

EIR APPENDICES

Appendix A – Notice of Preparation and Responses

Notice of Preparation - REVISED

To: Interested Parties, Responsible Agencies and Trustee Agencies

Subject: Notice of Preparation of a Draft Environmental Impact Report

Lead Agency:

County of San Benito
3224 Southside Road
Hollister, CA 95023
Contact: Lissette Knight,
Senior Planner
lknight@planning.co.san-benito.ca.us

Consulting Firm:

PMC
585 Cannery Row, Suite 304
Monterey, CA 93940
Contact: Patrick Kelly, AICP
Project Manager

Project Title: Santana Ranch Specific Plan

Project Applicant: Jim Weaver, Pacific Rim Planning Group

Notice is hereby given that the County of San Benito will be the Lead Agency and will prepare a project-level Draft Environmental Impact Report (EIR) under the California Environmental Quality Act (CEQA) for the Santana Ranch Specific Plan project ("Project"). The County of San Benito is interested to know your views regarding the scope and content of the environmental information germane to your agency's statutory responsibilities in connection with the proposed project. Your agency will need to use the EIR prepared by our agency when considering any permits, entitlements or approvals for the Project.

The purpose of an Environmental Impact Report (EIR) is to inform decision makers and the general public of the environmental effects of a proposed project. The EIR process is intended to provide environmental information sufficient to evaluate a proposed project and its potential for significant impacts on the environment, establish methods for reducing adverse environmental impacts, and identify and consider alternatives to a project.

The EIR for the Project will be prepared and processed in accordance with the California Environmental Quality Act (CEQA) of 1970, as amended. In accordance with the requirements of CEQA, the EIR will include:

- A summary of the EIR
- A project description
- A description of the existing environmental setting, potential environmental impacts, and mitigation measures
- Alternatives to the project as proposed
- Environmental consequences, including: (a) any significant environmental effects which cannot be avoided if the project is implemented; (b) any significant

irreversible and irretrievable commitments of resources; (c) the growth-inducing impacts of the proposed project, (d) effects found not to be significant, and (e) cumulative impacts.

The project description, location, and the probable environmental effects are contained in the attached materials. Due to the time limits mandated by State law, your response must be sent **no later than 30 days** after receipt of this notice.

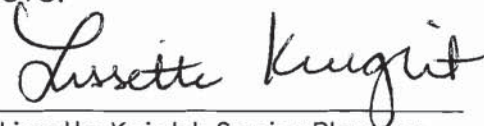
Notice of Scoping Meeting: The County will conduct a public scoping meeting to solicit comments from adjacent jurisdictions, interested parties requesting notice, responsible agencies, and trustee agencies as to the proper scope and content of the EIR. The scoping meeting will be held on December 16, 2009 at 6:30pm at the following location:

Veterans Memorial Building
Room 204
649 San Benito Street
Hollister Ca, 95023

Please send your agency's comments, as well as relevant contact information, to Lissette Knight, Senior Planner, at the address shown above.

Date: 11/19/09

Signature:



Title:

Lissette Knight, Senior Planner

Phone:

(831) 637-5313

Fax:

(831) 637-5334

Email:

lknight@planning.co.san-benito.ca.us

Notice of Preparation - REVISED

Project Title: Santana Ranch Specific Plan

Project Applicant: Jim Weaver, Pacific Rim Planning Group

Property Owners: Guerra Nut Shelling
Larry W. & Georgeann M. Anderson
Tom King
Richard Hall

Project Location: The property upon which the applicant seeks to develop the Santana Ranch Specific Plan project ("Project") is located in the northern portion of San Benito County, adjacent to the eastern edge of the City of Hollister ("Plan Area"). The Plan Area is located along the east side of Fairview Road, generally between Hillcrest Road and Sunnyslope Road. The Plan Area consists of an approximately 292-acre rectangular property that is generally undeveloped and consists primarily of vacant land. The Plan Area includes two residences, an orchard and various outbuildings associated with agricultural activities.

In addition to the Plan Area, additional property will be evaluated in this EIR as part of the Project being studied. First, an approximately 26-acre area immediately adjacent to the northeast corner of the Plan Area is included in this environmental review because the applicant proposes to potentially develop this area as a wastewater treatment plant serving the Project in the event the City of Hollister's Domestic Wastewater Treatment Plant is not able to provide wastewater capacity for the Project. Second, two parcels of land located on the east side of Fairview Road immediately adjacent to the Plan Area (California Department of Forestry fire station, approximately 5 acres; and LESSALT water treatment plant, approximately 1.7 acres), are being included in this environmental review because the applicant proposes that these parcels, along with portions of the Plan Area, be annexed into Sunnyslope County Water District (SSCWD). For purposes of this EIR, the 292-acre Plan Area, the 26-acre potential wastewater treatment site (including irrigation areas), the 5-acre CDF site, and the 1.7-acre LESSALT site shall be referred to collectively as the "Project Site."

In addition to the CDF Fire Station and the LESSALT plant, other surrounding uses include ranching uses to the east, north and south; and single-family residential uses located to the west on Fairview Road within the City of Hollister. The regional location is shown in **Figure 1** and the project vicinity is shown in **Figure 2**.

Project Background

The original NOP for the proposed project was issued by the County of San Benito in March, 2008 (SCH#2008031019). The NOP indicated the environmental document would be prepared as a supplemental environmental impact report. After further review, the County determined that a project-level EIR, rather than a Supplemental EIR pursuant to Public Resources Code Section 21166, will be prepared in connection with the Project. The project description was also modified to include the potential annexation of the CDF and LESSALT water treatment plant parcels. This revised NOP incorporates these changes.

Project Description

The Project proposes development of up to 1,092 dwelling units (including both single-family and multiple-family units, with a variety of housing types), with some opportunities for mixed uses in areas designated as multiple residential (SR-RM), as well as approximately 65,000 square feet of neighborhood commercial and offices uses. The project is also proposed to include an elementary school with capacity to serve up to 700 students, and a network of parks, recreational facilities, and pedestrian and bicycle facilities. **Figure 3** reflects the proposed Land Use Map for the Plan Area, and sets forth the proposed land use designations for the Plan Area. The Project is anticipated to be built out in approximately four phases over a period of approximately 10 years.

The domestic water for the Project is proposed to be supplied by Sunnyslope County Water District (SSCWD). The project applicant is exploring two options for wastewater treatment. The preferred treatment option would be for the Project to connect to the City of Hollister's Domestic Wastewater Treatment Plant. In the event the preferred option is not available, the applicant would propose to construct a package wastewater treatment facility on a 26-acre area immediately adjacent to the Plan Area. The Project also includes construction of an upgraded stormwater discharge outfall into Santa Ana Creek, approximately 3,500 feet north of the Plan Area adjacent to Fairview Road.

The Project would require the following discretionary approvals from San Benito County:

- Approval of San Benito County General Plan amendments to change the General Plan Diagram to show the Plan Area as "Santana Ranch-Specific Plan (SR-SP)"; and make other specified conforming amendments to the General Plan to ensure consistency between the General Plan and the Project.
- Adoption of the Santana Ranch Specific Plan.

- Approval of amendments to the San Benito County Code to change the text to reflect the new zoning designation of "Santana Ranch-Specific Plan (SR-SP)"; to change the County's Zoning Map to show the Plan Area as zoned "SR-SP"; and to make other specific conforming amendments to ensure consistency between the County Code and the Project.
- Approval of the Santana Ranch Specific Plan as the applicable zoning for the Plan Area.
- Approval of a Development Agreement between the County and the Property Owners.
- Approval of parcel, tentative, and/or final subdivision maps for specific areas of development within the Plan Area.
- Approval of grading permits.
- Approval of design review consistent with the process set forth in the Santana Ranch Specific Plan.

