

5. CULTURAL RESOURCES

Would the project:

	Potentially Significant Impact	Less-than-Significant Impact with Mitigation Measures Incorporated	Less-Than-Significant Impact	No Impact
a. Cause a substantial adverse change in the significance of a historical resource as defined in section 15064.5? (1,2,5,7)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to section 15064.5? (1,2,5,7)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? (1,2,5)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. Disturb any human remains, including those interred outside of dedicated cemeteries? (26)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments:

The project site is disturbed and currently used for livestock and animals such as goats, chickens, llamas, and horses, and for storage of semi-tractor trailers, recreational vehicles, bricks, pallets, trucks, and other equipment. An archaeological survey was not conducted for this site as it is within low archaeological sensitivity zone.

- a. The proposed project includes removing the existing home and muscle car fabrication shop. If the existing home and other structures are 45 years or older, they may be considered significant historic resources. Impacts to historic structures may be considered adverse and significant. Implementation of the following mitigation measure would ensure that development of the project site would not result in a significant effect on a historic structure.

Mitigation Measure

- CR-1 If and when the existing structures on the project site are proposed for demolition, the applicant shall retain a qualified historian to evaluate the historical significance of the structures. If the structures are not considered historically significant according to the California Environmental Quality Act, no further evaluation would be necessary.

If the structures are considered historically significant accord to the California Environmental Quality Act, the structures shall be thoroughly documented, preserved and interpreted, as determined to be appropriate by a qualified historian. If it is not feasible to preserve the structures, and it is determined that the loss of the structures is significant and unavoidable, the city shall prepare an environmental impact report to include an evaluation of the structures and make the appropriate findings associated with demolition of the structures.

- b. The project site is not located within the area of greater archaeological sensitivity identified on Figure 15 of the city's general plan EIR. However, during earth-moving activities, it is always possible to accidentally discover buried archaeological resources. Disturbance of archaeological resources would be considered a significant adverse environmental impact.

The City of Hollister municipal code Section 17.16.030 requires cessation of construction activity, notification of the Planning Department and examination by a qualified archaeologist or historian for historic resources, so that the extent and location of discovered materials may be recorded, subject to the approval of the Director, and disposition of artifacts may occur in compliance with applicable State and Federal laws.

Implementation of the following mitigation measure would reduce this potential significant impact to a less-than-significant level.

Mitigation Measure

CR-2 Due to the possibility that significant buried cultural resources might be found during construction, the following language will be included on all construction documents and on any permits issued for the project site, including, but not limited to, grading and building permits associated with future development of the project site:

"If archaeological resources or paleontological resources are unexpectedly discovered during construction, work shall be halted immediately within 50 meters (160 feet) of the find, and the Planning Department notified, until it can be evaluated by a qualified professional archaeologist. If the find is determined to be significant, an appropriate resource recovery shall be formulated, with the concurrence of the City of Hollister, and implemented, in compliance with municipal code section 17.16.0303."

- c. The project site is relatively flat and consists mostly of animal pens and paddocks, a house, and an automotive shop, with no unique geologic features present. The city general plan EIR evaluated impacts to cultural resources; however, there was no discussion of impacts associated with paleontological resources or unique geologic features. The county general plan EIR identified that "...paleontological specimens have been found in the County, and additional specimens may be unearthed during future agriculture and development excavations. It is likely that potentially significant sub-surface resources, including archaeological and unique paleontological resources, may be discovered due to excavation activities related to future development and construction."

Although there are no specific indications of paleontological resources associated with the project site, during earth-moving activities, it is always possible to accidentally discover buried paleontological resources. Disturbance of paleontological resources would be considered a significant adverse environmental impact. Implementation of Mitigation Measure CR-2 would reduce this potential significant impact to a less-than-significant level.

- d. Although no evidence of potentially sensitive cultural resources are associated with the project site, there is the possibility of an accidental discovery of archaeological resources or human remains during construction activities. Disturbance of Native American human remains is considered a significant adverse environmental impact. Implementation of the following mitigation measure would reduce this impact to less than significant.

Mitigation Measure

CR-3 Due to the possibility that human remains may be discovered during future construction activities, the following language shall be included in all construction documents and on any permits issued for the project site, including, but not limited to, grading and building permits associated with future development of the project site:

"If human remains are found during construction, there shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent human remains until the coroner is contacted to determine that no investigation of the cause of death is required.

If the coroner determines the remains to be Native American, then the coroner shall contact the Native American Heritage Commission within 24 hours. The Native American Heritage Commission shall

identify the person or persons it believes to be the most likely descendent (MLD) from the deceased Native American. The MLD may then make recommendations to the landowner or the person responsible for the excavation work, for means of treating or disposing of, with appropriate dignity, the human remains and associated grave goods as provided in Public Resources Code Section 5097.98.

