

5/15/2014

ENVIRONMENTAL ANALYSIS REPORT REVISED D'AMBROSIO VISTA PLANNED UNIT DEVELOPMENT

*Amended Initial Study and
Mitigated Negative Declaration
27 Lot PUD*



May 2014

*Prepared for
Planning Commission
City of San Juan Bautista*

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**Geotechnical Engineering Report, Earth Systems Pacific
October 4, 2011**

**Hexagon Transportation Consultant, Inc.
Traffic Study Report**

**Preliminary Archaeological Reconnaissance Report
Archaeological Consulting**

CITY OF SAN JUAN BAUTISTA
P. O. Box 1420
311 Second Street
San Juan Bautista, CA 95045
831-623-4661

INITIAL STUDY

1. BACKGROUND INFORMATION

Project Title:	D'Ambrosio Vista- Revised Project 27 Lots
Project Location:	1109-1113 Third Street
File No.:	PUD 2014-51
Date Prepared:	April 24, 2014
Study Prepared by:	Roger Grimsley
Name of Applicant:	D'AMBROSIO BROTHERS INVESTMENT CO.
Assessor's Parcel Number(s):	002-260—11 & 012
Acreage of Property:	4.96 Acres
Zoning District:	R2
General Plan Designation:	Medium Density Residential
Lead Agency:	City of San Juan Bautista
Contact Person:	Roger Grimsley

PREFACE

An Initial Study

2. DESCRIPTION OF PROJECT AND ENVIRONMENTAL SETTING

PROJECT DESCRIPTION

Proposed Project: The revised PUD Tentative Map consist of 27 detached residential lots varying in size from 7,690 square feet to 4,071 square feet. The proposed project is situated on a 4.96 acre parcel lying southerly and at the westerly terminus of Third Street. The property is vacant and slopes in the north to northwesterly direction. There parcel consist of natural grasses and several small shrubs along the perimeter of the property. The proposed tentative map call for widening Third Street to a standard 60 wide City Street and a standard 52 wide cul de sac Street approximately 610 feet in length. Each lot will provide off Street parking accommodation and a enclosed garage. All street will be designed and constructed to a 40 feet face of face curb distance which allows street parking on either side of the public dedicated street. The project also provide a 0.33 acres open space parcel for a park. The project will propose to offer two parcels Parcel C and D to the San Juan Cemetery District.

Permits Required

The project is required to obtain tentative map approval, subdivision construction permits and building permits.

Other Public Agencies Approval that is Required (e.g., permits, financing approval, or participation agreement)

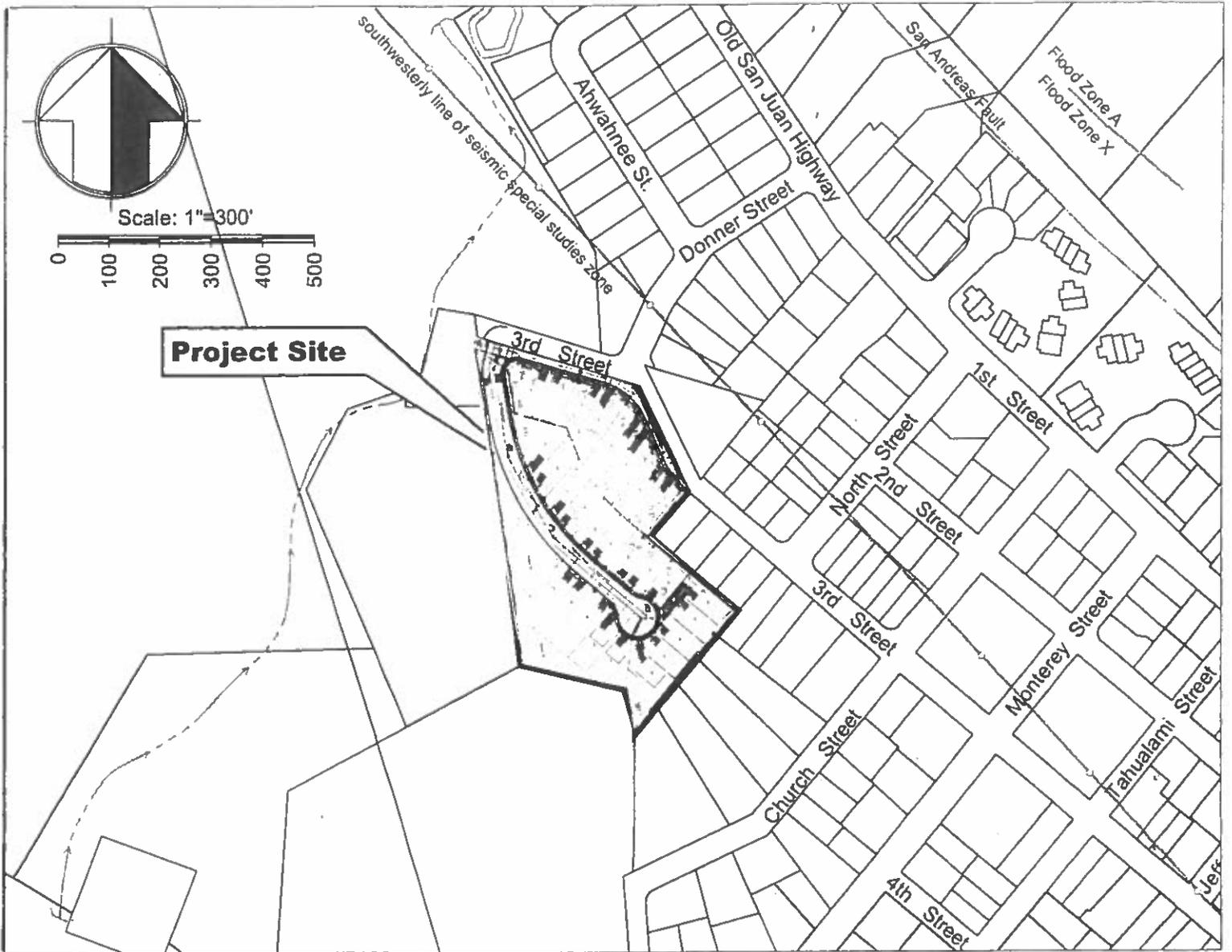
Monterey Bay Air Pollution Control District,

Project Density: The gross density of the project is 5.44 units per acre. The net density of the project is 7.87 unit per acre, this excludes the dedicated right of ways of the Nicholas Court cul de sac and Third Street. The General Plan allows density for medium density residential development to be between 6-10 units per acres. The proposed project meets the density criteria of the zoning district to which it is located within.

Planned Unit Development: The intent of the PUD regulations allows flexibility in developing a comprehensive design to meet the overall project housing goals. Set backs, lot size, lot coverage, parking requirements, common opens space and landscaping requirements are a function of design. These functions can be modified to meet the overall objectives and goals of the planned community. The Planning Commission has great latitude in developing the standards to which a planned community must be designed to.

The D'Ambrosio Vista revised PUD project consisting of 27 lots meets the intent of the City of San Juan Bautista PUD regulations and provisions of the Municipal Code Chapter 11-05. The project is considered an infill development on a vacant parcel of land that is under utilized. The City of San Juan Bautista Housing Element encourages development of under utilized properties with lots that provide the ability to construct affordable housing within the City.

Figure 1
VICINITY MAP



Vicinity Map

Environmental Setting and Surrounding Land Uses

Regional Setting The project is located at the westerly end of Third Street and adjacent to the Creek Bridge Subdivision.

Site Setting The site is situated on the south side of Third Street lying adjacent and easterly of the City of San Juan Bautista Waste Water Treatment Facility and northerly of the San Juan Cemetery.

Land Use The land is vacant with no structures or buildings. The 4.96 acres site slopes gradually to the north.

Vegetation The site has natural grasses and several small shrubs located along the exterior perimeter of the site.

Geology/Soils A soils report has been prepared for the site and test have been performed for the ability to accept normal structural loading from building, roads and accessory structures.

]
Drainage/Water Hazards The project will design and incorporate drain facility meeting the City's standards and requirements of the Storm Water Pollution Plan guidelines. (SWPP). There are no flood zones on the property.

Groundwater The groundwater is approximately 65 feet below the ground surface and there are no springs, marches or unstable soil conditions on the property.

Sewage The project is designed to install sanitary facilities to each lot and connect to the sanitary sewer collection system of the City.

Fire Hazards The project will design a water distribution system which include individual water services to each lot and fire hydrants through out the development to meet the fire demands.

3. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

FACTORS

X Aesthetics

Agriculture

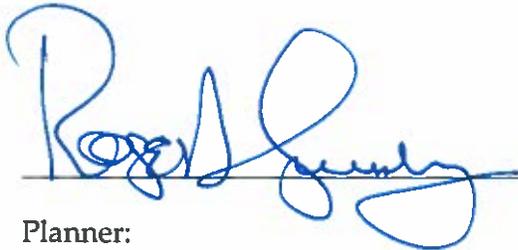
X Air Quality

- | | | | | | |
|--------------------------|-------------------------------|---|------------------------------------|---|------------------------|
| X | Biological Resources | X | Cultural Resources | X | Geology/Soils |
| X | Hazards & Hazardous Materials | X | Hydrology/Water Quality | X | Land Use/Planning |
| <input type="checkbox"/> | Mineral Resources | X | Noise | X | Population/Housing |
| X | Public Services | X | Recreation | X | Transportation/Traffic |
| X | Utilities/Service Systems | X | Mandatory Findings of Significance | | |

DETERMINATION

On the basis of this initial evaluation:

- I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.


Planner:


Date:

1.1 PROJECT DESCRIPTION

The project is a planned unit development housing complex that consists of 27 detached single family houses. The project will be situated on a 4.96 acre parcel lying at the westerly end of Third Street. The property currently vacant with various small trees and scrubs scattered through out the property. The terrain varies from gentle sloping land along Third Street to moderately steep at the rear and adjacent to the San Juan Bautista Cemetery. The project design incorporates a single cul de sac interior street with 19 residential houses fronting and accessing the streets. The single family residential lots will accommodate detached single family homes with two car garages, front and rear yard area. Curb side parking will be allowed along the cul de sac street. The project design will feature curbs, gutters, sidewalks, street lighting, landscaping and open space. An architectural perimeter walls will boarder the development together with landscaping trees along the street. Sidewalks will be provide along all street frontages.

1.2 ZONING AND DENSITY

The property is zoned Medium Density Residential (R2). The density for medium density zoning classification in the City's General Plan is 6 to 10 units per gross acre. The gross density for this project is 7.87 units per acre. Right of way along Third Street and Nicholas Court will be dedicated to the City as public right of ways.

1.3 PLANNED UNIT DEVELOPMENT (PUD)

The Planned Unit Development provisions of the municipal code allows comprehensive planning for a development that will permits creative and flexible design features for a livable housing community . Lot sizes, setbacks, lot coverage, street standards, open space, parking and recreational features can be adapted to achieve a balanced community environment. The municipal code for Planned Unit developments reads as follows.

INTENT

The intent of the planned unit development (PUD) permit is to allow a project that is comprehensively planned by an overall development plan that is characterized by the following.

- (A) The regulations of the zone regarding density or intensity of use in which the PUD is located are applied to the total area of the PUD rather than separately to individual lots or building sites.
- (B) The right to use and enjoy any privately owned common open areas and recreational facilities provided on the site of the PUD of for sale units shall be coupled with the several interests of the owners of the dwelling units. Ownership may be of lots, PUD lots or condominiums or combination thereof.
- (C) Imaginative planning and design is used to relate the development to the site and the surrounding area by the modification of the requirements of the underlying zone to accommodate the project.
- (D) A program that shall include the operation and maintenance of areas and facilities that will be for common use and benefit by some or all of the occupants of the PUD.

PERMITTING AUTHORITY

A PUD may be allowed in any zoning district of the City of San Juan Bautista, provided approval with required findings is obtained as provided herein by the City Council upon recommendation by the Planning Commission.

DEVELOPMENT STANDARDS

The following are the standards to which the City can apply to the PUD.

- (A) **Density.** Where residential development is proposed as part of the PUD, the residential portion of the development shall not exceed the density limits established in the General Plan for the zoning district in which the project is located. When calculating the density, the right-of-way of private streets or drives within the interior of the project shall not be included in the total project area for density purposes.
- (B) **Setbacks Requirements.** Building setbacks or yards requirements may be established that are based on design and the relationships of buildings to each other and to the topography of the area. All structures shall be set back for the right-of-way of private streets at least ten feet (10) unless otherwise specified. Those yard setbacks not specified shall be as requires by the underlying zoning district.
- (C) **Lot Coverage.** Lot coverage will be dictated by the parking requirements, as stated in Chapter 11-11 SJBMC, Parking, but in no

case shall building coverage exceed the coverage requirements of the zoning district.

- (D) **PARKING Requirements.** Parking shall be provided as specified in Chapter 11-11 SJBMC.
- (E) **Storage space.** Storage space to accommodate any equipment such as lawnmowers, rototillers, etc., shall be provided for in PUDs containing five (5) or more units. This storage space shall be at least three hundred seventy (370) cubic feet for each unit and shall be screened from view by a fence, wall or landscaping.
- (F) **Refuse Areas.** Centralized refuse pickup areas may be required for nonresidential units, if deemed necessary.
- (G) **Common Open Space.** Common open space areas shall be provided for all residential PUDs at a ratio of five hundred (500) square feet per dwelling unit. Commonly owned and maintained open space and recreation areas shall be readily accessible to all dwelling units.
- (H) **Landscaping requirements.** Landscaping shall be provided as specified in Chapter 11-12 SJBMC. Common open space areas (other than areas used for recreation, paved areas or private yards) shall be landscaped according to a comprehensive landscape plan for the entire development and shall include underground irrigation. The City shall require a financial surety for the maintenance of commonly owned landscaped areas.

APPLICATION REQUIREMENTS

The application for a PUD shall be as follows.

- (A) An application for a PUD shall be submitted on a form established by the City Manager or designee and includes all information requested by the City.
- (B) Upon submittal of a complete application, the project shall be scheduled for Planning Commission review and recommendation to City Council for consideration of final approval.

FINDINGS

The City Council shall make the following findings upon approval of a PUD permit:

- (A) That the project is consistent with the required density for the zoning district.
- (B) That the use is necessary or desirable in relation to the purpose and intent of the San Juan Bautista General Plan, his Title, and the economic, social and environment statue of the City.

- (C) That the use will be properly related to other uses, transportation facilities, and other public facilities in the area, and will not cause undue environmental impacts relating to noise, odor, pollution, etc.; and
- (D) That the use will not adversely affect the health or safety of persons living or working in the vicinity, or be materially detrimental to the public welfare of the City and its residents.

1.4 GENERAL PLAN CONSISTENCY

LAND USE ELEMENT. The project conforms to the Land Use Classification of the General Plan for Medium Density Residential-6-10 units per gross acre (GP p 2-21)

POLICY L-3: Encourage the development of vacant lots and underutilized property within the City of San Juan Bautista before approving urban development outside the existing City boundaries.

POLICY L-6: Ensure that the development pays its fair share of the cost of upgrading the public services and facilities needed to serve that development.

POLICY L-7: Approve development projects only when sufficient public services and utilities are available to serve that development or will be provided as mitigation of the development plan.

POLICY L-14: Encourage “planned unit development” which incorporated a more comprehensive and creative approach to residential design.

TRANSPORTATION ELEMENT The project with mitigation measures proposed will conform to the Transportation Element.

POLICY T-2: Maintain Level of Service (LOS) “C” at all intersections and at all road segments.

POLICY T-3 When development is proposed, it requires traffic improvements as needed to ensure that the adopted levels of service are maintained. New development to do its fair share to mitigate the traffic impacts it generates, including the construction of new roads and improvements as well as improvements to existing roads and intersections as warranted.

POLICY T-9: Ensure adequate provisions for emergency vehicles access in all new development areas.

POLICY T-10: Require new development to provide for the parking demand it generates.

POLICY T-14: Use signs, speed bumps and other traffic reduction techniques to discourage through-traffic in residential areas..

POLICY T-21: Develop a continuous system of sidewalks and pedestrian paths along all streets within the project.

HOUSING ELEMENT The PUD project conforms to Housing opportunities of the General Plan Housing Element, Subdivision Sites in the City. (GP p 4-34), Higher Density Housing, GP p 4-39. Prospects for Meeting Fair share Need by 2001, GP p 4-41.

POLICY H-2 Encourage a mix of housing types and price ranges to provide a variety of choices for current and futures San Juan Bautista residents.

POLICY H-6: Encourage housing development on vacant “infill” sites within the City limits.

POLICY H-29: Minimize processing and approval delays for new residential projects that are consistent with General Plan goals.

NATURAL RESOURCES The project includes design features which preserve the natural resources of the project site.

