

5. CEQA REQUIRED SECTIONS

California Environmental Quality Act (CEQA)-required discussions are included in this section, including the following:

- Growth-inducing impacts of the proposed project;
- Cumulative impacts of the proposed project; and
- Unavoidable significant impacts of the proposed project (*i.e.*, residually significant impacts).~~and~~

5.1 GROWTH INDUCING AND SECONDARY IMPACTS

In compliance with CEQA Guidelines 15126(d), the 2006 EIR discussed ways in which the proposed project could induce growth. A growth inducing impact is an effect that directly or indirectly fosters economic or population growth, or the construction of additional housing. Indirect growth inducement could result if a project established substantial new permanent employment opportunities or removed obstacles to population growth.

Growth inducement is not in and of itself an “environmental impact,” however growth can result in adverse environmental consequences. Growth inducement may constitute an adverse impact if the growth is not consistent with or accommodated by the land use plans and growth management plans and policies for the area affected. Local land use plans (e.g., general plans) provide for land use development patterns and growth policies that allow for the orderly expansion of urban development supported by adequate urban public services, such as water supply, roadway infrastructure, sewer service and solid waste service. A project that would induce “disorderly” growth (*i.e.*, a project in conflict with local land use plans) could indirectly cause adverse environmental impacts, for example, public services impacts. Thus, to assess whether a project with the potential to induce growth is expected to result in adverse secondary effects, it is important to assess the degree to which the growth associated with a project would or would not be consistent with applicable land use plans.

Section 5.1 of the 2006 EIR presented analysis of the growth inducing potential and secondary impacts of a proposed project that included a reclaimed water irrigation component. The conclusions of the 2006 EIR are assumed to have adequately addressed impacts resulting from the implementation of the reclaimed water irrigation project analyzed in this SEIR. The 2006 EIR identified mitigation that would provide the City of Hollister and San Benito County with annual assessments of wastewater demands to ensure that the DWTP is not expanded beyond the capacity needed to serve planned growth in the service area. This measure is described in detail in **Appendix C** and briefly summarized below:

- **2006 EIR MM 5.1 (a-b):** The City of Hollister shall prepare an annual wastewater demand report for the DWTP and make the report available to San Benito County and the public. The report shall provide updated assessments of plant capacity, anticipated

flow increases from urban growth in the service area, and updated timetables for plant expansions matching service area demands. The City of Hollister shall utilize information provided by San Benito County to estimate the demands of the unincorporated portion of the DWTP service area. The City of Hollister shall work cooperatively with San Benito County to serve the unincorporated portion of the DWTP service area in order to support the County's Growth Management System.

5.1.1 GROWTH INDUCEMENT POTENTIAL OF THE PROPOSED PROJECT

Implementation of the reclaimed water irrigation project would provide the increased disposal capacity needed to support the DWTP improvements analyzed in the 2006 EIR. Increased treatment and disposal capacity would result in the end to the building moratorium that has restricted growth in the City of Hollister. The location and amount of future growth would be controlled and guided through the San Benito County Growth Management System and the City of Hollister General Plan, Growth Management Program and adopted growth and development controls and standards. However, this growth would not be possible under the existing building moratorium.

5.1.2 SECONDARY ENVIRONMENTAL IMPACTS OF GROWTH

Secondary environmental impacts associated with growth would depend largely on changes to land use that occur with new developments. The City of Hollister and San Benito County General Plans have been designed to guide land use changes and development in the service area. The environmental impacts of residential and commercial developments identified in the *City of Hollister General Plan Final Program Environmental Impact Report* were incorporated by reference into the 2006 EIR (City of Hollister, 2005b). The conclusions of the 2006 EIR are assumed to have adequately addressed impacts resulting from the implementation of the reclaimed water irrigation project analyzed in this SEIR. For further evaluation of the impacts of growth within the Hollister planning area the reader is directed to consult the 2006 EIR or the City of Hollister General Plan EIR, which is available from the City of Hollister at 375 Fifth Street, Hollister.

5.2 CUMULATIVE IMPACTS

This section evaluates the cumulative effects of the proposed project when considered in the context of other similar projects within the vicinity of the proposed project. "Cumulative impacts" refer to two or more impacts that, when combined, are considerable or compound other environmental effects. CEQA Guidelines Section 15130(b) requires that cumulative impacts must reflect the severity of the impacts and their likelihood of occurrence. The cumulative discussion need not provide as much detail as provided for impacts of the project alone and should be guided by the standards of practicality and reasonableness.

5.2.1 TIERED CUMULATIVE IMPACT ASSESSMENT

CEQA Guidelines 15152(f)(1) provides specific guidance for situations when a CEQA document is ~~being~~ tiered off of a previously completed EIR:

Where a lead agency determines that a cumulative effect has been adequately addressed in the prior EIR, that effect is not treated as significant for purposes of the later EIR and need not be discussed in detail.

