated construction source vibration levels could exceed Caltrans’ recommended standard of 0.2 in/sec PPV with respect to the prevention of structural damage for normal buildings, and the FTA recommended maximum acceptable vibration standard of 80 VdB with respect to human response for residential uses (i.e., annoyance) at vibration-sensitive land uses. Less than significant with mitigation.</p>	PS	<p>3.12-5a: Avoid and Minimize Groundborne Noise and Vibration Levels. The project proponent shall not conduct construction activities within close proximity to vibration-sensitive receptors if practicable. If avoidance is not possible, construction activities shall be sited as far from vibration-sensitive receptors as possible.</p> <p>3.12-5b: Implement Feasible Measures to Reduce Groundborne Noise and Vibration Levels. The project proponent shall implement the following measures during construction activities:</p> <ul style="list-style-type: none"> ▶ the construction contractor’s contact information shall be posted in a location near Program element construction sites, 	LTS

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		<p>clearly visible to the nearby receptors most likely to be disturbed. The construction contractor will manage complaints and concerns resulting from activities that cause vibrations. The severity of the vibration concern will be assessed by the contractor and, if necessary, evaluated by a qualified noise and vibration control consultant;</p> <ul style="list-style-type: none"> ▶ conduct vibration monitoring before and during pile-driving operations if such operations occur within 100 feet of any historic structures. Every attempt will be made to limit construction-generated vibration levels in accordance with Caltrans' recommendations during pile driving and other groundborne noise and vibration-generating activities in the vicinity of the historic structures; ▶ cover or temporarily shore adjacent historic features, as necessary, for protection from vibration, in consultation with a qualified architectural historian; ▶ use alternative installation methods (e.g., pile cushioning, jetting, pre-drilling, cast-in-place systems, or resonance-free vibratory pile drivers) where possible for pile driving required within a 50-foot radius of residences. These types of alternative installation methods would reduce the number and amplitude of blows required to seat the pile; and ▶ conduct pile-driving activities within 285 feet of sensitive receptors during daytime hours, to avoid sleep disturbance during evening and nighttime hours. 	
3.13 Recreational Resources			
<p>3.13-1: Potential Reduction of Availability or Quality of Existing Recreational Activities and Opportunities in the Study Area. Most Program elements would occur at existing water facility sites or rural areas away from recreational activities and opportunities. No operations-related impacts would occur, and the only possible impacts would be temporary short-term construction-related impacts of any Program elements that might be located near existing recreational facilities. Less than significant.</p>	LTS	No mitigation measures are required.	LTS

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<p>3.13-2: Potential Impact on Ridgemark Golf Course from Recycled Water. Recycled water with a relatively high salt content would be provided to the Ridgemark Golf Course. The proposed Program includes blending recycled water with higher quality water prior to delivering the water to Ridgemark Golf Course. No impact.</p>	NI	No mitigation measures are required.	NI
3.14 Visual Resources			
<p>3.14-1: Adverse Effects on Existing Visual Character and Scenic Vistas or Resources. The proposed project would result in the construction of new facilities and upgrades/expansions to existing facilities in the HUA. SR 25 is an “Eligible State Scenic Highway” that passes through Hollister and would be sensitive to landscape changes from Program elements. The extent of potential effects on scenic views and existing visual character from permanent structures and temporary construction activities cannot be determined without specific information concerning each facility’s location and design. Less than significant with mitigation.</p>	PS	<p>3.14-1: Avoid Substantial Alteration of Scenic Views and Substantial Changes to Existing Visual Character, When Feasible. To mitigate the visual impact of new structures introduced into the landscape, the project proponent shall locate and design Program elements in a manner that enhances their visual integration into existing environs, when feasible. Design elements may include but shall not be limited to the painting of structural facades to blend with surrounding land uses, partial burial of above ground facilities such as drinking water storage tanks if feasible, or implementing appropriate landscaping and design to minimize visual impacts. During construction periods for the various Program elements, the project proponent shall ensure that construction equipment, construction staging areas, and construction sites are sufficiently shielded, when feasible, to the extent that they do not substantially alter scenic views.</p>	LTS
<p>3.14-2: New Sources of Substantial Light and Glare. Implementation of the proposed Program would involve the establishment of new water and wastewater infrastructure facilities requiring the installation of new lighting systems and equipment that would be a source of glare. Less than significant with mitigation.</p>	PS	<p>3.14-2: Avoid Substantial New Light and Glare on Surrounding Views, When Feasible. The project proponent shall ensure that lighting and building materials at new and upgraded/expanded facilities shall be designed to the extent feasible to avoid the generation of substantial new light or glare that may negatively affect surrounding views. The project proponent shall provide project specifications for construction of Program elements to reduce lighting intrusion and glare on surrounding uses, to the extent feasible. Highly reflective building materials and/or finishes shall not be used in the design of proposed elements, and landscaping shall be maintained to minimize off-site light and glare.</p>	LTS

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PSU = Potentially significant and unavoidable

ES.11 PUBLIC REVIEW AND COMMENT

Throughout preparation of the Master Plan and Coordinated Plan and continuing through preparation of the PEIR, the lead agency and responsible parties have conducted a transparent and open process informing elected officials and the public with regular updates at Board and City Council meetings, mailing notices to interested parties, publishing notices in local newspapers (the Pinnacle and the Hollister Free Lance), and hosting a booth at the County Fair. In addition to these ongoing updates, the PEIR preparation process included a 30-day scoping period from June 22, 2010 to July 22, 2010 and a 45-day public review period for the Draft PEIR from October 4, 2010 through November 17, 2010. One letter was received during the scoping period and one letter was received during the Draft PEIR review period. Both letters were from the State Water Resources Control Board (SWRCB) and concern Program funding. No other comments from the public or agencies were received on the Draft PEIR. Chapter 9, “Public Review and Comment,” provides SBCWD’s response to the comments received from SWRCB.

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