The Project also could require discretionary approvals from other federal, state and regional agencies including:

- Approval of permits from federal regulatory agencies with jurisdiction over the project (such as United States Fish and Wildlife Service, National Marine Fisheries Service, United States Army Corps of Engineers) in connection with biological impacts.
- Approval by the San Benito County LAFCO for changes of organization or reorganization or to otherwise approve the proposed annexation of a portion of the Plan Area, the LESSALT treatment plant parcel and the CDF station parcel into the SSCWD service area, as well as other potential LAFCO actions required for the proposed water and wastewater service provision to the Project.
- Approval of permits from other state and regional agencies such as California Department of Fish and Game, State Water Resources Control Board, Central Coast Regional Water Quality Control Board, California Department of Transportation, California Department of Health Services, Monterey Bay Unified Air Pollution Control District in connection with air quality, biological, public services, transportation and utilities impacts.

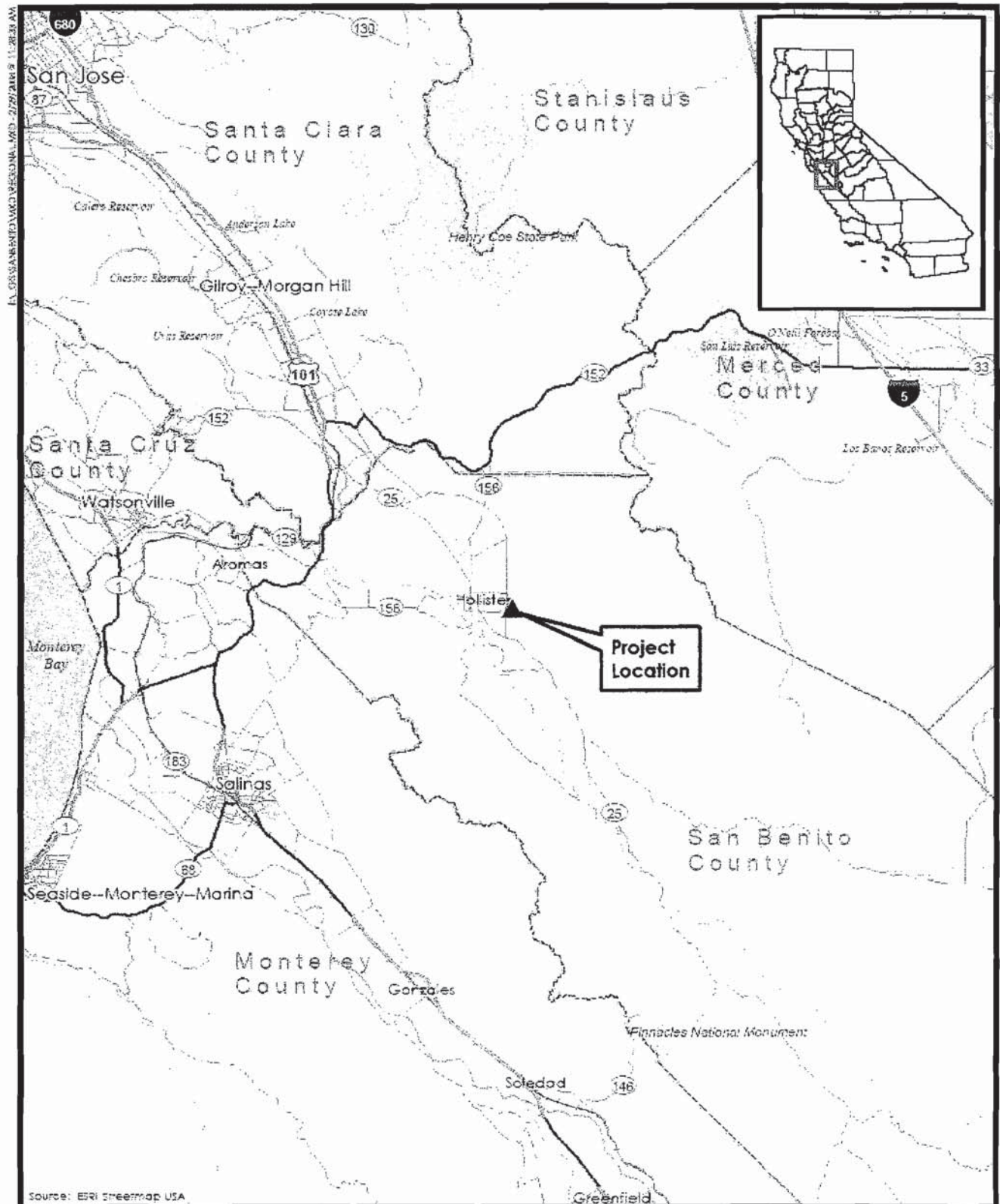


Figure 1
Regional Location
PMC

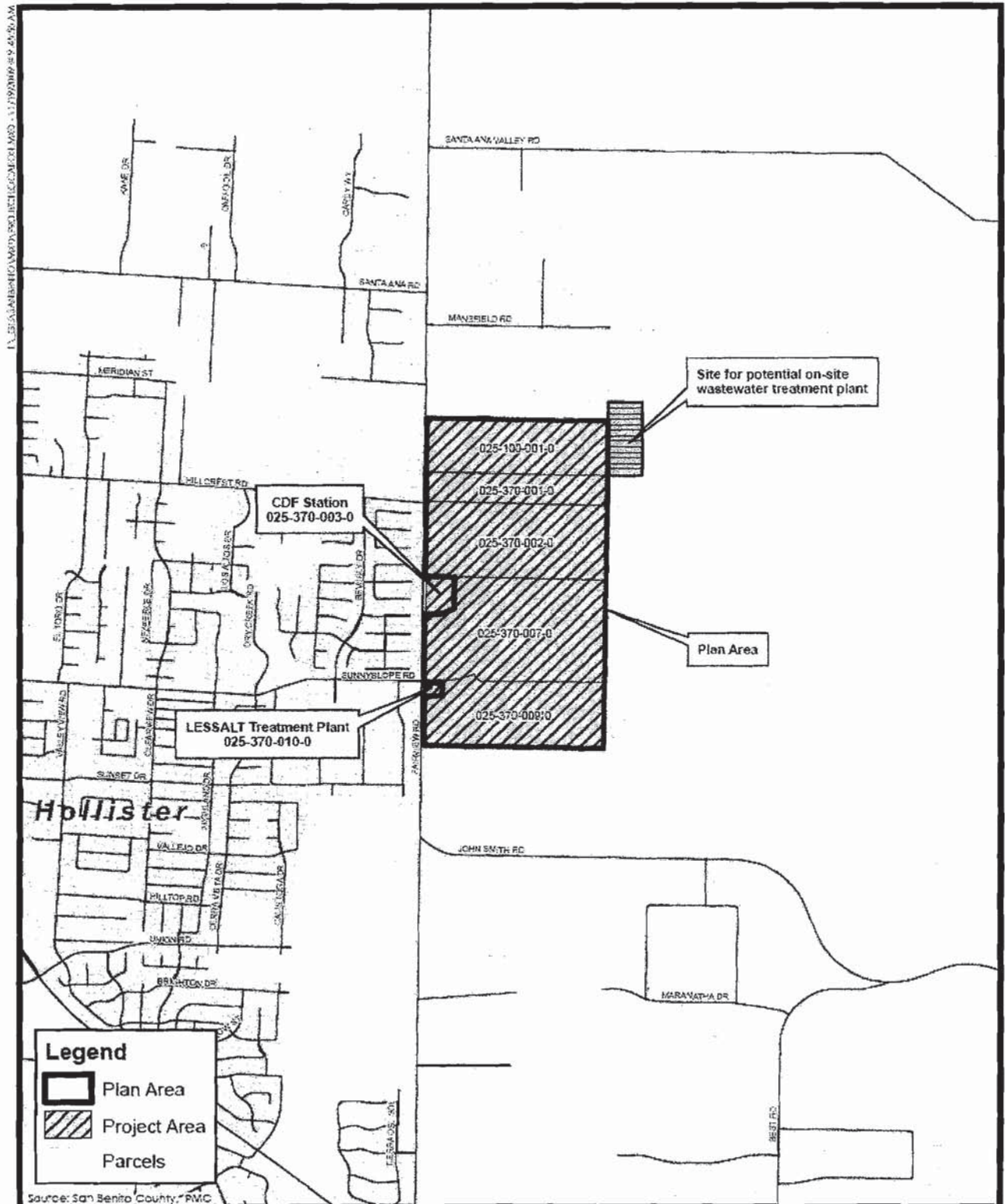


Figure 2
Project Location
PMC

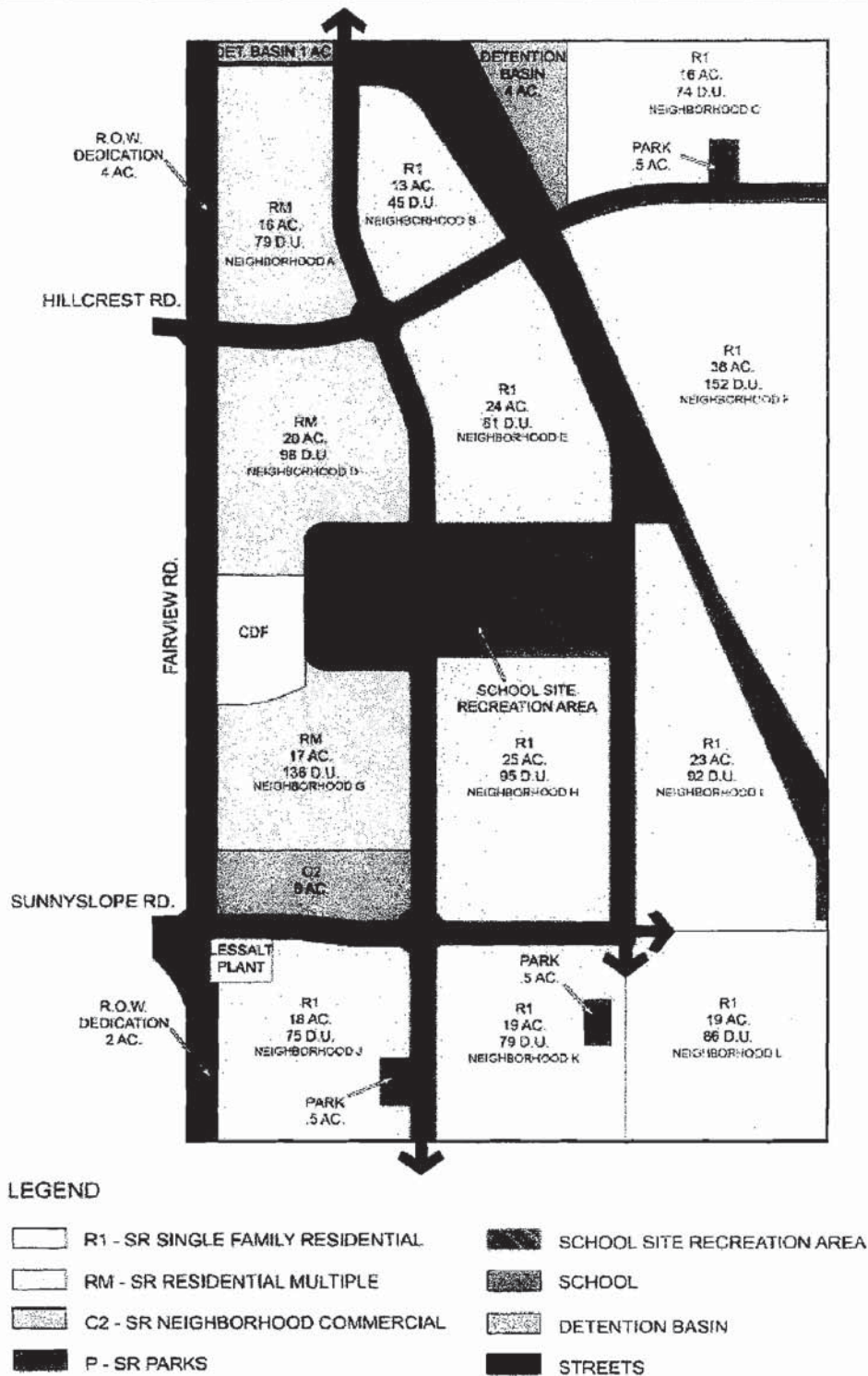


Figure 3
Specific Plan Land Use Map

Potential Areas of Concern

All CEQA environmental topic areas will be addressed in the EIR. However, based on the information set forth below, the following issue areas and potential environmental effects of the <Project may> be of particular relevance, although the level and scope of analysis will be refined based on responses to this Notice of Preparation (NOP).

1. Aesthetics
2. Agricultural Resources
3. Air Quality
4. Biological Resources
5. Cultural Resources
6. Noise
7. Traffic and Circulation
8. Wet and Dry Utilities

Aesthetics

The Project will result in the suburban development of land that is currently used for hay farming and a walnut orchard. The change in character of the site resulting from the Project, as well as potential view impacts from nearby public viewing areas will be analyzed. Potential light and glare impacts will also be addressed. It is not anticipated that significant visual impacts will result from the Project, due to the proposed design and glare reduction features incorporated into the Specific Plan.

Agricultural Resources

The change in use on the site from hay farming and walnut harvesting to suburban uses will be analyzed in the context of applicable County policies and CEQA standards of significance for the preservation of farmland. Based on the sub-prime farmland classification of the site, it is not anticipated that significant impacts to agricultural resources will occur.