POLICY O-6: Promote grading and construction at the project site which minimizes erosion and silt flows.

POLICY O-7 The projects will promote water conservation through developments standards for low flow facilities and water conservation irrigation systems for landscaping.

POLICY O-9: The project will protect the quality of groundwater and surface water by compliance with requirements of National Pollution Discharge Elimination system (NPDES) permits

POLICY O-18: Encourage and support the planting of trees on City Streets as a means of enhancing urban habitat.

POLICY O-19 Require landscaping, street tree planting to be drought resistant type with drip type irrigation system. Turf lawn aear should be discourage and kept to a minimum.

POLICY O-20 Replace dying, diseased, or deteriorating trees with new specimens.

GEOLOGIC HAZARDS The project will mitigate the geologic hazards of the housing units within the project limits.

POLICY S-2 Maintain structural design standards which achieve public safety levels consistent with the Uniform building Code and the California Alquist-Priolo Special Studies Zone Act.

POLICY S-3 Maintain infrastructure design standards which ensure that public and private facilities are constructed to accommodate fault creep, soils with high shrink-swell potential, and other local geologic conditions.

POLICY S-5; Require soil report and geologic investigations on new development.

POLICY S-11: Maintain local development controls and environmental review procedures which help achieve local flood protection goals. New development to mitigate flood potential through a combination of site planning, drainage improvements and storm water detention facilities.

POLICY S-15: Ensure that streets in new developments are designed to provide adequate access for fire fighting and other emergency vehicles. Provide new fire hydrants and distribution system for water delivery. Maintain adequate water pressure to all housing units and fire facilities.

WATER AND SEWER The project conform to the water and sewer goals, policies and programs.

POLICY P-1. Maintain adequate water and wastewater capacity to meet the needs of current and future development in San Juan Bautista. New development should only be permitted when water and sewer services can be provided with out threatening the level of service to the rest of the City.

POLICY P-2. Require water distribution systems in new development area to meet City of San Juan Bautista standards for minimum fire flows.

POLICY P-7 Promote the orderly and efficient expansion of the storm drainage system to meet existing and projected needs

POLICY P-8 Require drainage improvements for new development to mitigate both on-site and off-site drainage impacts attributable to that development.

POLICY P-12 Promote practices which reduce solid waste disposal needs such as recycling and composting.

POLICY P-13 Ensure that fire fighting capabilities are adequate to serve San Juan Bautista. Require each housing unit to be equipped with a residential fire sprinkler system.

POLICY P-23 Support the expansion of public library services to keep pace with population growth and changes information technology.

POLICY P-30 Use impact fees to offset the cost of extending or upgrading infrastructure to new development.

POLICY P-32 Ensure that sewer and water user rate fees are adequate to cover city operating costs and debit service obligations.

1.5 TENTATIVE MAP & DEVELOPMENT PLAN. The project applicant has submitted an application for a tentative map and Planned Unit Development plan. The tentative map approval or conditionally approved is under Section 66452.6 of the Subdivision Map Act and is valid for a period of two years from the date of approval by the Planning Commission. The applicant can file for an extension for an additional 12 months by filing a letter requesting an extension prior to expiration of the tentative map. The extension is authorized by the City code. In addition, the applicant may request an additional extension of time if the off site improvements require by the approval or conditional approval of the tentative map exceeds a dollar amount specified in the Government Code.

The approval of a tentative map by the City is a discretionary act and for that reason the City can conditionally approved the map subject to conditions which have a direct relationship to the subdivision and its impact on the surrounding area. These conditions are directly related to the mitigation measures that are indentified in the environmental documents and review process.

1.6 CONSTRUCTION PHASING AND SCHEDULE

The project is submitted for development in two phases.

Phase 1: The initial phase will begin adjacent to Third street and consist of lots 1 through 8. Rough grading for lots 1 thru 27 including the cul de sac street shall be done on the first phase. Third Street widening, underground utilities and off site project street improvements on Donner, Church Streets and Third Street as described in the conditions of approval for the development shall be done on the first phase. Phase two of the project shall consist of installing the perimeter solid architectural wall on the west, south and east property lines, the water distribution lines, fire hydrants, sanitary sewer collection system, underground electrical system curbs, gutters, sidewalks street pavements, street lighting and landscaping on the cul de sac street (Nicholas Court) and lots 9 through 27.

Scheduling: The construction of the two phases of the development will depend on market conditions and the real estate inventory of available housing units within the City.

Construction of the initial phase 1 will include lot grading, street grading, public improvements and widening along Third Street, street improvements and utilities , grading on Nicholas Court and lots 9 through 27. Construction

of residential homes on lots 1 through 8 may commence upon the widening and installation of fire hydrants along Third Street. Permits to construct residential homes on lots 9 through 27 shall allow only upon completing improvements on the cul de sac street (Nicholas Court) All utilities shall be in place prior to construction of any homes on phase 2. The applicant may elect to complete the project in a single phase and build according to the market conditions.

1.7 PERMITS REQUIRED

It is anticipated that permits will be required from the following agencies.

- City of San Juan Bautista: Building Department, Engineering Department, Water and sewer Dept.
- Regional Water Quality Control Board: SWPP
- Monterey Bay Unified Air Pollution Control District: Authority to construct.
- Pacific Gas & Electric: Permit for new services and undergrounding electrical facilities.
- AT&T Communication: Permit for new services.
- Charter Communication: Permit for services

SECTION 2.0

ENVIRONMENTAL CHECKLIST FORM

2.0

ENVIRONMENTAL CHECKLIST

I. BACKGROUND

1. Project Title: D'Ambrosio Vista Planned Unit Development
2. Lead Agency Name and Address:

City of San Juan Bautista
311 Second Street/P.O. Box 1420
San Juan Bautista CA 95045
CONTACT: Roger Grimsley City Planner (cityplanning@san-juan-bautista.ca.us) :
3. Project Location: 1109 – 1113 Third Street
4. Project Applicant: :Don D'Ambrosio
1228 Reamwood Avenue
Sunnyvale, California 94089
(510) 656-9480
5. General Plan Designation: Medium Density Residential
6. Zoning: R2 – Medium Density Residential
APN 002-260-011 & 012
7. Description of Project: The Planned Unit Development consist of 27 single family residential lots. The project will have 19 lots fronting on a 560 feet long cul-de-sac public street and eight lots fronting on Third Street. Open space, landscaping, storm drainage facilities and on-street parking is part of the overall project.
9. Surrounding Land The properties to the south and east are single family residences. The cemetery is adjacent and southwesterly of the project site. The property to the west of the site is the SJB Waste Water Treatment Plant. The property to the north is vacant with a older single family residence.
10. Other Public Agencies: None
11. Project size: The gross project area is 4.96 acres. The project density is 7.78 units per acre. The General Plan provides a range of 6 to 10 units per acre for Medium Density Residential Development.

II. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a “Potentially Significant Impact” (i.e., an impact that could be significant, and for which no mitigation has been identified), as indicated by the checklist on the following pages.

- | | | |
|----------------------------|-------------------------------|--------------------------------------|
| x Aesthetics | x Agriculture Resources | x Air Quality |
| x Biological Resources | x Cultural Resources | x Geology/Soils |
| x Greenhouse Gas Emissions | x Hazards/Hazardous Materials | x Hydrology/Water Quality |
| x Land Use/Planning | x Mineral Resources | x Noise |
| x Population/Housing | x Public Services | x Recreation |
| x Transportation/Traffic | x Utilities/Service Systems | x Mandatory Findings of Significance |

III. DETERMINATION (To be completed by the Lead Agency). On the basis of this initial evaluation:

I find that the Proposed Project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

- I find that the Proposed Project could have a significant effect on the environment, there will not be a significant effect because the applicant has agreed to mitigate the significant effects to a point where no significant effect on the environment would occur. A MITIGATED NEGATIVE DECLARATION will be prepared.
- I find that the Proposed Project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- I find that the proposed project MAY have a “potentially significant impact” or “potentially significant unless mitigated” impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR OR NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Signature/Title

Date

IV. ENVIRONMENTAL CHECKLIST

Introduction

The following Checklist contains the environmental checklist form presented in Appendix G of the CEQA Guidelines. The checklist form is used to describe the impacts of the proposed project. A discussion follows each environmental issue identified in the checklist. Included in each discussion are project-specific mitigation measures recommended as appropriate as part of the proposed project.

For this checklist, the following designations are used:

Potentially Significant Impact: An impact that could be significant, and for which no mitigation has been identified. If any potentially significant impacts are identified, an EIR must be prepared.