Section 5.2 of the 2006 EIR presented analysis of the cumulative impacts of a proposed project that included a reclaimed water irrigation component. The analysis included consideration of impacts associated with the following issue areas:

- Land Use, Planning, and Recreation;
- Geology;
- Hydrology and Water Quality;
- Biological Resources;
- Cultural Resources;
- Hazardous Materials/Public Health;
- Utilities and Service Systems;
- Air Quality; and
- Traffic

With the implementation of recommended mitigation measures from the 2006 EIR, all identified impacts were considered to be less than significant. With the exception of cumulative effects related to hydrology and water quality (discussed in Section 4.2) and changes to the San Juan Oaks Golf Club Expansion Project (discussed below in Section 5.2.2), no additional cumulative impacts have been identified during the analyses performed for this SEIR beyond those disclosed in the 2006 EIR. The discussion and analyses of cumulative effects resulting from implementation of the proposed project ~~is~~are incorporated by reference from the 2006 EIR, and further discussion of cumulative effects to hydrology and water quality is included in **Section 4.2** and Section 5.2.2 of this SEIR.

5.2.2 SUBSEQUENT CUMULATIVE ANALYSIS

In addition to the cumulative effects disclosed in the 2006 EIR, a supplemental cumulative analysis of the San Juan Oaks expansion project has been included below. The supplemental analysis considers recent developments and reasonably foreseeable future conditions that were not considered within the 2006 EIR.

Cumulative Setting

The context of the cumulative environmental setting is incorporated by reference from Section 5.2.1 of the 2006 EIR, which provides a description of the following projects considered within the cumulative environment:

- Build-out of the City of Hollister General Plan and the San Benito County General Plan;
- San Juan Oaks Golf Club Expansion;

- Northeast Fairview Specific Plan at Santana Ranch;
- Sunnyslope County Water District;
- State Route 25 Bypass; and
- Approved Residential Developments within the City of Hollister.

San Juan Oaks Golf Club Expansion

Since certification of the 2006 EIR, the San Juan Oaks Golf Club has indicated that it would likely accept additional amounts of recycled water from the City beyond that considered within the scope of analysis for the 2006 EIR. It was previously assumed that the Golf Club would develop an on-site WWTP that would dispose of treated effluent through recycled water irrigation on their golf course facilities, reducing the overall quantity of reclaimed water that may be accepted from the City's DWTP. However, the Golf Club is currently considering entering into an agreement with the City for wastewater treatment services, thereby eliminating their need for disposal of on-site wastewater flows and increasing the quantity of recycled water that may be accepted from the City's DWTP

Cumulative Effects

Hydrology and Water Quality

The SEIR assumes that up to 357 acre-feet (AF) per year of reclaimed water from the City's DWTP would be used to irrigate the existing golf course facilities. Future implementation of the approved Golf Club Expansion Project could result in expanded use of reclaimed water irrigation on lands located to the west of the existing golf course. At full build-out, it is expected that the San Juan Oaks Expansion Project could result in a total demand of up to 646 AF of reclaimed water per year. Additional irrigation with reclaimed water on the golf course site could result in cumulative effects associated with impacts to water quality and hydrology. As with any other future recycled water project for Phase II of the City's LTWMP, recycled water irrigation for the Golf Course Expansion Project would be operated in accordance with Title 22 water quality objectives and restrictions set forth in associated Waste Discharge Requirements (WDRs) issued by the Central Coast Regional Water Quality Control Board (CCRWQCB), the jurisdictional agency responsible for water quality issues. As described in **Section 3.4.2**, when adopting WDRs, the CCRWQCB sets effluent limitations as a condition of approval to ensure that the discharge would not harm beneficial uses, such as public water supplies or agricultural and industrial water use. In addition to effluent limitations, WDRs include receiving water limitations, monitoring and reporting requirements, and operational requirements. Additionally, as described in **Section 3.4.2**, the City may obtain a Master Reclamation Permit (MRP) to minimize the potential for incidental run-off, and ensure recycled water users, including the San Juan Oaks Golf Club, apply irrigation in a manner that is fully protective of groundwater. With adherence to regulatory requirements and restrictions discussed above, cumulative effects to hydrology and water quality as a result of the proposed project in combination with expanded recycled water use on the Gold Course property would be considered less than cumulatively considerable.

5.3 SIGNIFICANT AND UNAVOIDABLE IMPACTS

The potential environmental impacts that would result from implementation of the proposed project are identified in the Chapter 4.0 of this SEIR. The impacts are summarized in **Table 2-1** of Chapter 2.0. In most cases, impacts resulting from the proposed project are expected to be less than significant, or would be reduced to less than significant levels with the implementation of recommended mitigation measures in the 2006 EIR and this SEIR. As discussed in the 2006 EIR, the proposed project would support growth anticipated under the City of Hollister General Plan and the San Benito County General Plan. The Hollister General Plan EIR identified significant and unavoidable impacts of this growth including the conversion of farmland, seismic impacts, traffic impacts, and impacts from population and job growth. The proposed project would also support additional growth beyond that anticipated under the Hollister General Plan by allowing for growth within the unincorporated service area. Notwithstanding the mitigation discussed above, the proposed project would accommodate planned growth and the associated contribution to secondary environmental effects of such growth would be significant and unavoidable. **Significant and Unavoidable.**