Air Quality

It is anticipated that primary air quality issues associated with the Project would be impacts to air quality from long-term indirect mobile sources (i.e. traffic generation) and the emission of dust during grading activities and diesel exhaust from equipment during construction activities at the Project Site. The air quality analysis will assess short-term (i.e., construction and demolition) and long-term (i.e., operational) regional air pollutant emissions associated with the Project. Regional mobile-source emissions will be estimated based on trip generation data to be obtained from the traffic analysis prepared for the Project.

The air quality impact analysis will include an assessment of localized air quality and odor impacts associated with the potential new wastewater treatment facility that would be located east of the Plan Area. This assessment will include an evaluation of the Project's contribution to localized mobile-source carbon monoxide (CO) concentrations at nearby roadway intersections. Localized concentrations of CO at adversely affected

intersections will be quantified in accordance with Monterey Bay Unified Air Pollution Control District (MBUAPCD) recommended methodologies.

Greenhouse Gas emissions of the Project will also be quantified and analyzed for potentially significant impacts to global warming and climate change.

Biological Resources

The biological resources section of the EIR will identify and describe existing and updated information regarding the Project Site; analyze the potential impacts of the Project to biotic resources; and recommend feasible mitigation measures to reduce any significant impacts to biological resources to a less than significant level. At this time, the primary biological resource issue anticipated to be associated with the Project relates to the California tiger salamander critical habitat designation of the Project Site.

Cultural Resources

The cultural resources section of the EIR will include a records search at the Northwest Information Center of the California Historical Resources File System at Sonoma State University, Rohnert Park; a sacred lands search conducted by the Native American Heritage Commission; consultation, as appropriate, with Native Americans and other interested parties (e.g., local historical societies); and a search of the University of California, Berkeley Museum of Paleontology collections database to determine the sensitivity of the area for the presence of paleontological resources. An archaeological survey of the Area of Potential Effect (APE) will be conducted. A report documenting the results of the archaeological investigation will be incorporated into the cultural resources section of the EIR.

