

PUBLIC NOTICE
NOTICE OF PREPARATION OF A DRAFT ENVIRONMENTAL IMPACT REPORT FOR
THE ROBERTS RANCH SUBDIVISION

NOTICE IS HEREBY GIVEN that the City of Hollister will be the Lead Agency and will prepare an Environmental Impact Report (EIR) for the Roberts Ranch Project: Pre-zone and Tentative Map for a 217-lot single-family residential subdivision (proposed project) located within the City of Hollister sphere of influence near the intersection of State Route 25 and Enterprise Road. The proposed project is described in greater detail in the project description. The Notice of Preparation Project Description may also be found online at the City of Hollister website at <http://hollister.ca.gov/government/city-departments/development-services/planning/> under the header "Notices" and identified as "Notice of Preparation of a Draft Environmental Impact Report for the Roberts Ranch Subdivision" and at City Hall located at 375 Fifth Street, and in our office located at 339 Fifth Street in Hollister, CA. We need to know the views of your agency as to the scope and content of the environmental information which is 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 your permit or other approval for the project.

The environmental analysis is anticipated to focus on technical analyses for air quality, biological resources, greenhouse gas emissions, and traffic. In addition, the following environmental issues will be addressed in the EIR: aesthetics, agricultural resources, air quality, cultural resources, geology and soils, Greenhouse Gas (GHG) emissions and climate change, hazards and hazardous materials, hydrology and water quality, land use and planning, noise, population and housing, public services, recreation, and utilities and service systems. The project description and site location are contained in Attachment A.

Due to time limits mandated by state law, your response must be sent at the earliest possible date but not later than 30 days after receipt of this notice. The date of receipt is assumed to be **22, January, 2016**, with responses due no later than **22, February, 2016**.

Please submit your response to the address shown above, or by e-mail at abraham.prado@hollister.ca.gov and/or jill.morales@hollister.ca.gov or stop by the office at 339 Fifth Street in Hollister, Ca. We will need the name for a contact person in your agency. Regular hours of operation are Monday through Friday 8:00a.m. to 12:00p.m. and 1:00p.m. to 5:00p.m. Thank you.

Si desea información en español por favor llame al 636-4360 o visítenos al 339 Fifth St. (Calle Cinco) en Hollister, CA.

HOLLISTER PLANNING COMMISSION
BY: William B. Avera, Secretary

Publish: The Free Lance – Friday, January 22, 2016

ATTACHMENT A

ROBERTS RANCH SUBDIVISION PROJECT DESCRIPTION

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PROJECT DESCRIPTION

2.1 PROJECT LOCATION AND SETTING

Location

The project site consists of approximately 53.29 acres of land (APN 020-310-009) located in unincorporated San Benito County (“County”) southeast of and adjacent to the city limits of Hollister (“City”). The site is an inverted “L-shaped” parcel that borders Fairview Road to the east, State Route 25 to the south, and the Hollister City limit to the west. [Figure 1, Site Location](#), presents the location of the project site.

Existing Project Site and Vicinity Conditions

The project site is vacant, but has been continuously cultivated for row crops since at least 1969. The site is surrounded by dirt roads to facilitate the farming operations. Strips of ruderal (i.e., weedy) cover are present around the site perimeter and adjacent to the existing dirt maintenance roads. There is wire fencing along the northerly property boundary and wood fencing in the rear yards behind the houses in the Cielo Vista neighborhood to the east. There are no additional fences or other structures present on the property.

The project site has not been leveled and has an uneven but gentle slope from east to southwest at an average gradient of 2.8 percent, from a maximum elevation of 486 feet in the northeast corner to a minimum elevation of 435 feet in the southwest (LSA Associates 2014c). Years of cultivation and small-scale earthwork have removed any micro topography. Site drainage is provided by one-foot to three-foot deep agricultural drainage ditches excavated around much of the perimeter of the parcel, with interior drainage only provided by crop furrows. Overhead irrigation is delivered through sprinklers and agricultural water is provided by the San Benito County Water District through the Central Valley Project.

A small 0.08 acre (3,355 square foot) seasonal wetland had been delineated at the southwest corner of the site, half on the site and half adjacent to the site (LSA Associates 2013b). The off-site portion of the wetland area was no longer present during a site reconnaissance survey conducted July 23, 2014.

Existing or approved uses surrounding the project site are as follows:

North: The adjoining parcel to the north is currently vacant and covered by native and nonnative grasses. The parcel is within the city limits of Hollister, and the city recently approved the "West of Fairview" project by Award Homes on this site, a project which consists of 667 apartments, duets, cluster homes, and single-family detached homes.

South: To the south, the site is bordered by State Route 25 beyond which are the administrative offices of the Sunnyslope County Water District, the Quail Hollow neighborhood, and the Ridgemark Golf and Country Club, all of which are located in the unincorporated county.