Potentially Significant With Mitigation Incorporated: An impact that requires mitigation to reduce the impact to a less-than significant level.

Less-Than-Significant Impact: Any impact that would not be considered significant under CEQA relative to existing standards.

No Impact: The project would not have any impact.

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
1. AESTHETICS. <i>Would the project:</i>				
a. Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	x	
b. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a State scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
c. Substantially degrade the existing visual character or quality of the site and its surroundings?	<input type="checkbox"/>	x	<input type="checkbox"/>	
d. Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	x	<input type="checkbox"/>	

Discussion

The project will provide visual mitigation of the proposed PUD from the Waste Water Treatment facility by construction of an architectural articulating masonry wall along the perimeter of the west boundary of the development together with landscaping to screen the masonry wall. The project will also include landscaping along Third Street and Nicholas Court

The project will include visual aesthetic by construction vintage light fixtures and light pole standards to match the surrounding neighborhood.

See mitigation measures A-1 and A-2

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
<p>2. AGRICULTURE RESOURCES: <i>In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the project:</i></p>				
<p>a. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program in the California Resources Agency, to non-agricultural use?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
<p>b. Conflict with existing zoning for agricultural use, or a Williamson Act contract?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
<p>c. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X

Discussion

The project is not located within agriculture lands. The project will have no impact on farmlands.

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
<p>3. AIR QUALITY. <i>Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations: Would the project:</i></p>				
<p>a. Conflict with or obstruct implementation of the applicable air quality plan?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
<p>b. Violate any air quality standard or contribute substantially to an existing or projected air quality violation?</p>	<input type="checkbox"/>	x	<input type="checkbox"/>	
<p>c. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?</p>	<input type="checkbox"/>	x	<input type="checkbox"/>	
<p>d. Expose sensitive receptors to substantial pollutant concentrations?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
<p>e. Create objectionable odors affecting a substantial number of people?</p>	<input type="checkbox"/>	x	<input type="checkbox"/>	

Discussion

The project shall include provision for construction activities. Applied water to all construction activities and areas where dust and air pollution can occur. Depending on the type of operation, wind exposure and soil type, application of water will be required. The owner will specify in the construction documents that the contractors designate a person or persons to oversee the implementation of the dust control program. Construction grading activities shall be discontinued in high wind conditions, based upon the opinion of the City building inspector. All trucks hauling soil, sand and other loose materials will be required to maintain at least two feet of freeboard and cover the material when travel on street, road or highway exceeding 25 mph. The contractor shall be responsible to sweep the street on a daily basis if visible soil or other materials are carried onto the City streets. See mitigation measure AQ-1

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

Discussion

Prior to construction and removal of existing small trees and shrubs, a field inspection shall be conducted for any nesting raptors. Prevention of sedimentation or other construction debris from entering the drainage system shall be implemented at each inlet or catch basin. To the extent possible, dirt stockpiled shall be kept on site and away from drainage ditches or swales. The best management practices for storm water pollution prevention shall be used. See mitigation measures BIO-1 and BIO-2.

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
5. CULTURAL RESOURCES.				
<i>Would the project:</i>				
a. Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	x	
b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	<input type="checkbox"/>	x	<input type="checkbox"/>	<input type="checkbox"/>
c. Directly or indirectly destroy a unique paleontological resource or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	x
d. Disturb any human remains, including those interred outside of formal cemeteries.	<input type="checkbox"/>	x	<input type="checkbox"/>	<input type="checkbox"/>

Discussion

The overall sensitivity of the project site in its relationship to the City of San Juan Bautista and the recognized ethnographic Mustan territory of the Costanoan linguistic tribe, it is recommended that monitoring during construction of all earth moving activities be implemented. The contractor or owner shall consult with a professional archaeologist to evaluate the site. The following measures shall be implemented in the event that any human remains or historical artifact are unearthed during construction. In the event human remains are encountered, there shall be no further excavation or disturbance of the site or any nearby areas reasonably suspected to overlies adjacent human remains until the county coroner makes a determination.

The following note shall be placed upon all construction documents.

If prehistoric or historic archaeological resources or human remains are unexpectedly discovered during construction, work shall be halted within 50 meters(160 feet) of the find until it can be evaluated b a qualified professional archaeologist. If the find is determined to be significant, appropriate mitigation measures shall be formulated and implemented.

See mitigation measures CR-1,CR-2 and CR-3.

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
6. GEOLOGY AND SOILS.				
<i>Would the project:</i>				
a. Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i. Rupture of a known earthquake fault, as delineated on the most recent Alquist - Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
ii. Strong seismic ground shaking?	<input type="checkbox"/>	X	<input type="checkbox"/>	<input type="checkbox"/>
iii. Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	X	<input type="checkbox"/>
iv. Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
b. Result in substantial soil erosion, or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on-or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
d. Be located on expansive soils, as defined in Table 18-1-13 of the Uniform Building Code (1994), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X
e. Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X

Discussion

The project is located approximately 1000 feet southwesterly of the San Andreas Fault. The site is outside the Alquist-Priolo Earthquake Fault Zone .A Soil investigation was make by a qualified soil engineer. All construction shall adhere to the recommendation of the soil report and during construction soils monitoring and testing will be conducted for compliance with city standard and recommendation of the soil report. See mitigation measures GS-1,GS-2 and GS-3.

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
7. GREENHOUSE GAS EMISSIONS.				
<i>Would the project:</i>				
a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment, based on any applicable threshold of significance?	<input type="checkbox"/>	x		<input type="checkbox"/>
b. Conflict with any applicable plan, policy, or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gasses?	<input type="checkbox"/>	<input type="checkbox"/>	x	<input type="checkbox"/>

Discussion

The project will design and construct the building to the latest energy efficient standard established by the State of California. Orientation of structures, solar powered roof generation, solar powered attic ventilation and recirculation provision, added insulation on south and west facing walls, maximizing the placement of closet, garages and storage rooms on the south and west facing walls, energy efficient light, energy saving appliances efficient heating and cooling units will be incorporated in the design.

Encourage pedestrian transportation and bus stop areas .

Incorporate recycling trash bins to promote recycling measures.

See mitigation measures GHG-1,GHG-2 and GHG-3.

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

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?				

Discussion

The contractor shall submit to the Health Department a spill prevention plan and contact telephone numbers of personnel responsible on the project site to implement and report any hazard material spills.

See mitigation measure HH-1.

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
9. HYDROLOGY AND WATER QUALITY				
<i>Would the project:</i>				
a. Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	x	<input type="checkbox"/>	<input type="checkbox"/>
b. Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (i.e., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	x		<input type="checkbox"/>
c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	x	<input type="checkbox"/>	<input type="checkbox"/>
d. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	x	<input type="checkbox"/>
e. Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	x	<input type="checkbox"/>
f. Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	x	<input type="checkbox"/>
g. Place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	x

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
h. Place within a 100-year floodplain structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	x
i. Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	x
j. Inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	x

Discussion

Storm drainage will be discharge to the city's storm drain system. The project will design and incorporate retention facilities to minimize the storm water flows from the site. The System will be design to city standards and to the capacity of the existing facilities together will siltation measures. Water to the site will be provided by the city water system. The city has three wells that produce the daily demand for potable water to the residents of the City. The projected demand of this project is estimated to be 20,000-26,000 gallons per day. The development will install water mains, fire hydrants and utilities service lines to accommodate the 27 homes to be constructed. The project will incremental increase the daily water demand. The incremental increase will be within the production capabilities of the existing wells of the city. Well no. 2 currently has high nitrate test results that exceed the state public health standard for potable water. The city is mixing water from well no. 2 with water from well no.1, which has nitrate levels of 11 mg/L, to produce water in the distribution and reservoir system less than the maximum level of 45 mg/L. The city will continue to blend and mix the water until a new well or an alternate treatment is installed that will produce a reliable potable water source meeting the public health standards. This project will be conditioned to contribute its fair portion of the total estimated cost to develop a new reliable water source for the city.

See mitigation measures HWQ-1,HWQ-2 an HWQ-3.

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
10. LAND USE AND PLANNING				
<i>Would the project:</i>				
a. Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	x	<input type="checkbox"/>
b. Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating on environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	x	
c. Conflict with any applicable habitat conservation plan or natural community conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	x

Discussion

The project is considered infill within the City of San Juan Bautista land use element of the General Plan. The project will not divide the community into separate and distinct housing types or styles. The project is consistent with the General Plan it's goals, objectives and programs. The project is consistent with policies L-3,L-14,H-2,H-6,O-18,O-19,P-2 and P-8,There are no habitat conservation designated plans or area within the project limits.