Noise

The noise analysis will include a description of the existing noise environment, based on existing environmental documentation and onsite reconnaissance data. The noise analysis will identify noise from traffic generation along roadways where residential or other noise-sensitive receptors are located, stationary noise sources from project operations and construction noise impacts. Future noise levels generated by the construction and operation of the Project will be projected to the nearest noise-sensitive receivers and placed into context within the future noise environment. The incremental increase in noise from Project-generated traffic will be assessed. On-site noise sources (e.g., loading docks, mechanical equipment) and the effect on adjacent noise sensitive receptors will also be addressed. Short-term construction noise impacts will be assessed by estimating construction-related noise and projecting the noise levels to the nearest noise-sensitive receptors. This section will recommend feasible mitigation measures to reduce any significant noise impacts and potential changes to the Project, if warranted, to reduce significant noise impacts to less than significant levels.

Traffic and Circulation

The Traffic and Circulation impact analysis will be based on an independent peer review of the traffic impact report, conducted by the County's consultant, PMC. The impact analysis will discuss existing traffic volume data; trip generation, distribution, and assignment assumptions. The levels of service (LOS) at key study intersections and roadway segments within the study area will be identified under existing, background,

project, and general plan conditions with implementation of the Project. Recommended mitigation measures will be developed addressing identified traffic and circulation impacts resulting from the Project. The discussion will also address public and alternative transportation facilities potentially impacted by the Project, as well as any new and upgraded facilities proposed with the Project.

Wet and Dry Utilities

Water Supply: An SB-610 water supply assessment (WSA) will be prepared on behalf of the Sunnyslope County Water District for the Project to address sufficiency of water supply for the Project over a 20-year timeframe, within the context of existing, approved, and planned uses drawing from the common groundwater basin. The results of the water supply assessment will be incorporated into the Wet and Dry Utility chapter of the Draft EIR.

Wastewater Treatment : The wastewater treatment analysis will describe existing conditions and will include an analysis of the potential environmental impacts of the preferred wastewater treatment option of obtaining capacity for the Project from the City Of Hollister's Domestic Wastewater Treatment Plant. It also will include an analysis of the potential environmental impacts of constructing a package wastewater treatment facility to serve the Project in the event the needed capacity from the City of Hollister's wastewater treatment plant is not available.

This analysis will include an Energy Assessment, in accordance with CEQA Appendix F, to address potential energy efficiency impacts and issues of the Project.



MARK B HORTON, MD, MSPH
Director

State of California—Health and Human Services Agency
California Department of Public Health



ARNOLD SCHWARZENEGGER
Governor

December 17, 2008

Lisette Knight, Senior Planner
County of San Benito
3224 Southside Road
Hollister, CA 95023

Dear Ms. Knight:

RE: Notice of Preparation of a Draft Environmental Impact Report – Santana Ranch
Specific Plan, Pacific Rim Planning Group

Thank you for the opportunity to review the above document. The California Department of Public Health (CDPH), Division of Drinking Water and Environmental Management is responsible for issuing water supply permits administered under the Safe Drinking Water Program and may need to issue a new or amended Water Supply Permit for the above referenced project. A project triggers a permit if the project includes increases in water supply, storage, or treatment of drinking water. CDPH will be a "responsible agency" pursuant to the California Environmental Quality Act (CEQA).

The project proposes the development of up to 1,092 dwelling units, and approximately 65,000 square feet of neighborhood and commercial uses, and an elementary school. Domestic water for the project is proposed to be served by the Sunnyslope County Water District (SSCWD), and wastewater treatment services may be supplied by the City of Hollister Wastewater Treatment Plant, or with the construction of a new treatment facility. The Wet and Dry Utilities Section of the Revised Notice of Preparation, states that an SB-610 water supply assessment will be prepared on behalf of the SSCWD for the project. If SSCWD finds it necessary to construct new domestic water facilities (wells, storage reservoirs, treatment, or water distribution lines) for the proposed project, CEQA documentation for these new facilities must be submitted as part of the water application process and circulated through the State Clearinghouse. Additionally, the California Health and Safety Code and the recently adopted changes to the California Waterworks Standards requires water systems apply to CDPH for an amended domestic water supply permit prior to making additions, changes or modifications to their facility or distribution system.

Please contact Jan Sweigert, District Engineer, Monterey District Office, at (831) 655-6939 if you have any questions regarding permit applications, permits, or permit

amendments. You may call me at (916) 449-5651 if you have any questions regarding our environmental review for this project.

Sincerely,

A handwritten signature in black ink, appearing to read "Natalia E. Deardorff". The signature is fluid and cursive, with a prominent initial "N" and a long, sweeping underline.

Natalia Deardorff
CDPH Environmental Review Unit

Cc: CDPH Monterey District Office



STAFF REPORT

CITY COUNCIL AGENDA

DATE: December 11, 2009
STUDY SESSION DATE: N/A

AGENDA ITEM: Report
MEETING DATE: December 11, 2009

- **TITLE OF ITEM:** Review of City of Hollister written response to the San Benito County Revised Notice of Preparation (NOP) for Santana Ranch Specific Plan for 1098 dwelling units,
- **BRIEF DESCRIPTION:** Staff is requesting that the City Council review the written response to the Notice of Preparation for the Santana Ranch Specific Plan and provide direction on the content and any additional issues of environmental concern to the City of Hollister that should be addressed in the Draft Environmental Impact Report (DEIR).
- **STAFF RECOMMENDATION:** Staff recommends the City Council take the following actions:
 1. Review the draft written response to the Notice of Preparation and identify additional issues of environmental concern to the City of Hollister that should be addressed in the Draft Environmental Impact Report or changes to the draft letter.
 2. Direct staff to send the written response to the Notice of Preparation to the San Benito County Planning Department.

DEPARTMENT SUMMARY: The City of Hollister has received a copy of a revised Notice of Preparation (NOP) for the Santana Ranch Specific Plan in unincorporated San Benito County. A copy is attached. A Notice of Preparation is required by the California Environmental Quality Act to advise local agencies and the public that an Environmental Impact Report will be prepared for a project. One of the primary purposes of the Notice of Preparation is to provide agencies and the public an opportunity to identify issues of environmental concern at the inception of the environmental process and to help define the 'scope of work'. The City of Hollister must limit submitted comments to the City's area of statutory responsibility. The City of Hollister can request the evaluation of environmental issues, reasonable alternatives and mitigation measures in the written response. Due to the scale of the proposed project, staff is requesting the City Council review the written response before it is forwarded to San Benito County.

Project Summary: The Santana Ranch specific plan encompasses 292 acres located east of Fairview Road between Mansfield Road and John Smith Road with 1,092 dwelling units, an elementary school, 65,000 square foot neighborhood commercial and office uses, parks and a linear park and a potential 26 acre wastewater and irrigation site. The specific plan proposes two residential land use designations. The R1 Single Family Residential Designation is proposed to have 684 units at densities of 3.37 to 4.6 dwelling units per acre in eight neighborhoods. A RM Residential Multiple Designation is proposed in three neighborhood areas. The residential density in two of the RM neighborhoods is 4.9 dwelling units per acre (99 units). The third RM neighborhood

would include 138 residences at a density of 8.1 dwelling units per acre (see Table 1 below).