East: Fairview Road and the Cielo Vista neighborhood border the proposed project site to the east. The approved Gavilan College San Benito Campus and the Fairview Corners Residential Specific Plan (which will include a maximum of 220 residential lots) are located east of Fairview Road. All of these uses are in the unincorporated county.

West: The Valley View Estates neighborhood, which is within the city limits of Hollister, consists of single-family detached residences and Valley View Park. Valley View Park is sometimes referred to as "Whale Park" because it has a water-spraying whale play structure.

Project Site and Vicinity Planning Designations

The project site is within the city's sphere of influence and is designated in the *City of Hollister 2005 General Plan* ("general plan") as "Low Density Residential." The *San Benito County 2035 General Plan* land use designation for the site is "Residential Mixed." The current County zoning district assigned to the property is Rural Residential (RR). Existing City and County land use designations for properties adjoining the project site are as follows:

North: Lands to the north of the site are designated as "Low Density Residential" and "Medium Density Residential," by the general plan.

South: Lands south of the site are located in unincorporated San Benito County and the *San Benito County 2035 General Plan* designates much of the land south of State Route 25 as "Residential Mixed".

East: The Cielo Vista neighborhood adjoining the project site to the east is also located within the Hollister sphere of influence. The Hollister General Plan land use designation for this neighborhood is "Low Density Residential." The *San Benito County 2035 General Plan* land use designation for the Cielo Vista neighborhood is "Residential Mixed".

West: The general plan land use designation for the Valley View Estates neighborhood to the west of the project site is "Low Density Residential" and the area is zoned "R-1".

2.2 PROJECT BACKGROUND

A similar residential subdivision proposal for this site was submitted to San Benito County in January 2013. A Notice of Preparation (NOP) of an Environmental Impact Report (EIR) was published by the County (March 13, 2015 – April 13, 2015) for that project and comments were received (SCH # 2015031055). Although a scoping meeting was conducted by the County for the project, the applications were withdrawn from the County and the applicants have submitted new applications for a redesigned project to the City of Hollister. The City of Hollister is now the lead agency and a new NOP has been prepared.

NOTE: Comments received by San Benito County during the County's NOP and scoping meeting for the similar project will be addressed in the EIR that is being prepared for the City of Hollister.

2.3 PROJECT DESCRIPTION

Project Overview

The proposed project is a prezone, annexation to the City of Hollister, and a Vesting Tentative Map for a 217-lot single-family residential subdivision. The proposed project includes dedication of 2.74 acres adjacent to Valley View Park for a future community park or park extension, and 0.82 acres for a future linear park. A preliminary lot plan and street configuration is presented in [Figure 2, Preliminary Site Plan](#). Preliminary acreages of the proposed residential development (including public right-of-way), parkland dedication, and storm drainage facilities are presented in the following table.

Project Characteristics

Land Use	Acres
Single-family Residential/Roadways	49.0
Community Park	2.74
Linear Park	0.82
Storm Drainage Facilities	0.73
Total	53.29

Source: Builders Land Group 2015

Project Approvals

Prezone and Annexation

The applicant is proposing a prezone of the project site to R-1 with a Residential Performance Zone District overlay and annexation of the 53.29-acre site into the City.

Subdivision

The applicant proposes a vesting tentative map with 217 lots for single-family residences at a gross density of 4.43 units per acre based on the 49 net acres of residential and roadway uses (shown in the Project Characteristics table) pending approval of the prezone and annexation requests. As indicated by the Preliminary Site Plan (Figure 2), the proposed vesting tentative map would subdivide the site into three general neighborhoods, with each neighborhood having a different range of lot sizes. Proposed lot sizes are 5,000 to 10,016 square feet for the neighborhood in the northern portion of the site, bordering the approved West of Fairview project. The neighborhood in the southwest corner of the site, bordering Hwy 25 and Enterprise Road (plus the area north of Mimosa Street), contains 81 lots ranging in size from 6,000 to 11,822 square feet. The third neighborhood consists of lots that are a minimum one-quarter-acre to up to 19,265 square feet. These larger lots adjoin the existing Cielo Vista residential neighborhood. Future development of one and two-story single-family residences are anticipated on all proposed lots.

Project Characteristics

The following components of the project are based on a project description provided by the applicant and the lot plan and street layout indicated by the Preliminary Site Plan (Figure 2).