The landowner or authorized representative will rebury the Native American human remains and associated grave goods with appropriate dignity on the project site in a location not subject to further disturbance if: a) the Native American Heritage Commission is unable to identify a MLD or the MLD failed to make a recommendation within 48 hours after being notified by the commission; b) the descendent identified fails to make a recommendation; or c) the landowner or his authorized representative rejects the recommendation of the descendent, and the mediation by the Native American Heritage Commission fails to provide measures acceptable to the landowner."

6. GEOLOGY AND SOILS

Would the project:

	Potentially Significant Impact	Less-than-Significant Impact with Mitigation Measures Incorporated	Less-Than-Significant Impact	No Impact
a. Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
(1) 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? (27)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(2) Strong seismic ground shaking? (2)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(3) Seismic-related ground failure, including liquefaction? (2,7)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(4) Landslides? (4,5)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Result in substantial soil erosion or the loss of topsoil? (1,7)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse? (2,7)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. Be located on expansive soil, creating substantial risks to life or property? (2)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e. Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater? (33)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Comments:

a/c. Potential impacts from exposure to geologic risks are as follows:

(1) Surface Fault Ruptures. The project site is not located in an Alquist-Priolo Fault Zone. There are no known faults that cross the project site.

(2) Ground Shaking. As identified in the city's general plan EIR, the city is in a seismically active area. Four fault zones traverse the county in the vicinity of the planning area: the San Andreas Fault, the Quien Sabe Fault, the Tres Pinos and the Calaveras Faults. The San Andreas Fault system, probably the largest in the United States, crosses San Benito County in a southeasterly direction along the Gabilan Range two and a half miles west of the City. The Hayward/Calaveras Fault runs south and north and bisects the City through downtown. The Quien Sabe Fault is about three miles to the east of the planning area and runs in the southeast direction. The Tres Pinos Fault is a minor fault that is connected to the Calaveras Fault in Hollister's Downtown. It passes in a southeasterly direction through the planning area. All but the Tres Pinos Fault are considered active faults.

It is reasonable to expect that the project area would be subject to intense ground shaking during an earthquake, as would all areas of the city. The potential for damage during strong seismic shaking cannot be eliminated. Ground shaking and ground failure can result in structural failure and collapse, local damage to underground utilities, and the cracking of paved areas, presenting a hazard to occupants and damage to contents. *City of Hollister General Plan* policies to reduce earthquake and seismic shaking hazards include the following:

HS1.4 Seismic Hazards. Assure existing and new structures are designed to protect people and property from seismic hazards. Review all development proposals for compliance with the Alquist-Priolo Earthquake Fault Zoning Act and the Uniform Building Code as a way to reduce the risk of exposure to seismic hazards for those who will be living and working within the Hollister Planning Area.

HS1.5 Geotechnical and Geologic Review. Require all geologic hazards be adequately addressed and mitigated through project development. Development proposed within areas of potential geological hazards shall not be endangered by, nor contribute to, the hazardous conditions on the site or on adjoining properties.

The city's general plan EIR identified that the general plan policies would reduce potential impacts but, the impact would remain significant and unavoidable (city general plan EIR page 4.9-4). However, with adoption of the general plan, the city

determined that the policies and standards in the Health and Safety Element, such as those cited above, would reduce the potential impacts associated with strong seismic ground shaking to what is defined as an “acceptable level of risk.”

(3) Liquefaction. As identified in the city’s general plan EIR, the structural damage caused by soil liquefaction during an earthquake was determined to be a significant unavoidable impact. However, with adoption of the general plan, the city determined that the policies and standards in the Health and Safety Element, such as HS1.4 and HS1.5 cited under the discussion of ground shaking above, would reduce the potential impacts associated ground failure to what is defined as an “acceptable level of risk”.

Section 16.28.010 of the City of Hollister municipal code requires that a soils report be prepared. Should the soils report indicate soil problems, a soils investigation of each lot in the subdivision may be required by the city engineer (§16.28.030). Should seismic or geologic conditions warrant, section 16.28.030 requires preparation of a report prepared by a registered geologist.

Implementation of the following mitigation measures would reduce the potential impacts related to ground failure to a less-than-significant level.

Mitigation Measures

GEO-1 Prior to approval of subdivision of the site, the project applicant shall have a site-specific soils report prepared by a state registered civil engineer.

Should the soils report indicates the presence of critically expansive soils or other soils problems which, if not corrected, would lead to structural defects, the project applicant shall have a soils investigation of each lot in the subdivision prepared by a state registered civil engineer consistent with section 16.28.030 of the city’s municipal code and in compliance with all applicable state and local code requirements, that includes:

- a. Analysis of potential liquefaction hazards using accepted methodologies, confirmed by borings and excavations as required;
- b. Site specific engineering requirements for mitigation of any liquefiable soils, using proven methods, generally accepted by registered engineers, such as subsurface soil improvement, deep foundations extending below the liquefiable layers, structural

slabs designed to span across areas of non-support, soil cover sufficiently thick over liquefaction soil to bridge liquefaction zones, dynamic compaction, compaction grouting, jet grouting, and other mitigation for liquefaction hazards suggested in the Guidelines for Evaluating and Mitigating Seismic Hazards In California (California Geological Survey 2008);

- c. Review of recommended measures to ensure compliance with California Geological Survey guidelines related to protection of public safety from liquefaction; and
- d. Determination of the final design parameters for walls, foundations, foundation slabs, utilities, roadways, parking lots, sidewalks, and other surrounding related improvements.