Table 1 – Santana Ranch Residential Land Use Plan Summary

Neighborhood	Land Use Designation	Acres	Dwelling Units (du)	Density du/acre
A	RM	16	79	4.9
B	R1	13	45	3.5
C	R1	16	74	4.6
D	RM	20	98	4.9
E	R1	24	81	3.4
F	R1	38	152	4
G	RM	17	136	8
H	R1	25	95	3.8
I	R1	23	92	4
J	R1	18	75	4.2
K	R1	19	79	4.2
L	R1	19	86	4.5

ATTACHMENTS: Notice of Preparation for Santana Ranch Specific Plan, draft response

FINANCIAL IMPACT: Undetermined

CEQA: Action is part of the environmental review process and not subject to CEQA

DEPARTMENT: Development Services Department

CONTACT PERSON: Mary M. Paxton

DEPARTMENT HEAD: William B. Avera

PHONE NUMBER: (831) 636-4360

THIS REPORT WAS REVIEWED BY THE EXECUTIVE DIRECTOR AND CONCURS WITH THE STAFF RECOMMENDATION: _____

Clint Quilter, City Manager

DRAFT

December 22, 2009

Mr. Art Henriques and Ms. Lissette Knight
San Benito County Planning
3224 Southside Road
Hollister, California 95023

Subject: Response to revised Notice of Preparation for Santana Ranch
Specific Plan

Dear Mr. Henriques and Ms. Knight:

The City of Hollister received a revised Notice of Preparation for the Santa Ranch Draft Environmental Impact Report on November 22, 2009. The City of Hollister City Council reviewed the Notice of Preparation at the December 21, 2009 City Council meeting. The City of Hollister requests that the Draft Environmental Impact Report address the following:

Background: The proposed Santana Ranch Specific Plan area is located outside of the City of Hollister Local Agency Formation Commission Sphere of Influence but within the City of Hollister General Plan Area. The 292 acre project site is part of a 1198 acre area east of Fairview Road that is designated Residential Estate (one dwelling unit per five acres) on the City of Hollister General Plan Land Use Plan. Planning studies for the 2005 to 2023 City of Hollister General Plan forecasted development of the 292 acre specific plan area with 58 housing units. The City of Hollister does not object to a development density east of Fairview Road that is higher than contemplated in the City of Hollister General Plan. However, the City requests that the EIR evaluate the range of impacts and costs associated with the proposed intensification of land use and encourages San Benito decision-makers to require development of a land use plan with a range of densities that are more consistent with the residential densities in the City of Hollister General Plan including Low Density Residential (1-8 units per acre), Medium Density Residential (8-12 units per acre), High Density Residential (12-35 units per acre) and Mixed Use (20-35 units per acre).

Police and Fire services:

Secondary Impacts: Evaluate the secondary impacts of the proposed project on police and fire services automatic aide agreements. Evaluate the secondary impacts of the population from the proposed project on the demand for additional police and fire protection services in the City of Hollister.

Funding infrastructure/services: The City of Hollister requests that the EIR mitigation monitoring and reporting program describe how police and fire protection services will be funded and the scheduled timing for improvements to assure that there will be adequate staffing, facilities and equipment to serve a community of over 3,000 persons over the near and long-term.

Utilities and service systems: The City of Hollister requests evaluation of the following:

Wastewater disposal and transmission:

1. Evaluate the consistency of the proposed methods and alternative methods of wastewater treatment and disposal with the Memorandum of Understanding between the City of Hollister, San Benito County and the San Benito County Water District for the Hollister Urban Area Water and Wastewater Master Plan and the Central Coast Regional Water Quality Control Board Basin Plan.
2. Include as a project alternative the treatment and disposal of wastewater at the City of Hollister regional wastewater treatment facility. Assess in the alternative evaluation the sewer transmission capacity of existing sewer transmission mains, potential infrastructure improvements and associated secondary impacts for construction/expansion of transmission capacity.
3. Evaluate the feasibility of the alternative methods for disposal and treatment of wastewater.
4. Evaluate the secondary effects of the installation and/or extension of recycle water lines for the proposed project.

Drainage: Describe the method proposed for managing storm water runoff and proposed improvements. If storm water runoff will be directed toward drainages west of Fairview Road in the City of Hollister General Plan Planning area, evaluate the potential increase in the volume and velocity of storm water runoff to surface streets and drainage systems in the City of Hollister. Evaluate the secondary impacts of increased surface water runoff on the capacity of existing drainage facilities in the City of Hollister and the requirements for any transmission capacity improvements.

Water: Evaluate the water supply and water storage capacity of the Sunnyslope County Water District to serve the proposed project based on the following: existing, existing plus background projects in the City of Hollister and Sunnyslope County Water District, existing plus background plus project and cumulative build-out of the City of Hollister and Sunnyslope County Water District.

Land and Planning and Population and Housing: There are limited areas in unincorporated San Benito County with public sewer and water services and commercial facilities that can provide a range of housing types for all income levels. The specific plan proposes to develop the R1 land use areas at densities

of 3.37 to 4.6 units per acre. Two of the RM Residential Multiple areas are proposed for densities of 4.9 dwelling units per acre and a third area is proposed at a density of 8.1 dwelling units per acre. The California Department of Housing and Community Development has identified a density of 20 housing units per acre as a 'default density' for affordable housing in San Benito County. The housing densities in the proposed specific plan appear to be targeted solely for market rate housing. The City of Hollister is requesting that the EIR evaluate the consistency of the proposed project with the San Benito County Housing Element and the San Benito County Regional Housing Needs Plan for unincorporated San Benito County. If the specific plan is found to be inconsistent, please evaluate an alternative land use plan that is consistent with the Regional Housing Needs Plan and the San Benito County General Plan Housing Element.

Alternative Commercial Location: The City of Hollister previously requested consideration of relocation of the C-2 area from the Sunnyslope Road/Fairview Road intersection to the intersection of Hillcrest Road/Fairview Road in response to a referral on the specific plan application. The EIR should discuss the consistency of the Specific Plan proposal with policies in the City of Hollister and San Benito County General Plans for interagency coordination and cooperation for land use. The alternative location would align with the Mixed Use area on the City of Hollister General Plan Land Use Plan. Please include an alternative project analysis that considers relocating the Commercial area or establishing a Mixed Use designation at project intersection with Hillcrest Road and Fairview Road.

Traffic and Circulation: Approximately 48% of the workforce in the study area commutes out of San Benito County to work with about 20% to Santa Cruz and Monterey counties and 78% to the Bay Area. Commuter traffic will use east-west collectors in Hollister and near Hollister (Union, Sunnyslope, Hillcrest, Santa Ana) and Fairview Road). Project traffic will also use the City of Hollister street network for day to day needs (schools, shopping, work). Segments of Sunnyslope Road, Hillcrest Road and Santa Ana Road have not been developed to their planned width and lack sidewalk curb and gutter improvements.

The City of Hollister is requesting that a traffic engineering study be prepared to evaluate the impact of the proposed project and project alternatives on the City of Hollister road network. The City of Hollister General Plan Circulation Element Policy C1.1 establishes a policy for a C LOS "to the maximum extent feasible" during peak and off peak hours. City of Hollister Circulation Element Policy C.1.2 policy addresses interactions that are currently operating at unacceptable levels of service of D or worse. The policy requires the city to determine the most practical means for bringing segments/ intersections into compliance with the LOS standard where there is a LOS of D or worse. The traffic study should identify improvements required to maintain a level of service C in the City of Hollister road net work and funding.

The City of Hollister requests that the traffic distribution analysis factor the secondary impacts of the commuter and project traffic on the City of Hollister road network and regional commute corridors (Sunnyslope Road, Hillcrest Road, Santa Ana Road, Fallon Road, State Highway 25, Highway 156, Union Road and Fairview Road). Include in the analysis an evaluation of the lane width capacity of the roads.

Evaluate the impact of the project on the timing for signal improvements and intersection capacity at the intersections on Fairview Road, Union Road, Sunnyslope Road, Hillcrest Road, Santa Ana Road, Fallon Road, Highway 25 and Highway 156.