Circulation

Primary vehicular access to the project will be from Enterprise Road, off of Glenview Drive and Mimosa Street. Enterprise Road will be widened and improved with new curbs and gutters on the east side of the road within the project site. As indicated by the Preliminary Site Plan (Figure 2), secondary vehicular access would be provided by an extension of Mimosa Street south from the approved West of Fairview project. Linear parkway dedications are also proposed to connect with Tierra Del Sol and Valle Verde within the existing Cielo Vista neighborhood. Within the project site, the circulation plan will include a hierarchy of major collector streets (Enterprise Road), minor collector streets (Mimosa Street), roadways and cul-de-sacs. The collector streets will be aligned in gentle curves and will terminate or be adjacent to Valley View Park.

Future development of the site will include a pathway constructed between proposed lots 111 and 112 (refer to Figure 2) to provide access exclusively for emergency vehicles, bicycles and pedestrians (everyday vehicular access will be obstructed by breakaway bollards installed per City standards). The proposed project includes provisions for future development of landscaped bicycle and pedestrian trails and paths in the following locations:

- between proposed lots 132 and 133 to provide pedestrian and bicycle connections between Cielo Vista and the project site to Valley View Park and Cerra Vista Elementary School; and
- between proposed lots 27 and 29 to provide linkages between Valley View Park and Cerra Vista Elementary School with future residential development east of Fairview Road.

Park and Linear Park

The proposed project includes dedication of 2.74 acres of land for a public park adjoining the existing Valley View Park and 0.82 acres of land for a linear park.

The proposed project includes public land uses, including roadways, rights-of-way, park, linear park, and the easement areas for bicycles, pedestrians and utilities, which would be maintained by the City, with the costs of the maintenance funded through annexing Roberts Ranch into the existing Mello-Roos District No. 1, and into the City's existing landscape and lighting district.

Infrastructure/Utilities

Water. Water service would be provided by the Sunnyslope County Water District (water district) as the project is located within the water district's service area boundary for potable and recycled water. Recycled water would be used to irrigate the proposed community and linear parks.

Wastewater. The project site is located within the City's service boundary for sanitary sewer service and wastewater collection and treatment services would be provided by the City. The proposed project includes several easements and infrastructure improvements for connection to the municipal sanitary sewer system. Sanitary sewer easements and construction of sewer stub infrastructure are proposed in the following locations:

- between lots 132 and 133 to enable future connections by the existing Cielo Vista neighborhood and the approved, but not yet constructed, Fairview Corners and Gavilan College projects; and
- between lots 27 and 29 that will enable future development along Old Ranch Road east of Fairview Road to connect to the City's sanitary sewer system.

Storm Water. The entire site would be graded to drain through catch basins and underground street pipes for conveyance westward and discharge into two proposed storm water biofiltration basins. The proposed stormwater biofiltration basins would be constructed on the two parcels that flank the project entry at the intersection of Enterprise Road with the proposed Glenview Drive. Best management practices are proposed to treat the storm water in the basins prior to any discharge. Treated storm water would be discharged via underground pipes from the basins through the existing storm drain system in the adjoining Valley View Estates subdivision, and would ultimately flow into the Enterprise Basin located south of State Route 25. As the final design of the project is completed, additional design detail will be available for the on-site storm water catchment, conveyance, retention, treatment, and discharge facilities.

Public Services

Law enforcement services will be provided by the Hollister Police Department, and fire protection will be provided by the Hollister Fire Department. Local telephone service will be provided by AT&T, cable television by Charter TV, and gas and electric service by PG&E.

Phasing

The proposed project will likely be developed over a five to ten year time frame with up to five phases. Each phase is estimated to take approximately two years. Approximately 30 to 50 houses will be constructed in each phase. The project could begin construction as soon as 12 months after receiving necessary approvals and completion of mitigation requirements. Therefore, buildout of the project site consistent with the Preliminary Site Plan is anticipated in approximately 2023-2028.

Off-site Changes

The vesting tentative subdivision map indicates that the proposed project would also widen Enterprise Road right-of-way to 84 feet and construct a five-foot wide sidewalk, curbs and gutters along the west side of the roadway.

2.4 EIR USES AND APPROVALS

In accordance with CEQA Guidelines section 15124(d), following is a list of agencies that are expected to use this EIR in their decision-making, and a list of the approvals for which this EIR will be used. These lists include information that is known to the lead agency.

Lead Agency – City of Hollister

- Pre-zone. Prezone the property to the Single Family Residential (R-1) District.
- Vesting Tentative Subdivision Map.
- Contract approval to provide sanitary sewer and storm drain service.
- Development Agreement if deemed necessary.

Other Agencies

Development of the proposed project will require the following related permits and approvals from the listed responsible agencies:

- LAFCO
 - Annexation of 53.29 acres by the City of Hollister
- Central Coast Regional Water Quality Control Board ("RWQCB")
 - Water quality certification pursuant to Section 401 of the Clean Water Act.
- California Department of Fish and Wildlife ("CDFW")
 - An incidental take permit pursuant to Section 2081 of the California Endangered Species Act.
- U.S. Fish and Wildlife Service ("USFWS")
 - Consultation pursuant to Section 7 of the Endangered Species Act.

