
APPENDIX B

NOP, INITIAL STUDY AND WRITTEN RESPONSES TO THE NOP

Notice of Preparation

To: Interested Parties and Responsible 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@cosb.us

Consulting Firm:

EMC Planning Group, Inc.
301 Lighthouse Avenue, Suite C
Monterey, CA 93940
Contact: Sally Rideout,
Senior Planner

Project Title: Fairview Corners Residential Specific Plan

Project Applicant: Fairview Corners LLC

Notice is hereby given that the County of San Benito will be the Lead Agency and EMC Planning Group, Inc., on behalf of Fairview Corners LLC, will prepare a Draft Environmental Impact Report (EIR) under the California Environmental Quality Act (CEQA) for the Fairview Corners Residential Specific Plan 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 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 proposed Fairview Corners Residential Specific Plan 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 **August 19, 2010 at 6:30pm** at the following location:

Veterans Memorial Building
Room 105
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: 7/30/2010

Signature:

Title:

Phone:

Fax:

Email:



Lissette Knight, Senior Planner

(831) 637-5313

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lknight@cosb.us



Notice of Preparation

Project Title: Fairview Corners Residential Specific Plan

Project Applicant: Fairview Corners LLC

Property Owners: Fairview Corners LLC

Project Location: The site of the proposed Project is located southeast of the City of Hollister, in unincorporated San Benito County, directly east of Fairview Road and approximately one-quarter mile to the north of Airline Highway (State Route 25). The project site is located outside of the City of Hollister and outside the City's Sphere of Influence, but within the City's Planning Area Boundary. The project site consists of one approximately 60 acre parcel of land (Assessor's Parcel Number 025-190-068).

Project Description:

The Project includes the proposed development of up to 220 dwelling units (including a range of residential uses that may vary from apartments and small lot cluster homes to single-family ranchettes), together with park, pedestrian and bicycle facilities, and open space buffers. It is anticipated that the project will be constructed in two phases with up to eight sub-phases. Each phase is anticipated to be implemented over a period of two years, with anticipated project build-out occurring in five (5) to 16 years from the time of tentative map approval.

The domestic water for the Project is proposed to be supplied by the Sunnyslope County Water District (SSCWD) and to connect to the City of Hollister's Domestic Wastewater Treatment Plant. The Project includes provisions to install "purple pipe" to enable recycled water distribution on the site when it becomes available. On-site and off-site water, sewer and storm drain infrastructure improvements will be phased to coincide with project development.

The primary access to the site would be from Fairview Road opposite Cielo Vista Drive, which would be extended along the southern edge of the plan area. Interior circulation will be in a loop pattern with access to and from Fairview Road.

The Project includes an emergency vehicle access (EVA) road to Airline Highway. The proposed EVA road extends from the southeastern corner of the site through the adjacent parcel to Airline Highway. The proposed roadway improvements would occur on the adjacent parcel and within the Caltrans right-of-way on Airline Highway.