Include a description of the funding source, phasing program and the timing for transportation improvements in the mitigation measures and mitigation monitoring and reporting program for existing plus project phases and cumulative project impacts in the DEIR.

The EIR should provide peer review of the assumptions for gross project trips, internalization of trips, pass-by-trips and net trip generation and traffic distribution to the street network.

The San Benito County Regional Transportation Plan (RTP) lists funded and unfunded transportation improvements. Mitigation Measures that include projects in the RTP explanation in the SEIR of whether the timing for funded improvements in the RTP are feasible within the timeframe of the proposed project and provide mitigation to fund The EIR should clearly identify funding sources for funded and unfunded projects in the San Benito County Regional Transportation Plan and identify funding sources for unfunded projects.

Cumulative Impacts: Attached is a list of approved and proposed residential, commercial and industrial projects in the City of Hollister for use in the DEIR together with the San Benito County list of proposed and approved projects in the project area.

Please contact the City Development Services Department at 636-4360 should you have any questions regarding this letter.

Sincerely,

Mayor Victor Gomez
City of Hollister City Council

cc: Clint Quilter, City Manager
City of Hollister Development Review Committee

Bryan Yamaoka, Sunnyslope County Water District



Linda S. Adams
Secretary for
Environmental Protection



Department of Toxic Substances Control

Maziar Movassaghi
Acting Director
700 Heinz Avenue
Berkeley, California 94710-2721



Arnold Schwarzenegger
Governor

December 17, 2009

Ms. Lissette Knight
San Benito County
3224 Southside Road
Hollister, California 95023

Dear Ms. Knight:

Thank you for the opportunity to comment on the Notice of Preparation (NOP) of an Environmental Impact Report (EIR) for the Santana Ranch Specific Plan (SCH# 2008031019). As you may be aware, The Department of Toxic Substances Control (DTSC) oversees the cleanup of hazardous substance release sites pursuant to the California Health and Safety Code, Division 20, Chapter 6.8. As a potential Responsible Agency, DTSC is submitting the following comments to ensure that the California Environmental Quality Act (CEQA) documentation prepared for this project and future associated development projects adequately address any remediation activities which may be required to address hazardous substance releases.

The Project consists of development of up to 1,092 dwelling units, approximately 65,000 square feet of commercial and office space, and potentially a wastewater treatment plant serving the development. The Project also includes an elementary school, a network of parks, recreational facilities, and pedestrian and bicycle facilities. The NOP notes that the EIR will address all CEQA environmental topic areas. However, in its initial screening, the NOP did not identify public health hazards from exposure to soil and/or groundwater contamination associated with historical agricultural operations as a potential environmental effect. DTSC recommends that in addressing this issue, the EIR discuss any environmental assessments that have been or will be conducted. Soil, and possibly groundwater, sampling should be performed at any sites, identified from environmental assessments, where current or past chemical use may have resulted in a release of hazardous substances. This sampling should be conducted prior to or in conjunction with the preparation of the EIR. The sampling results should be discussed in the EIR and any screening levels or criteria that are used in making a determination whether detected contaminants are found at concentrations that pose a risk to human health or the environment should be identified.

YNI LK

Ms. Knight
December 17, 2009
Page 2

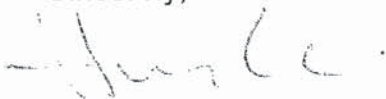
Any remediation activities that are to be implemented as part of the project should be discussed in the EIR along with the cleanup levels that will be applied and the anticipated regulatory agency oversight. Potential impacts associated with the remediation activities should be addressed by the EIR. If the remediation activities include soil excavation, the EIR should include: (1) an assessment of air impacts and health impacts associated with the excavation activities; (2) identification of any applicable local standards which may be exceeded by the excavation activities, including dust and noise levels; (3) transportation impacts from the removal or remedial activities; and (4) risk of upset should there be an accident during cleanup.

The Project also includes the potential building of a new elementary school and therefore may be subject to the State of California Education Code Sections 17213.1 and 17213.2. If the local school district or a project proponent wants to obtain state funding for property acquisition or school construction, DTSC's School Division approval of the environmental site conditions is required. The proposed school site will need to be evaluated to meet the requirements of Section 17210. Since the DTSC School Division is a fee-for-service program, it will be necessary for the proponent to enter into an agreement for cost recovery with DTSC's School Division for its review under the Education Code requirements.

DTSC can assist your agency in overseeing characterization and cleanup activities through our Voluntary Cleanup Program. A fact sheet describing this program is enclosed. We are aware that projects such as this one are typically on a compressed schedule, and in an effort to use the available review time efficiently, we request that DTSC be included in any meetings where issues relevant to our statutory authority are discussed.

Please contact me at (510) 540-3759 or by email at hchui@dtsc.ca.gov if you have any questions. Thank you in advance for your consideration of our comments

Sincerely,



Henry Chui, P.E.
Brownfields and Environmental Restoration Program

Enclosure

cc: see next page (without enclosure)

Ms. Knight
December 17, 2009
Page 3

cc: Governor's Office of Planning and Research
State Clearinghouse
P. O. Box 3044
Sacramento, California 95812-3044

Guenther Moskat
CEQA Tracking Center
Department of Toxic Substances Control
P.O. Box 806
Sacramento, California 95812-0806



California Environmental Protection Agency
Department of Toxic Substances Control



The Voluntary Cleanup Program

The California Environmental Protection Agency's Department of Toxic Substances Control (DTSC) has introduced a streamlined program to protect human health, cleanup the environment and get property back to productive use. Corporations, real estate developers, local and state agencies entering into Voluntary Cleanup Program agreements will be able to restore properties quickly and efficiently, rather than having their projects compete for DTSC's limited resources with other low-priority hazardous waste sites. This fact sheet describes how the Voluntary Cleanup Program works.

Prior to initiation of the Voluntary Cleanup Program, project proponents had few options for DTSC involvement in cleaning up low-risk sites. DTSC's statutory mandate is to identify, prioritize, manage and cleanup sites where a release of hazardous substances has occurred. For years, the mandate meant that, if the site presented grave threat to public health or the environment, then it was listed on the State Superfund list and the parties responsible conducted the cleanup under an enforcement order, or DTSC used state funds to do so. Because of staff resource limitations, DTSC was unable to provide oversight at sites which posed lesser risk or had lower priority.

DTSC long ago recognized that no one's interests are served by leaving sites contaminated and unusable. The Voluntary Cleanup Program allows motivated parties who are able to fund the cleanup -- and DTSC's oversight -- to move ahead at their own speed to investigate and remediate their sites. DTSC has found that working cooperatively with willing and able project proponents is a more efficient and cost-effective approach to site investigation and cleanup. There are four steps to this process:

- / Eligibility and Application
- / Negotiating the Agreement
- / Site Activities
- / Certification and Property Restoration

The rest of this fact sheet describes those steps and gives DTSC contacts.

August 2008

The Voluntary Cleanup Program

Step 1: Eligibility and Application

Most sites are eligible. The main exclusions are if the site is listed as a Federal or State Superfund site, is a military facility, or if it falls outside of DTSC's jurisdiction, as in the case where a site contains only leaking underground fuel tanks. Another possible limitation is if another agency currently has oversight, e.g., a county (for underground storage tanks). The current oversight agency must consent to transfer the cleanup responsibilities to DTSC before the proponent can enter into a Voluntary Cleanup Program agreement. Additionally, DTSC can enter into an agreement to work on a specified element of a cleanup (risk assessment or public participation, for example), if the primary oversight agency gives its consent. The standard application is attached to this fact sheet.

If neither of these exclusions apply, the proponent submits an application to DTSC, providing details about site conditions, proposed land use and potential community concerns. No fee is required to apply for the Voluntary Cleanup Program.