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
11. MINERAL RESOURCES. <i>Would the project:</i>				
a. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the State?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	x
b. Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	x

Discussion

The project is not located within a mineral resource area.

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
12. NOISE.				
<i>Would the project result in:</i>				
a. Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	x	<input type="checkbox"/>
b. Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	x		<input type="checkbox"/>
c. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	x	<input type="checkbox"/>
d. A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	x	<input type="checkbox"/>
e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	x
f. For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	x

Discussion

The standard for residential development is 65 dB. The project is located adjacent to the Waste Water Treatment plant of the City of San Juan Bautista. Noise from the backup generator at the treatment plant will produce noise levels above the standard only for a short period of time. The plant operator will be required to start up the backup generator only on the hours during the day in order not to disturb the residents of the project. The project will be conditioned to has all construction equipment equipped with mufflers and all vibratory hammers and tools to be operated at hours that will not disturb the neighborhood in early morning hours, late evenings and on weekends. See mitigation measures N-1, N-2 and N-3

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
13. POPULATION AND HOUSING.				
<i>Would the project:</i>				
a. Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (e.g., through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	x	<input type="checkbox"/>
b. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	x
c. Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	x

Discussion

The project conforms to the general plan land use element and the zoning classification of medium density residential. The project will increase the population of the City approximately 86-94 persons. The project will provide a mixture of housing type. See mitigation measures PH-1 and PH-2.

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
<p>14. PUBLIC SERVICES. <i>Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:</i></p>				
a. Fire protection?	<input type="checkbox"/>	x		<input type="checkbox"/>
b. Police protection?	<input type="checkbox"/>	x		<input type="checkbox"/>
c. Schools?	<input type="checkbox"/>	x		<input type="checkbox"/>
d. Parks?	<input type="checkbox"/>	x		<input type="checkbox"/>
e. Other public facilities?	<input type="checkbox"/>	x		<input type="checkbox"/>

Discussion

The city of San Juan Bautista is a full service municipality and provides police, fire, parks, library, street, water, sewer, planning and administrative services to the residents. The project will provide increase housing including affordable units, increase utility user fees, increase property taxes and have the project pay development impact fees that will help offset the increase in demand for the various municipal services. The project will also be responsible to pay school impact fees. See mitigation measures PS-1 and PS-2.

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

Discussion

The project will provide a open space park area for the resident of the development. In addition the project will pay park and impact fees to the city for the development of future parks. See mitigation measure R-1 and R-2.

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
16. TRANSPORTATION/TRAFFIC				
<i>Would the project:</i>				
a. Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?	<input type="checkbox"/>	x	<input type="checkbox"/>	<input type="checkbox"/>
b. Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	x	<input type="checkbox"/>
c. Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	x
d. Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	x
e. Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	x
f. Result in inadequate parking capacity?	<input type="checkbox"/>	<input type="checkbox"/>	x	<input type="checkbox"/>
g. Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?	<input type="checkbox"/>	x	<input type="checkbox"/>	<input type="checkbox"/>

Discussion

The widening of Third Street with curbs, gutter and sidewalk will aid the circulation of the immediate area. In addition the development will widen Third Street between the east boundary of the development and North Street to accommodate two way traffic and on street parking on the south side. The project will also provide speed reduction devices on Donner and Church Street to slow traffic down and allow free flowing traffic to circulate through out the neighborhood. The project will increase traffic to the existing streets but will remain at a level C or lower. The project will also pay traffic impact fees.

See mitigation measures TT-1, TT-2 and TT-3.

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
17. UTILITIES AND SERVICE SYSTEMS. <i>Would the project:</i>				
a. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	x	<input type="checkbox"/>
b. Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	x	<input type="checkbox"/>	<input type="checkbox"/>
c. Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	x	<input type="checkbox"/>	<input type="checkbox"/>
d. Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	x	<input type="checkbox"/>
e. Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	x	<input type="checkbox"/>
f. Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	x	<input type="checkbox"/>
g. Comply with federal, state, and local statutes, and regulations related to solid waste?	<input type="checkbox"/>	x	<input type="checkbox"/>	<input type="checkbox"/>

Discussion

The project will not exceed the capacity of the Waste Water treatment Plant of water system of the City of San Juan Bautista. Utilities of gas, electrical, telephone and cable TV is available to service the project. The estimated daily discharge to the treatment plant is between 7,400 to 8,000 gallons per day. The plant capacity is permitted for 224,000 gallons per day and currently is operating at 160,000 to 175,000 gallons per day. The increase in discharge from the project will not exceed the

plant capacity. Water demand from the project is estimated to be between 17,200 to 18,800 gallons per day. The project will provide water utility lines, valves and delivery services to each residential lots in the development. The City's maximum production capacity of the two operating wells is estimated to be 850,000 gallon per day. The current daily demand is between 300,00 to 360,000 gallons per day. Peak demand is approximately 420,000 gallons per day. The water system is capable of meeting the daily demand. The incremental increase of 17,200 to 18,800 gallons per day from the development will not exceed the production capacity of the operating wells. The project will contribute to the development of future capacity of the water system by paying water impact fees. See mitigation measure US-1 and US-2

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

Discussion

The project will incremental increase traffic volumes to the immediate and surrounding area. The incremental effects will be less than significant by implementing the mitigation measures and condition of approval required as part of the project. The finding for approval of the project will reflect consistency with the City's General Plan, its goals, objectives and programs. The project further the goals of infill and orderly growth of under utilized properties within the city. The project will not result in extending new infrastructure beyond the existing facilities within the immediate area.

SECTION 3.0 SUMMARY OF MITIGATION MEASURES

The following is a summary of mitigation measures integrated into the project, which are adequate to reduce all potentially significant impacts to a less-than significant level.

3.1 AESTHETICS

MEASURE A-1: The project will provide visual mitigation of the proposed PUD from the Waste Water Treatment Facility by construction of an architectural articulated masonry wall along the perimeter of the boundary between the development and the treatment plant. In addition the project will construct a fence along the west boundary of the project adjacent to the single family residential structures fronting on Church Street. The project will also include landscaping and street tree along Third Street and Nicholas Circle.

MEASURE A-2: The project will include visual aesthetic by constructing vintage light fixtures and light pole standards to match the surrounding neighborhood, architectural exterior designs of the residential structures and landscaping along Third Street and the easterly property line of the City of San Juan Bautista Waste Water Treatment Plant.

3.2 AIR QUALITY

MEASURE AQ-1 The project shall include in the construction specification and documents that a dust abatement program shall be implemented during all construction activities.

- Apply water to all construction activities and areas where dust potential exists on a daily basis. Depending on the type of operation, wind exposure and soil type, application of water will be required more often.
- The owner will specify in the construction documents that the contractor designate a person or persons to oversee the implementation of the dust control program.
- Construction grading activities shall be discontinued in high wind conditions, based upon the opinion of the City building inspector.
- Cover all trucks hauling soil, sand and other loose materials, or require all trucks to maintain at least two feet of freeboard.
- Contractor will be responsible to sweep the City streets on a daily basis if visible soil material is carried onto the City Streets.

3.3 BIOLOGICAL RESOURCES

MEASURES BIO-1 Prior to construction and removal of existing small trees and shrubs, a field inspection shall be conducted for any nesting raptors. If any nesting raptor or birds are found, they will be moved to suitable habitat at least 100 yard away from the construction area.

MEASURE BIO-2 To prevent sediment or other construction debris from entering the drainage system, siltation prevention measures shall be implemented at each inlet or access point to the storm drainage system. To the extent possible, dirt stockpile shall be kept on site and away from drainage ditches or swales. The best storm water runoff control practices shall be followed.

3.4 CULTURE & ARCHEOLOGICAL RESOURCES.

Measures CR-1: Considering the overall sensitivity of the project site in its relationship to the City of San Juan Bautista and the recognized

ethnographic Mustan territory of the Costanoan linguistic tribe, it is recommended that monitoring during construction of all earth moving activities be implemented. The contractor or owner must contact a qualified archaeologist to evaluate the situation.

Measures CR-2: The following measures shall be implemented in the event that any human remains or historical artifact are unearthed during construction. In the event human remains are encountered, there shall be no further excavation or disturbance of the site or any nearby areas reasonably suspected to overlie adjacent human remains until the county coroner makes a determination. If the coroner determines that the remains are Native American, then the Native American Heritage Commission in Sacramento shall be contacted within 24 hours. The dignified treatment or disposition of Native American burial remains and artifacts shall be agreed upon by the City and the appropriate Native Americans in advance of construction and shall be reflected in the contract specification and construction documents.