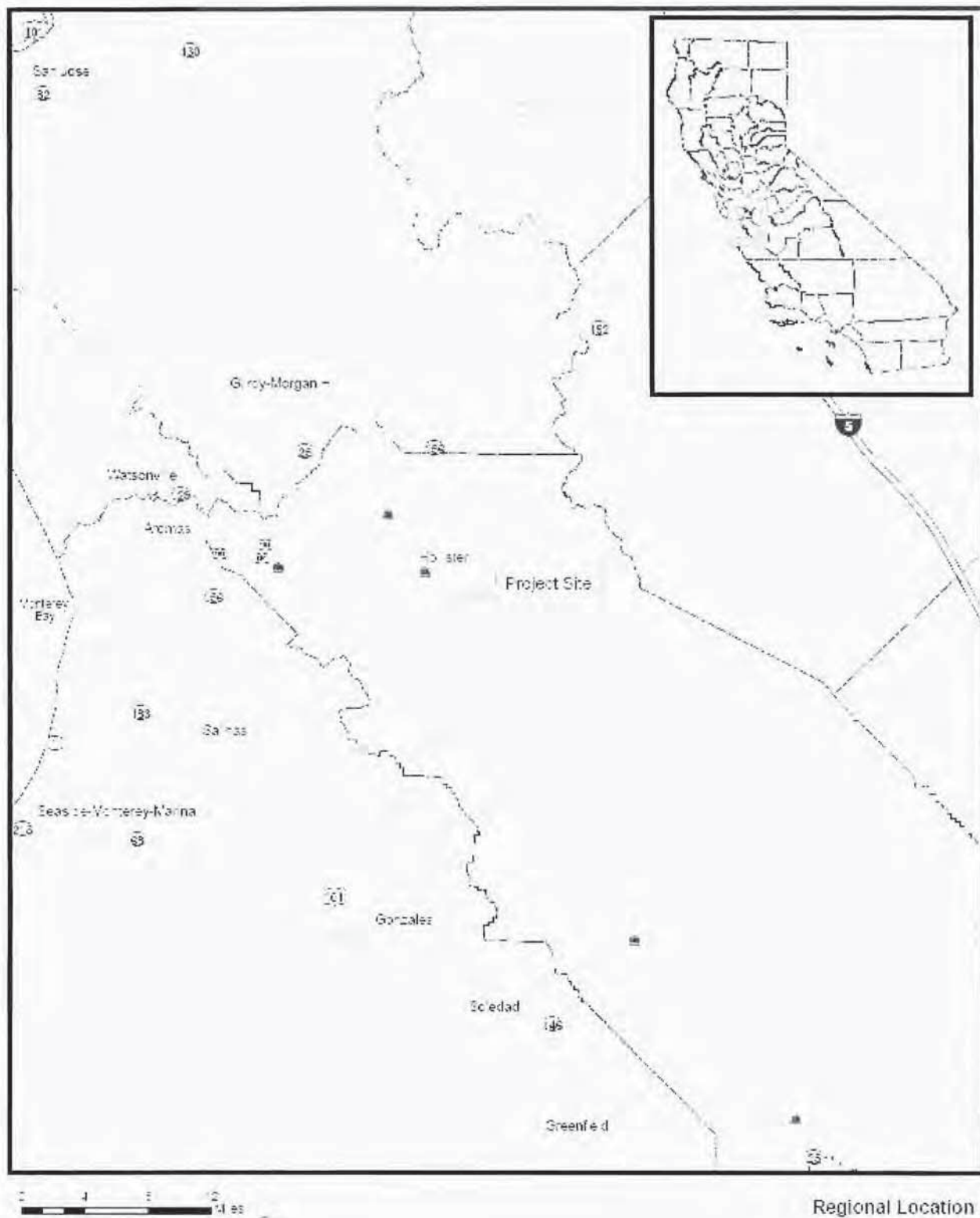
The Project would require the following discretionary approvals from San Benito County:

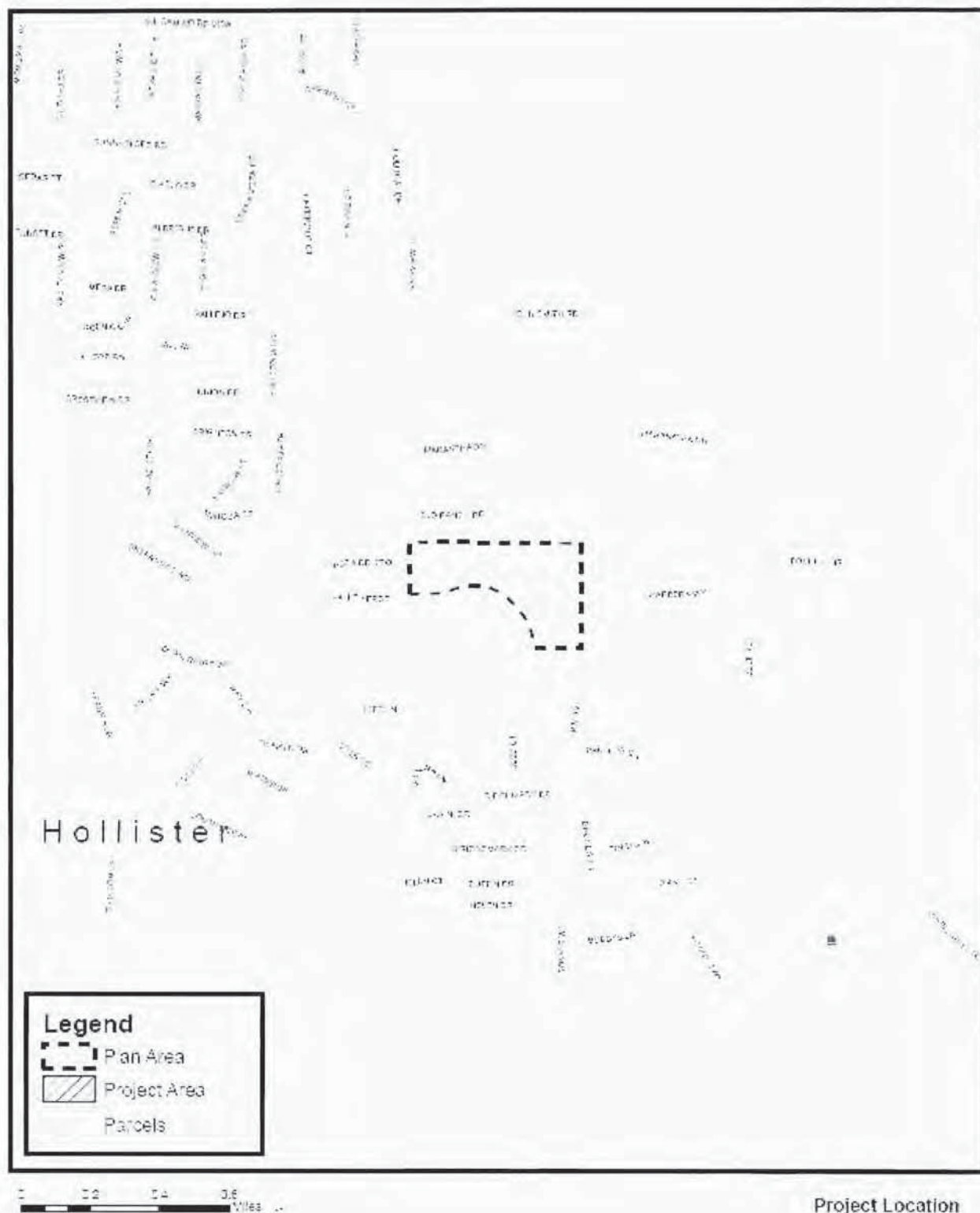
- Approval of the San Benito County General Plan Amendments to change the General Plan Diagram to show the Plan Area as "Fairview Corners Residential-Specific Plan (FC-SP)"; and make other specified conforming amendments to the General Plan to ensure consistency between the General Plan and the Project.

- Adoption of the Fairview Corners Residential Specific Plan.
- Approval of a text amendments to the San Benito County Code to reflect the new zoning designation of "Fairview Corners Residential-Specific Plan (FC-SP)"; to change the County's Zoning Map to show the plan area as zoned "FC-SP"; and to make other specific conforming amendments to ensure consistency between the County Code and the Project.
- Approval of the Fairview Corners Residential 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.
- Design review approved consistent with the process set forth in the Fairview Corners Residential 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 the 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 the Plan 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 the 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.