Step 2: Negotiating the Agreement

Once DTSC accepts the application, the proponent meets with experienced DTSC professionals to negotiate the agreement. The agreement can range from services for an initial site assessment, to oversight and certification of a full site cleanup, based on the proponent's financial and scheduling objectives.

The Voluntary Cleanup Program agreement specifies the estimated DTSC costs, scheduling for the project, and DTSC services to be provided. Because every project must meet the same legal and technical cleanup requirements as do State Superfund sites, and because DTSC staff provide oversight, the proponent is assured that the project will be completed in an environmentally sound manner.

In the agreement, DTSC retains its authority to take enforcement action if, during the investigation or cleanup, it determines that the site presents a serious health threat, and proper and timely action is not otherwise being taken. The agreement also allows the project proponent to terminate the Voluntary Cleanup Program agreement with 30 days written notice if they are not satisfied that it is meeting their needs.

Step 3: Site Activities

Prior to beginning any work, the proponent must have: signed the Voluntary Cleanup Program agreement; made the advance payment; and committed to paying all project costs, including those associated with DTSC's oversight. The project manager will track the project to make sure that DTSC is on schedule and within budget. DTSC will bill its costs quarterly so that large, unexpected balances will not occur.

August 2008



HOLLISTER SCHOOL DISTRICT

Lissette Knight
Senior Planner
County of San Benito
3224 Southside Road
Hollister, CA 95023

Dear Mrs. Knight:

The Hollister School District appreciates the opportunity to comment on the Santana Ranch Specific Plan Notice of Preparation. It is always beneficial when the School District, the County, and the Developer work together to create a plan beneficial to all the residents in the Hollister community.

Hollister School District has met with the Developers on a number of occasions. Although we have not yet reached agreement on the parameters of a school site, we continue to meet on a continual basis. It appears as though an agreement will be reached at some point between the Developers of Santana Ranch and the Hollister School District.

However, in the interest of the Hollister School District and the students we serve, it is necessary for the District to respond to a few items.

1. California Department of Education recommended site size: The California Department of Education guidelines recommend a 19 acre site for the number of students the community will generate. The Hollister School District is currently negotiating with the Developer to set aside 12 acre site inside the Specific Plan area. The District feels confident they can provide a quality educational program on a 12 acre site and can obtain the States approval. The location and acreage are part of ongoing negotiations with the Developers. It is also helpful if some of the park acreage might also be adjacent to the school site. The District recognizes this is asking for a change in locations to the current park and school site.
2. Joint Use Programs: The District supports the opportunity to participate in joint use programs with the County and feels negotiations should begin shortly to develop an agreement with all parties. Joint use agreements often take longer to negotiate as they require agreements by both governing agencies for the County and The District. The District must always keep the safety of the students they serve when any negotiations for joint use programs are being discussed. Therefore, the locations of trails and bike paths near school sites and fencing will have to be discussed during the planning process.

Governing Board

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Alice Flores, Ed.D. • Ronald L. Hatchett
Rebecca Salinas • Beatrice Gonzales-Ramirez

Superintendent

Ronald E. Crates, Ed. D.

District Administrative Office

2690 Cienega Road • Hollister, CA 95023
Telephone: (831) 630-6300
Fax Number: (831) 634-2080

3. Wastewater Treatment Plant: The California Department of Education may not approve a school site located close to a treatment plant. Although the County and the Developer have both assured the District the wastewater treatment plant "may never happen", it is still necessary for the District to express their concerns on the location of this site. If the school sites is located near the plant, a mitigation plan will be required to mitigate for odors, noise, and chemicals. The District will continue to follow the environmental comments on the location of this plant. The Developers mitigation plan should consider the school site and California Department of Education approvals for the site near a wastewater treatment plant. It would benefit all parties for this treatment plant to not be located adjacent to the new planned community. The District will have to continue to express concerns until the plant is removed from the plan.

Again the District appreciates the opportunity they have had to work with the Developers on the school site and continues to look toward an agreement between the two parties. It may also be appropriate for the District, the County, and the Developers to meet at some time in the near future. The District will continue to follow the progress of the Environmental Impact Report and the Specific Plan Approvals. The District hopes to fully support the project once these items have been negotiated to everyone's satisfaction.

Thank you,



Jack Bachofer, Chief Business Official

YNRK

To: Lissette Knight, San Benito County Planning Department
 From: Jeannette Langstaff, 1631 Tiburon Dr. Hollister

YN/LK

I appreciate a local contractor building homes in our county, but this urban sprawl has adverse impact. Growth Standards discourage loss of open space, which ensures our quality of life. Reducing GHG emissions has become critical to prevent a catastrophic climate change. We are to link transportation, air quality and other environmental and public goals to "in fill" development.

Building these approximate 1,100 dwelling units and mixed uses, additional approximate 65,000 sq. ft. of commercial and office uses, elementary school for 700 students, recreational facilities, 26 acre wastewater treatment plant is an immense project. There is no overall need for this except income. To destroy 324 acres of natural lands, with the benefits of natural resources and quality life, will be jeopardizing the health and welfare of the county. The General Plan must be changed to ensure consistency with the project. The County Zoning Map must be amended to allow County Code favorable to such a development.

There will be great harm to esthetics. Nowhere along the many miles of the east side of Fairview are homes of lot sizes, less than 5 acres, but 40 acres to hundreds of acres in size. The open space of grassland, oaks, other native trees and habitats slope up the hills to the mountain ridges of the Diablo Range. Our quality of life has evolved from this stewardship of the land.

Agriculture will be greatly impacted by the encroachment of this population surge onto rural land. With range and farm land to the north, east and south of project, different practices of livelihood will be in conflict.

Air quality will be seriously degraded with this approximate 4,300 population; doubled with all the business and office workers, school, industry, maintenance personnel, etc. Chemical use has been out-of-control in these situations. All the additional vehicles, supply and maintenance trucks, school buses and vans will cause great pollution and GHG emissions. This will increase serious health problems. Construction has and will cause pollution in its own proportions. Whereas, natural landscape is forever free, gives off oxygen for clean air to breathe and absorbs CO₂ given off by us.

The Salamander Tiger's habitat will be destroyed along with other species of animals abundant in nature. Eagles have been spotted in these trees and foxes roaming the fields among other wildlife. The burrowing ground animals will be killed in digging up, removing top soil. It's been a wildlife corridor all this time and should be preserved as natural heritage.

This is land of our cultural resources, lived on by Native Americans, farmers, ranchers with their traditional practices. They have worked a part of Nature, preserving it for today. This is a great pride for our county and most valuable economic asset.

The noise element will greatly interfere with the serene and quiet county and sounds of Nature. It will add more stress to the already noise disturbance and harm from high decibels of unnatural sounds.

Additional traffic will compound congestion on these roadways. With 700 homes to be built on the west side of Fairview, this proposal will aggravate this dangerous problem for public safety. Fairview Road, Sunnyslope and Hillcrest Roads have been two lanes, sufficient for this rural area.

Conserving water is of priority due to climate change occurring radically now. The need for clean, natural water towards human use, survival of wildlife, sustaining Nature, fire prevention is severely impacted by overpopulation. Negligent use by people is responsible for much waste. Covering 324 plus acres of pristine land, is an unreparable loss to natural storage of ground water. This development will let chemicals and pollutants into water sources. Draining stormwater runoff into 3,500 ft. long discharge area down to Santa Ana Creek changes its course and purpose. The creek should be preserved as a natural watershed instead of converted.

Energy will be wasted needlessly. If this project were of reasonable size according to the growth needs of the community, it would need to promote alternative energy. Rooftop solar panels, energy efficient appliances and other green building practices are not mentioned in the proposal. Consciousness of new standards and benefiting the needs of the community are necessary to support local contractors and workers.