Measures CR-3: The following note shall be placed upon the construction plans for the subdivision and any permits issued for the project.

- If prehistoric or historic archaeological resources or human remains are unexpectedly discovered during construction, work shall be halted within 50 meters (160 feet) of the find until it can be evaluated by a qualified professional archaeologist. If the find is determined to be significant, appropriate mitigation measures shall be formulated and implemented.

3.5 GEOLOGY/SOILS.

Measure GS-1: The project site is located approximately 1000 feet southwesterly of the San Andreas Fault. The site is outside the Alquist-Priolo Earthquake Fault Zone and situated at the base of a grassy knoll. Soils investigation of the project site recommended development and construction standard be implemented for all construction. A qualified soils engineer or civil engineer should be retained to provide consultation during the design and construction phases. Copies of all compaction test shall be submitted to the City.

Measure GS-2: Strong ground shaking are likely within the project and designs of the structures shall be engineered to meet the seismic parameters and recommendation of the Geotechnical Engineering report and the Uniform Building Codes..

Measure GS-3: During construction, on-site inspection and soils monitoring will be conducted by geotechnical engineer for compaction, slope stabilization and subsurface utilities installation.

3.6 GREENHOUSE GAS EMISSIONS. The project is required to mitigate the effects of greenhouse gas emissions in the environmental analysis within the initial study. The effects of new development that has the potential to contribute to an increase in greenhouse Gas Emissions and could have a negative effect on the surrounding air quality of the area. Because of the limited information to establish a way to reduce GHGs, there are methods of reducing the carbon footprint with mitigation measures currently available to the community. Orientation of structures, solar powered roof attic ventilators, added insulation on west facing walls, maximizing the placement of closets, garages and storage rooms on west facing walls, energy efficient lighting, energy saving appliances, efficient heating and cooling units will be incorporated into the design of each residential unit.

MEASURE GHG-1: The project owner shall incorporate architectural design and control requirements for each residential structure built in the development to insure energy efficient design. Recycle trash enclosures are required by the franchised solid waste contractor.

MEASURE GHG-2: In order to reduce the use of vehicles which burn fossil fuels, the development shall designate and mark a bus loading and unloading area together with a sign along Third Street improvements for bus transit bus service.

MEASURE GHG-3: In order to encourage pedestrian transportation, the development shall be required to construct sidewalks within the subdivision and along Third Street to provide a continuous pedestrian pathway from the residential structures within the subdivision for access to existing sidewalk facilities on Third Street.

3.7 HAZARD & HAZARDOUS MATERIALS. MEASURE

HH-1: The contractor shall submit to the San Benito County Environmental Health Department a spill prevention plan and contact phone numbers of personnel responsible on the project site to implement and report any hazard material spills. A copy of the plan shall be available to all on-site construction personnel.

3.8 HYDROLOGY AND WATER QUALITY. Water and Storm drainage service is provide by the City of San Juan Bautista. The City has

just recently completed an infrastructure project which expanded the water distribution system and constructed a 1.25 million gallon water storage reservoir. Water service is available and can meet the water demands of the project. Water pressure within the immediate area is adequate to meet fire flows and domestic pressure requirement for residential houses. The project will contribute water development impact fees to the City to expand the water production resources.

MEASURE HWQ-1: The project shall be required to implement the Best Manage Practices (BMPs) for construction activities as specified in the California Storm Water Best Management Practices Handbook, including erosion and sediment control measures.

MEASURES HWQ-2: The project will implement a water quality and sedimentation system of the storm drainage discharge. The retention/detention system will filter and retain surface runoff water within a collection gallery and release to the storm drain collection system pre flow discharge volumes. The drainage system will be design to collect, filter, retain and release all surface water from the project site to the collection system of the City of San Juan Bautista.

MEARSURE HWQ-3: The project shall provide a water distribution system within the subdivision that will deliver potable water to each lot with adequate pressure and fire flows to the fire hydrants through out the development. The project will be required to install water quality control protection devices on all landscaping and irrigation sprinkler systems connected to the water distribution mains.

3.9 NOISE. Noise levels are defined in decibels (dB).The measurements are usually taken on an “A-weighted” scale which filter out very low and very high frequencies. Everyday sounds range from 30 dB, which is very quiet, to 100 dB, which is very noisy. Noises above 70 dB can become irritating and disruptive. The standard for residential development is 65 dB.

MEASURES N-1: To reduce noise impacts during the daytime, the City shall require the construction documents to reflect restricted hours of construction from 7:30 A.M. to 6:00 P.M. Monday through Saturday. All equipment shall have mufflers or noise control devices.

MEASURES N-2: The contractor shall restrict the use of impact tools, jack hammers, pavement breakers and trench jumping jack compactors and vibratory compactors in area adjacent to the single family residents along Third and Church Streets from 8:00 A.M. to 4:00 P.M. Monday through Saturday.

MEASURE N-3: The project shall construct a articulated architectural solid wall 8 feet in height along the westerly property line common to the City's Waste water Treatment Plant together with trees and landscaping to buffer noise from the operation of the treatment plant.

3.10 POPULATION AND HOUSING. The development conforms to the general plan land use element and the zoning classification of medium density residential.

The 27 housing units will increase the population of the city approximately 86-94 persons.

The development will provide a mixture of housing types from small single family houses situated on the smaller lots to larger standard single family houses on the larger lots along Third Street. The development shall be required to pay impacts fees as established by the city to offset impacts to library, fire department, park facilities, storm drain system, sewer systems, water systems, traffic improvements and public/civic facilities.

MEASURE PH-1: The project will construct 27 house with varying floor plans and amenities to reflect a diversity of choices and price ranges. The project will meet the inclusionary housing provisions of the City's ordinance.

MEASURE PH-2: The development shall upon receiving a building permit on each lot of the subdivision, pay the City of San Juan Bautista all development fees required.

3.11 PUBLIC SERVICES. The City of San Juan Bautista provides police, fire, park, library, street, water, sewer, planning and general administrative services to its residents. The development will provide housing for new residents and they will be provided the same services all residential receive.

MEASURE PS-1: The development shall upon receiving a building permit for each new residential housing unit, pay the City an applicable development fees as established by the City.

MEASURE PS-2: The development shall be required, prior to receiving a building permit on any lot within the subdivision, provide proof of the payment of school fees from the San Juan Unified School District.

3.12 RECREATION. The City operates and maintains parks facilities within the City of San Juan Bautista for all of its residents to enjoy and use. The development has proposed to develop some open space on-site park facilities within the subdivision.

MEASURE R-1: The development shall be required, prior to receiving a building permit on any lot within the subdivision, paid a park impact fee as established by the City.

MEASURE R-2: If the development provide on-site park facilities within the subdivision and is available to the residents of the subdivision and general public, credit maybe allowed too offset the park impact fees.

3.13 TRANSPORTATION/ TRAFFIC. The existing circulation and street system of the City of San Juan Bautista provides for the free flow of traffic movements through out the City at a current level "C". New development is required to construct new or extend existing streets to expand the circulation to all existing and new residents of the project. A traffic study was prepared for the previous development of 40 lots. The traffic projections of the study reflected an increase of 448 vehicle per day from the 40 unit PUD development. The trip generation estimates were based upon rates contained in the Institute of Transportation Engineers (ITE) Trip Generation Manual, 8th Edition, 2008. Based upon the analysis of trip generation, AM Peak Hours, PM Peak Hours and Split assumptions of the study for the 40 unit PUD development, the 27 unit revised PUD plan will generate 67.5 % (302 trips) increase traffic movements to the surrounding streets and intersections. All streets and intersection of the previous study concluded that the level of service would not exceed Level C. The 27 unit PUD development will have less impacts and therefore result in a level of service that will not exceed Level C. In addition to the analysis of the previous 40 unit PUD development, the revised smaller 27 unit PUD development will construct a round-a-bout intersection circle at the

intersection of Third Street with Donner Drive. This will serve as a traffic calming measure to reduce traffic speeds and allow traffic to circulate freely throughout the area.

MEASURE TT-1: The City shall require the development to widen, extend and construct Third Street to City standards along the frontage of the subdivision, including but not limited to concrete curbs, gutters, sidewalks, asphalt pavement, street signs, street lights and street trees

- The contractor shall maintain traffic access to all residents of the surrounding area during construction of the project.
- When feasible, alternate one-way traffic with adequate traffic control devices for safety to residents may be provided.
- Access for emergency vehicles shall be provided at all times.
- Construction trenches in street shall not be left open after work hours.