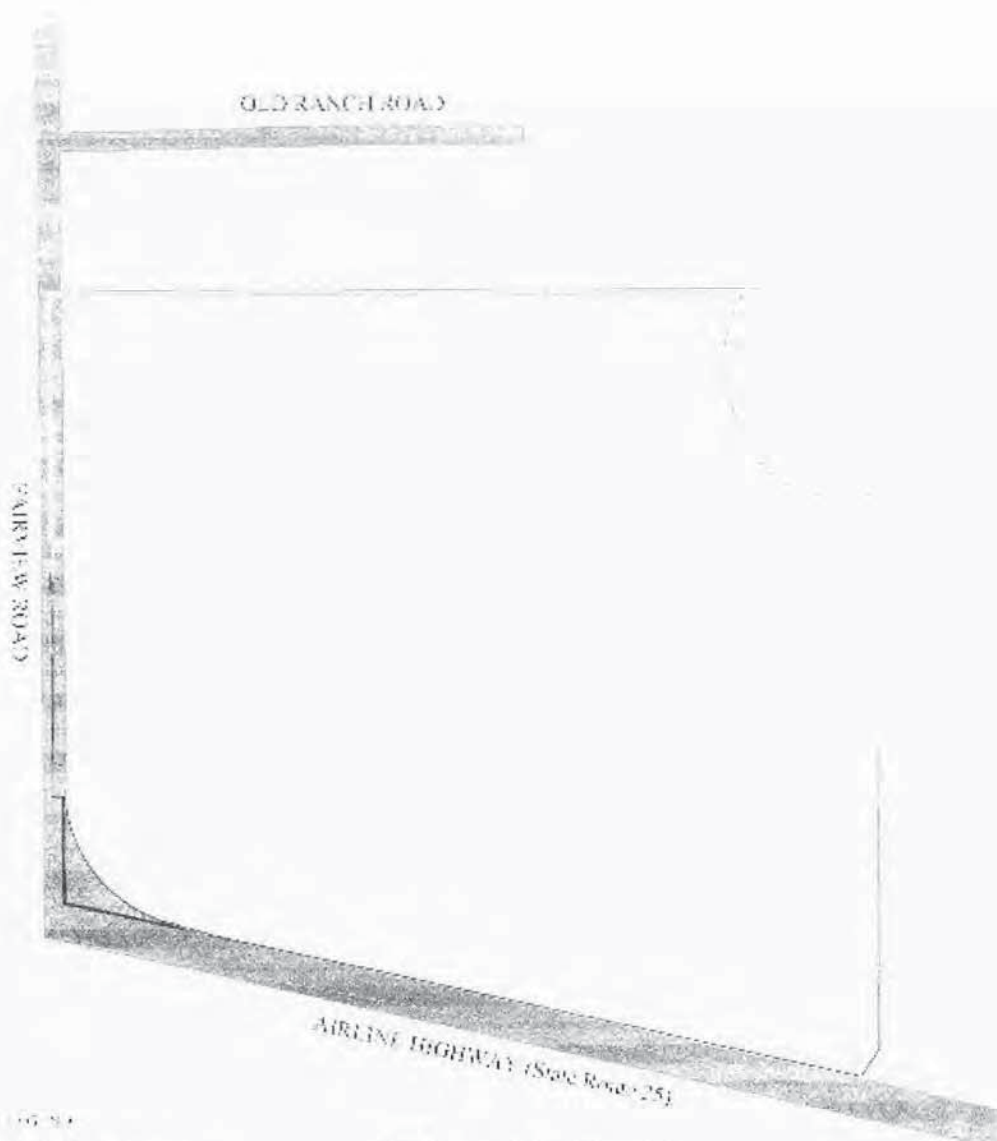


FIGURE 1

- | | |
|------------------------|------------------------------|
| Other land designation | Potential future development |
| Agricultural land | Forested lands |
| Private land | Public lands |
| Agricultural land | Other land designation |



Source: EMC Planning Group, 2010

Project Area