Monday, December 21, 2009 America Online: Jlschob

Jeannette L. Langstaff



MONTEREY BAY

Unified Air Pollution Control District
serving Monterey, San Benito, and Santa Cruz counties

Air Pollution Control Officer
Richard A. Stedman

24580 Silver Cloud Court • Monterey, California 93940 • 831/647-9411 • FAX 831/647-8501

December 14, 2009

Sent Electronically to:

lknight@planning.co.san-benito.ca.us

Original Sent by First Class Mail

Ms. Lissette Knight, Senior Planner
County of San Benito
3224 Southside Road
Hollister, CA 95023

SUBJECT: NOTICE OF PREPARATION FOR SANTANA RANCH SPECIFIC PLAN

Dear Ms. Knight:

The Air District submits the following comments for your consideration:

Specific Plan's Cumulative Air Quality Impact on Regional Ozone

The District uses consistency with the 2008 Air Quality Management Plan (AQMP) for the North Central Coast Air Basin to determine a specific plan's cumulative impact on regional air quality (ozone levels). Please request a formal consistency determination from AMBAG for the 1,092 dwelling units and include it in the Draft EIR.

Specific Plan's Localized Air Quality Impact on Carbon Monoxide Levels

Localized impact is evaluated by determining if build-out identified in the Specific Plan would create or substantially contribute to carbon monoxide "hotspots" (where federal or State ambient air quality standards are exceeded). If project or cumulative traffic would cause LOS to decline from D or better to E or F, dispersion modeling should be undertaken to determine if carbon monoxide concentrations would violate ambient air quality standards at sensitive receptor locations.

Odors, Nuisances and Sensitive Receptors

If the Specific Plan would revise land use designations that might result in development of odors, nuisances or sensitive receptors in adjacent land uses, the Draft EIR should include an assessment of those impacts. District Rule 402, Nuisances, should be reviewed for applicable requirements. I have included a copy for your reference.

Mitigation Measures

Mitigation measures should be identified for any significant impacts on air quality. The Draft EIR should quantify the emission reduction effectiveness of each measure, identify the agencies responsible for implementation and monitoring, and determine whether mitigation measures reduce impacts to a less-than-significant level.

DISTRICT BOARD MEMBERS

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County

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South Monterey
County Cities

Manuel Bersamin
Santa Cruz
County Cities

YNI LK

Projects Constructed in Accord with the Specific Plan

The Draft EIR should indicate that projects constructed in accord with the Specific Plan could have impacts on air quality, which would be evaluated when the projects are proposed. The District has established the following thresholds of significance for individual projects: 137 lbs/day for VOC or NO_x, 82 lbs/day for PM₁₀, 150 lbs/day for SO_x, a significant decline in LOS, and a cancer risk greater than 10 per 1,000,000 people. (Please refer to Table 5-3 on page 5-6, and page 9-3 of the District's CEQA Air Quality Guidelines, February 2008).

Proposed Elementary School

Please see California Public Resources Code §21151.8(a) regarding requirements for the proposed construction of an elementary school, which an EIR must include in its environmental assessment. I have included a copy for your reference. Please contact Lance Ericksen, Manager of the District's Engineering Division, to discuss this requirement.

Proposed Wastewater Treatment Plant

Please see Air District Rule 216, which is attached for your reference.

Demolition of Structures

To ensure that there are no significant impacts on the environment from demolishing structure(s) and disposing of any debris that may contain lead paint or asbestos-containing materials, the Project Applicant shall notify the Monterey Bay Unified Air Pollution Control District (MBUAPCD) and provide a complete project description prior to applying for building or demolition permits. This requires obtaining approval of the demolition plan and the plan for disposing associated waste material, as required by federal regulations (National Emissions Standards for Hazardous Air Pollutants - NESHAPS), and the following MBUAPCD rules: Rule 400, Visible Emissions; Rule 402, Nuisances; Rule 424, NESHAPS; and Rule 439, Building Removals. I have included copies of the rules for your reference. The MBUAPCD's comments shall become part of the project file. Please contact Mike Sheehan in the District's Compliance Division.

The District's CEQA Air Quality Guidelines may be found on the District's website at www.mbuapcd.org under "Programs/Air Quality Planning".

Thank you for the opportunity to review the document.

Sincerely,



Jean Getchell
Supervising Planner
Planning and Air Monitoring Division

Attachments: PRC 21151.8(a)
District Rule 216
District Rule 400
District Rule 402
District Rule 424
District Rule 439

cc: John Doughty, AMBAG
Lance Ericksen, Engineering Division
Mike Sheehan, Compliance Division



December 21, 2009

County of San Benito
3224 Southside Road
Hollister, CA 95023

Attention: Lisette Knight

Subject: Santana Ranch Specific Plan

Dear Ms. Knight:

Santa Clara Valley Transportation Authority (VTA) staff have reviewed the NOP for a specific plan for 1,092 dwelling units and 65,000 square feet of neighborhood commercial and office uses on 292 acres on the east side of Fairview Road, between Hillcrest and Sunnyslope Roads. We have the following comments.

Transportation Impacts and VTA Congestion Management Program

The Transportation Impact Analysis (TIA) for the EIR should include relevant segments of freeways, interchanges, roadways and intersections in Santa Clara County, including those in VTA's Congestion Management Program (CMP). The freeway segments and intersections to be analyzed should be determined according to the VTA TIA guidelines, and would include those meeting the following thresholds:

- Freeways: If the project is expected to add traffic equal to at least one percent of the freeway segment's capacity.
- Intersections: If the project is expected to add 10 or more peak hour vehicles per lane to any intersection movement.

We request that San Benito County coordinate with VTA to use input data from the VTA county travel demand model in the transportation analysis for the EIR. In addition, VTA requests that San Benito County coordinate with VTA, the Santa Clara County Roads and Airports Department, the City of Gilroy and the City of Morgan Hill in considering potential roadway improvements or mitigation measures in Santa Clara County. The EIR analysis should refer to past efforts including the South County Circulation Study and the Southern Gateway Study, as well as ongoing planning for improvements to Highways 101 and 25 in Santa Clara County.

Transportation Impacts – Potential Transit Services

The NOP indicates that the EIR discussion "will also address public and alternative transportation facilities potentially impacted by the Project, as well as any new and upgraded facilities proposed by the Project." VTA is pleased to see consideration being given to alternative modes of transportation in the Specific Plan and EIR. We request that the EIR include a thorough analysis of the potential ridership, logistics and impacts (in terms of both cost and operations) of providing transit services to the proposed development, particularly if such

County of San Benito
December 21, 2009
Page 2

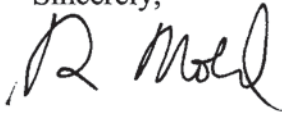
services would connect to any VTA facilities in Santa Clara County. While VTA is generally open to accommodating new or expanded transit services operated by another party at VTA facilities, it is important to note that VTA is not in the position to operate or fund such services. Therefore, a plan to fund the services through developer contributions or other sources needs to be identified.

Air Quality Impacts - Greenhouse Gas Emissions/Global Climate Change

As VTA works with its Member Agencies, the Metropolitan Transportation Commission and other partners to begin to address Greenhouse Gas Emissions and Global Climate Change under the framework of California AB 32 and SB 375, VTA encourages its neighbors to do the same. In this context, VTA requests that the EIR include a thorough analysis of Global Climate Change impacts of the proposed project, including an analysis of emissions from project vehicle trips both within and outside of San Benito County.

Thank you for the opportunity to review this project. If you have any questions, please call me at (408) 321-5784.

Sincerely,

A handwritten signature in black ink, appearing to read "R Molseed", is written over the typed name.

Roy Molseed
Senior Environmental Planner

RM:kh

sbc0902