MEASURE TT-2: The Development shall install traffic speed reduction control devices on the following street.

- Donner Street at the intersection with Ahwahnee Drive.
- Church Street 260 and 500 feet southerly from the intersection with Third Street.
- Repaint the red curb along the Third Street on the north side to the return at North Street.
- Widen Third Street on the south side between the east boundary of the development to North street with curb, gutter, sidewalk, driveways. The street geometric section of the street to be 34'6" face of curb to face of curb.

Construct a round-a-bout intersection improvements at Donner and Third Streets.

MEASURE TT-3: The development shall be required, prior to receiving a building permit on any lot within the subdivision, pay the City a traffic impact fee in accordance with the adopted impact fees schedule of the City.

3.14 UTILITIES/SERVICES. The City operated and maintains the water, sewer and storm drainage systems within the project area. The project will not exceed the capacity of the Waste Water Treatment Plant, the Water Reservoir, Water Distribution system and the Storm Drainage collection system. Electrical, Gas and Communications facilities are available to the project and capacities of these systems have been built into them for future service expansion.

MEASURE US-1: The development shall provide each lot within the subdivision a metered water service connection, sanitary sewer lateral, electrical, gas, telephone and cable utility service connection.

MEASURE US-2: The development will contribute development impact fees to the city for future capacity, maintenance and development of public infrastructure facilities.

MEASURE US-3: The development will install sanitary sewer mains, manholes, laterals, water distribution line, valves, fire hydrants, service laterals, meters and other facilities conforming to the City of San Juan Bautista Standards.

3.15 REPORTING AND MONITORING PROGRAM

The Mitigation Measures proposed for the project shall contain a monitoring and reporting program for compliance with the conditions of approval and mitigation measures.

MEASURE RMP-1: The City will provide on-site inspection on all phases of the project to report and monitor construction activities during the project development, including but not limited to pre-surveys requirements, grading, excavation, underground trench excavation, concrete placement, paving, utility placement, undergrounding utility lines, building and structural observation, and erosion - siltation prevention activities.

MEASURES RMP-2: The City will monitor grading and excavation operations for compliance of the project's archaeological resources report and retain a professional qualified archaeologist to investigate and evaluate any human remains or artifacts discovered. The City will maintain an up to date and current contact list of all agencies, organizations and tribal groups when conditions on the project site require.

3.16 MANDATORY FINDINGS OF SIGNIFICANCE The project will have incremental effects on the traffic volumes and population of the area. The incremental effects will be mitigated to a less than significant level by implementing mitigation measures, conditions of improvements and impact fees which on the basis of the whole record before it, including the initial study, mitigation measures, conditions of approval and comments received, that there are no substantial evidence that the project will have a significant effect on the environment and that the mitigated measures and conditions of approval will make the impact less than significant. The findings also reflects consistency with the City's General Plan goals, objectives, programs.

SECTION 4.0

REPORT PREPARATION

4.1 REPORT PREPARATION.

This report was prepared by the Planning Department of the City of San Juan Bautista with the assistance of County of San Benito Planning Department.

4.2 REFERENCES.

City of San Juan Bautista General Plan, 1998

City of San Juan Bautista General Plan Update final Environmental Impact Report, 1998

City of San Juan Bautista Preliminary Draft of the General Plan Update 2015

City of San Juan Bautista Infrastructure Improvement Program, Initial Study and Mitigated Negative Declaration February 2002.

California Department of Conservation, Division of Mines and Geology, special Publication 42, Fault-Rupture Hazard Zone in California, 1999.

5/15/2014

Preliminary Archaeological Reconnaissance Report, Archaeological Consulting, March 15, 2011.

Traffic Study Report, Hexagon Transportation Consultants, Inc. October, 5, 2011 and amendment.

Geotechnical Engineering Report, Earth System Pacific Consulting Engineers and Geologists. October 4, 2011

State Water Resources Control Board, Water Quality Order No. 97-03-DWQ, National Pollutant Discharge Elimination System General Permit No. CAS000001

SECTION 5.0

LIST OF MAPS AND FIGURES

Project location map

Area Vicinity Map

Vicinity Map

Amended Tentative Map

Conceptual Drawing Round-a-Bout Intersection

SECTION 6.0

APPENDICES REFERENCES

Geotechnical Engineering Report

Hexagon Transportation Report

Archaeological Consulting Report

LIST OF ACRONYMS

CEQA California Environmental Quality Act

GHG Greenhouse Gases

MBUAPCD Monterey Bay Unified Air Pollution
Control district

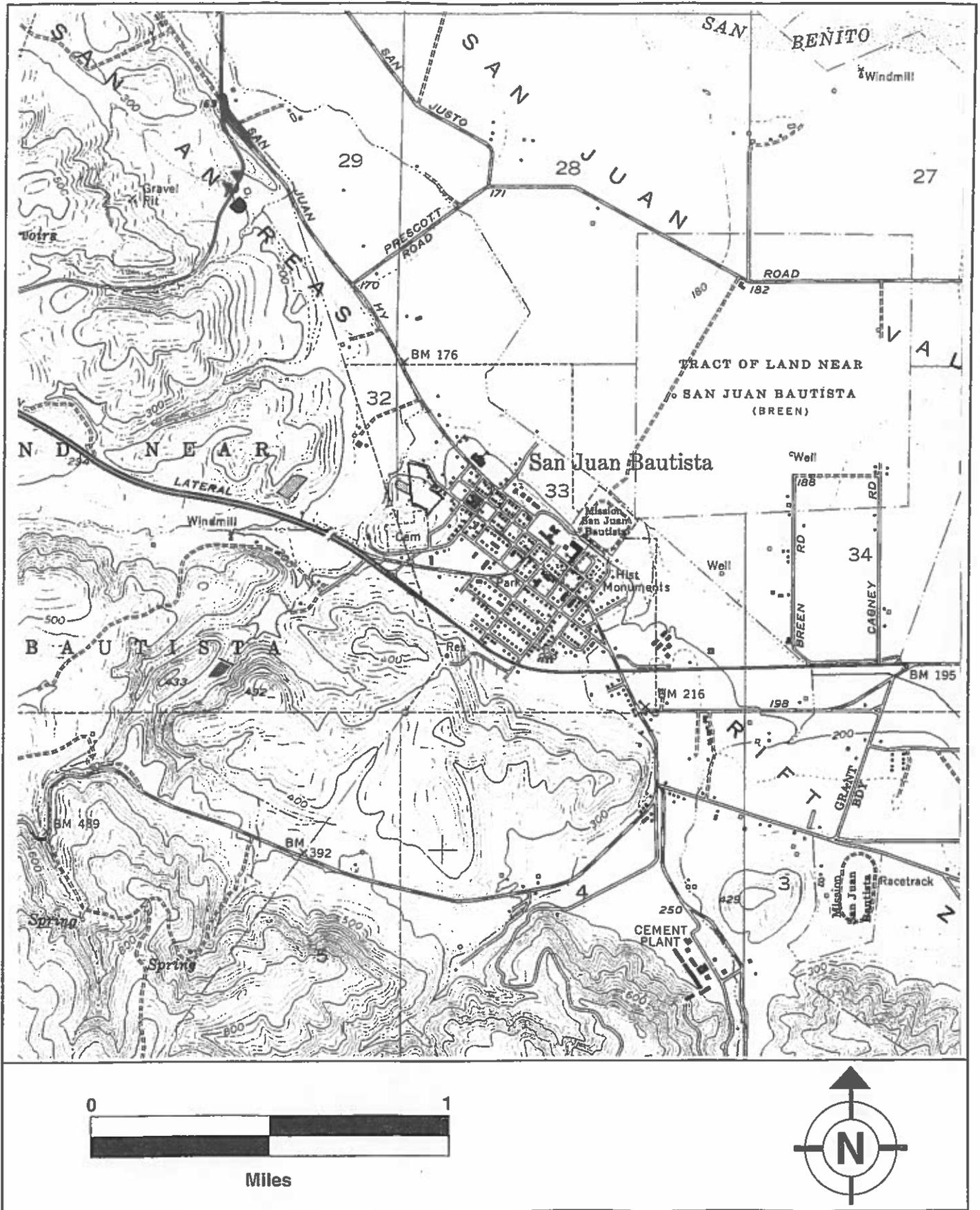
NPDES National Pollutant Discharge Elimination
System

