



San Benito County Resource Management Agency

Public Works / Planning & Building / Parks / Integrated Waste

NOTICE OF PREPARATION AND SCOPING MEETING

NOTICE IS HEREBY GIVEN that San Benito County will serve as the Lead Agency, consistent with Section 15020 and 15021 of the California Environmental Quality Act (CEQA Guidelines), in preparing an Environmental Impact Report (EIR) for the proposed **Lima Property Specific Plan project** (the "proposed project") with Richland Communities, Inc. as the applicant. The County is requesting your input on the scope and content of the environmental issues and alternatives to be evaluated in the EIR. Responsible agencies may need to use the EIR to be prepared by the County when considering permits or other approvals for the project, and trustee agencies should plan to review and comment on the EIR with respect to trust resources within their jurisdiction.

PROJECT LOCATION: The Specific Plan Area (Plan Area) is approximately 347-acres located in unincorporated San Benito County, approximately 1.6 miles south of the City of Hollister (APN 025-200-064). Regional access is provided by SR 25, SR 156, and U.S. Highway 101. Local access would be provided along SR 25 and Portugese Way where a new roundabout will function as the main entryway into the Plan Area. Figure 1 shows the location of the Plan Area within San Benito County. The existing use of the site is undeveloped grazing rangeland.

PUBLIC REVIEW PERIOD: This NOP is available for public review and comment pursuant to California Code of Regulations, Title 14, Section 15082(b). The 30-day public comment period during which San Benito County will receive comments on the NOP for the Specific Plan EIR begins May 20, 2019 and ends on June 18, 2019.

PROJECT DESCRIPTION: The Specific Plan sets forth a comprehensive set of plans, development standards, design guidelines, and implementation programs that have been designed to produce a project that is consistent with the goals, objectives, and policies of the County's 2035 General Plan. The Specific Plan is organized according to the following chapters: Introduction, Vision, Land Use and Development Standards, Affordable Housing, Circulation and Mobility, Public Uses, Utilities, and Resource Management, and Implementation. The Specific Plan will be included as a new zoning district chapter in the Zoning Code (Title 25). The project may include the adoption of a development agreement. The current General Plan designation is Residential Mixed.

The Specific Plan would be the operating document for the development of a multi-generational mixed-use community with a wide range of housing types, mixed-use commercial, an 8-acre school site to accommodate grades K-8, an interconnected 21-acre system of parks, 99-acres of natural open space, and a multi-purpose trail system. The Plan Area includes a total of seven neighborhoods with low to medium density residential neighborhoods along the perimeter of the Plan Area and a medium-high density neighborhood, a school site, and a shared park at the center of the community. Four of the low to medium density residential neighborhoods, located at the east end of the Plan Area, would provide housing for various demographics, including first time homebuyers, families, young professionals, and the local workforce. Proposed residential product types include single-family homes, attached townhomes, live-work units, and multifamily units. Two of the low-density residential neighborhoods, located at the west end of the Plan Area, are planned as an age-qualified, single-family active adult neighborhood. An affordable housing program is required.

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Specific Plan build-out would include up to 1,280 residential units, 33,000 square feet of commercial, and a school. An additional 65 residential units, for a total of 1,345 residential units, would be developed if the Southside Elementary School District makes the decision not to acquire the 8-acre school site.

The site is located outside of the Hollister Urban Area. Three wastewater treatment options are considered for the proposed Specific Plan, including: 1) connecting to the City of Hollister system, 2) constructing a stand-alone treatment plant, and 3) constructing a system to serve the Plan Area and the adjacent Tres Pinos wastewater treatment system. Groundwater is expected to be the primary source of water supply for the project. Under CEQA Guidelines Section 15206 (b)(2)(A), the proposed Specific Plan is classified as a project of "regional significance" because it includes more than 500 housing units. A Water Supply Assessment and water degradation study is being prepared for the proposed Specific Plan by the San Benito County Water District.

PUBLIC AGENCY APPROVALS: The proposed Specific Plan and related discretionary actions would require adoption by the County of San Benito Board of Supervisors (BOS). The Planning Commission and other decision-making bodies would review the proposed Specific Plan and make recommendations to the BOS. Subsequent development under the Specific Plan may require approval of State, federal, other local and responsible trustee agencies that may rely on the EIR for decisions in their areas of expertise or jurisdiction.

PROBABLE ENVIRONMENTAL EFFECTS: The EIR will address the potential physical environmental effects of the proposed project for each of the environmental topics outlined in the CEQA Guidelines, Appendix G. The EIR will also address the cumulative impacts resulting from other past, present and reasonably foreseeable future projects. As of the date of this NOP and based on currently available information, it is anticipated that the proposed project may have potentially significant impacts in connection with Aesthetics, Agricultural Resources, Air Quality, Biological Resources, Cultural Resources, Energy, Geology/Soils, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Hydrology/Water Quality, Land Use/Planning, Noise, Population/Housing, Public Services and Recreation, Transportation, Tribal Cultural Resources, Utilities/Service Systems, and Wildfire.

PUBLIC SCOPING MEETING: Pursuant to the public participation goals of CEQA, as set forth in particular in Public Resources Code Section 21083.9, subdivision (a), San Benito County, in its role as Lead Agency, will hold a public scoping meeting to provide an opportunity for the public and representatives of public agencies to address the scope of the Environmental Impact Report. The Scoping Meeting is scheduled for **Tuesday, May 28th, 2019, 6:00 pm** at the following location:

Southside Elementary School (gymnasium)
4991 Southside Road
Hollister, California 95023

COMMENTING ON THE SCOPE OF THE EIR. The County welcomes agency and public input regarding environmental factors potentially affected (listed above) and project alternatives to be considered for evaluation. All written comments will be considered and must be submitted by Tuesday, June 18, 2019.

Please direct your written comments to:

San Benito County
Resource Management Agency
Attn: Darryl Boyd
2301 Technology Parkway
Hollister, California 95023
dboyd@cosb.us

Figure 1 Lima Property Specific Plan Area