All recommended corrective action which is likely to prevent structural damage to structures shall be incorporated into final construction plans of each structure.

GEO-2 Prior to any approval of subdivision on the project site, the project developer shall have a site-specific geologic report prepared by a state registered civil engineer, in compliance with all applicable state and local code requirements, that includes:

- a. Analysis of the expected ground motions at the site from known active faults using accepted methodologies;
- b. Analysis of potential fault rupture and landslide hazards using accepted methodologies, confirmed by borings and excavations as required;
- c. Site specific engineering requirements for mitigation of any identified risks of fault rupture or landslides, using proven methods, generally accepted by registered engineers, such as mitigation for landslide hazards suggested in the Guidelines for Evaluating and Mitigating Seismic Hazards In California (California Geological Survey 2008) to reduce risks of fault rupture and landslides to an insignificant level;
- d. Review of recommended measures to ensure compliance with California Geological Survey guidelines related to protection of public safety from landslide hazards and fault rupture;

- e. Structural design requirements as prescribed by the most current version of the California Building Code, to ensure that structures can withstand ground accelerations expected from known active faults; and
- f. Determination of the final design parameters for walls, foundations, foundation slabs, utilities, roadways, parking lots, sidewalks, and other surrounding related improvements.

Such report shall specify the remedial measures, if any are necessary, that will make the subdivision safe for development. Project construction plans shall incorporate all report mitigations, and the project structural engineer and geotechnical consultant shall certify that the construction plans for the site incorporate all applicable mitigations from the investigation and meet current California Uniform Building Code requirements. The City Building Official shall review all project plans for the relevant permits to ensure compliance with the applicable geotechnical investigation and other applicable Code requirements.

(4) Landslides. The project site is flat, and is not located adjacent to any hillsides or other sloped area which could be subject to landslides.

- b. Development of the project site would disrupt the surficial soil in areas where soils are susceptible to erosion by wind and/or water. Removal of soils can undermine buildings, roads, and other structures both during short-term construction activities and long-term where vegetative cover is not re-established, and could result in a potentially significant adverse impact. The city's general plan policy NRC 2.4(3) requires that appropriate measures to be taken to reduce wind erosion during construction, such as watering of soil, replanting and repaving and city's general plan policy CSF 3.2 requires project developers to implement suitable erosion control measures.

The City of Hollister's municipal code chapter 15.24, Grading and Best Management Practices control, requires a best management control plan to be submitted for land-disturbing activities, including grading. The plan is required to include all proposed Best Management Practices, including erosion, sediment, wind, dust, tracking, non-storm water management and waste management control. It also requires sediment retention measures, surface runoff and erosion control measures. In addition, any grading or earth disturbing activities during the rainy season requires permission by the city engineer per the requirements of municipal code section 15.24.210. Section 16.24.070(B) also requires landscaping for subdivisions in part for erosion control and bank protection.

Implementation of the following mitigation measure would ensure erosion impacts are less than significant.

Mitigation Measure

GEO-3 Prior to issuance of a grading permit, the developer shall prepare and implement an erosion control plan for development of the project site, in compliance with city's general plan policies NRC 2.4(3) and CSF 3.2 and city's municipal code sections 15.24.210 and 16.24.070(B), subject to review and approval by the city. The plan shall include, but not be limited to the following measures:

- a. The construction sites shall be designed to prevent migration of soil fines. The contractor must plan the dewatering and excavation activities so that stable and dry excavations are maintained throughout construction.
- b. All development should be sited and designed to conform to site topography and minimize grading and other site preparation activities, to the maximum extent possible.
- c. All disturbed surfaces (including soils stockpiled temporarily) resulting from grading operations shall be prepared and maintained to control erosion. This control shall consist of measures to provide temporary cover to help control erosion during construction and permanent vegetative cover to stabilize the site after construction has been completed. The seeded areas shall be maintained and irrigated as needed to adequately establish vegetative cover.
- d. The following provisions shall apply during the wet season between October 15 and April 15:
 1. All necessary erosion control equipment shall be installed or shall be available for immediate installation when needed due to rainy conditions (i.e. silt fences, hay bales, jute netting, etc.).
 2. Disturbed surfaces not involved in the immediate operations must be protected by mulching and/or other effective means of soil protection. Soils temporarily stockpiled shall be covered with tarp and secured adequately.