SJB San Juan Bautista

SJBMC SAN Juan Bautista Municipal Code

dB Decibels

BMP Best Management Practices



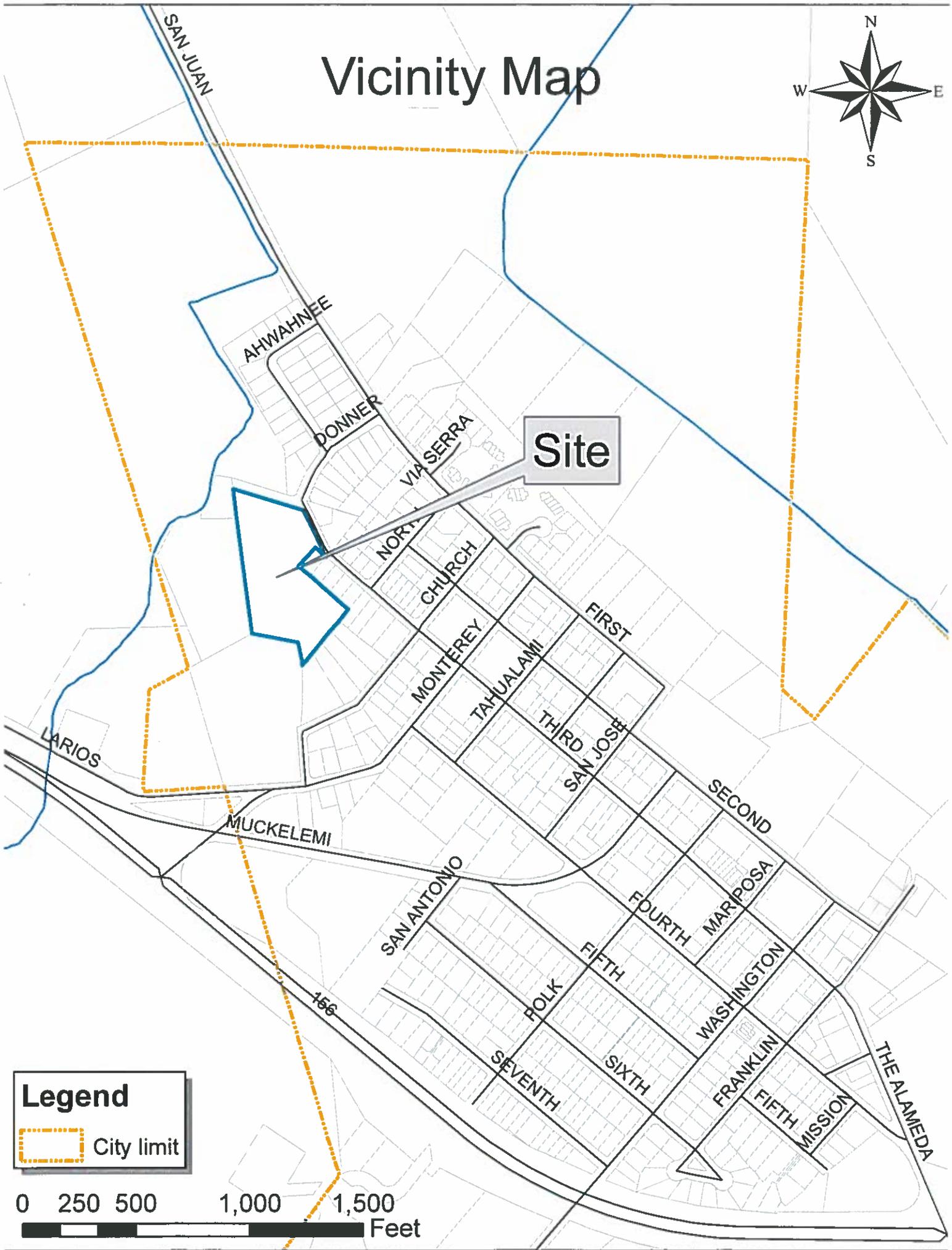
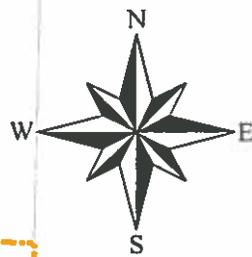
Map 1. Project Location.



PROJECT SITE

AREA VICINITY MAP

Vicinity Map



Legend

 City limit



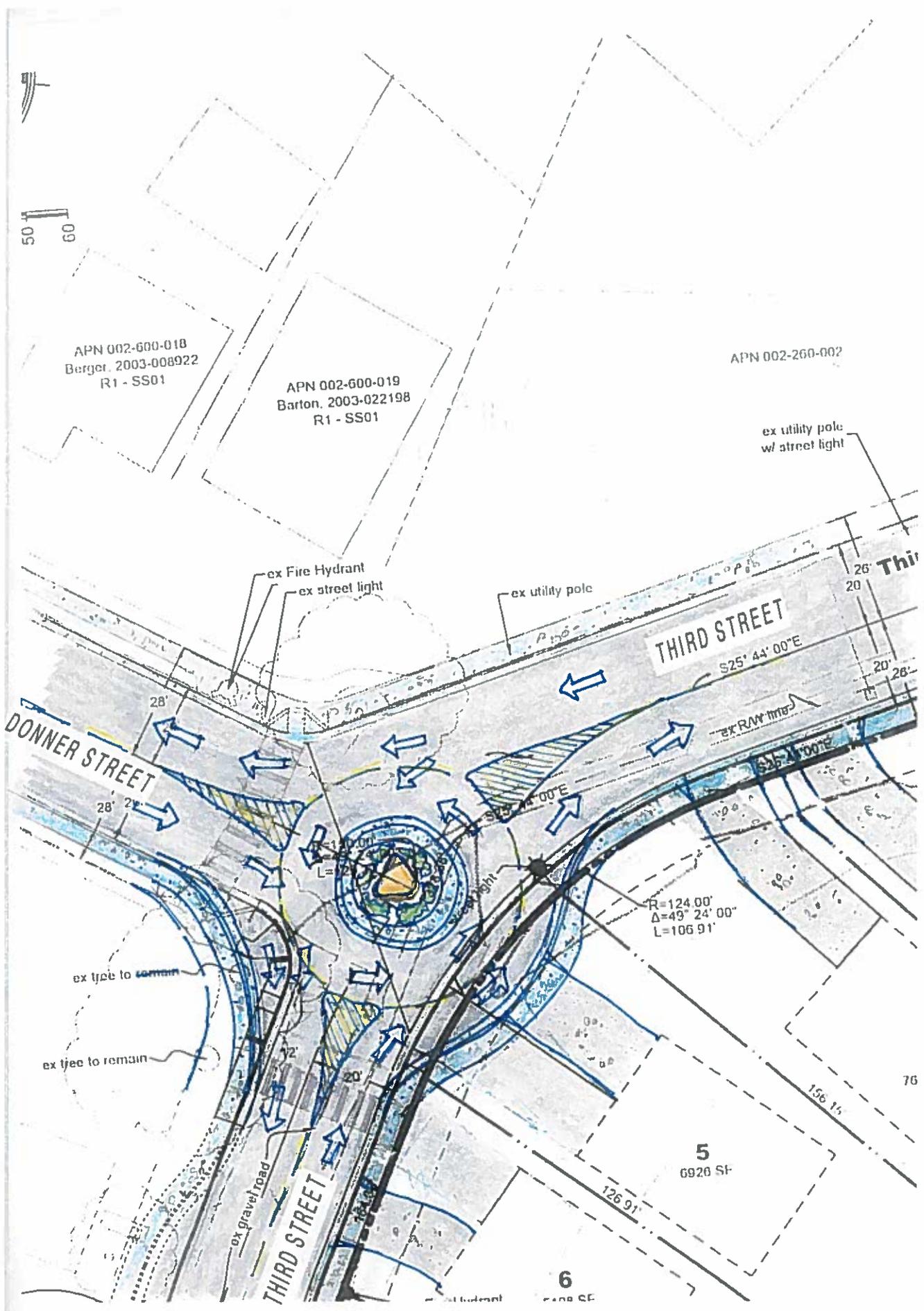
D'Ambrosio Vistas - Amended Tentative Map

preliminary Landscape Plan



5	1/14/2009	1/14/2009
4	1/14/2009	1/14/2009
3	1/14/2009	1/14/2009
2	1/14/2009	1/14/2009
1	1/14/2009	1/14/2009

D'Ambrosio Vistas
 MH engineering Co.
 Amended Tentative Map - Preliminary Landscape Plan
 Drawing No. L2000
 Date: 1/14/2009



CONCEPTUAL ROUND-A-BOUT INTERSECTION