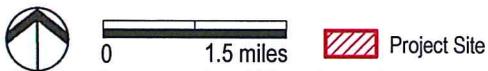
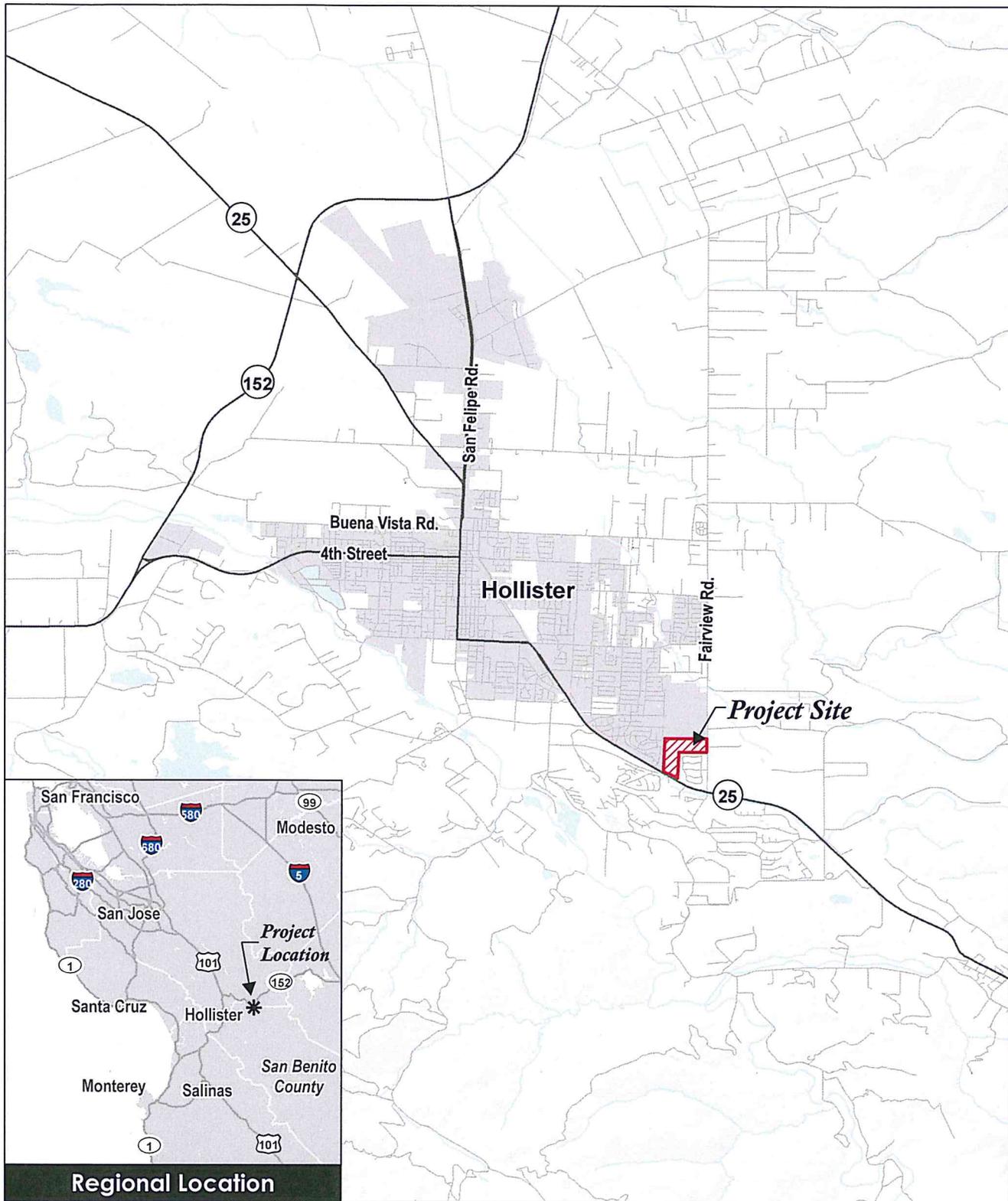
NOP PROJECT DESCRIPTION

- U.S. Army Corps of Engineers (“Corps”)
 - A permit pursuant to Section 404 of the Clean Water Act, following consultation with the USFWS and water quality certification with the RWQCB as identified above.

2.5 SOURCES

Builders Land Group. Roberts Ranch Project Description and Objectives. December 3, 2015.

Peter Hellman, Builders Land Group, Email Communication, 3 December 2015.

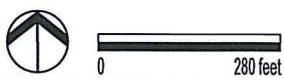
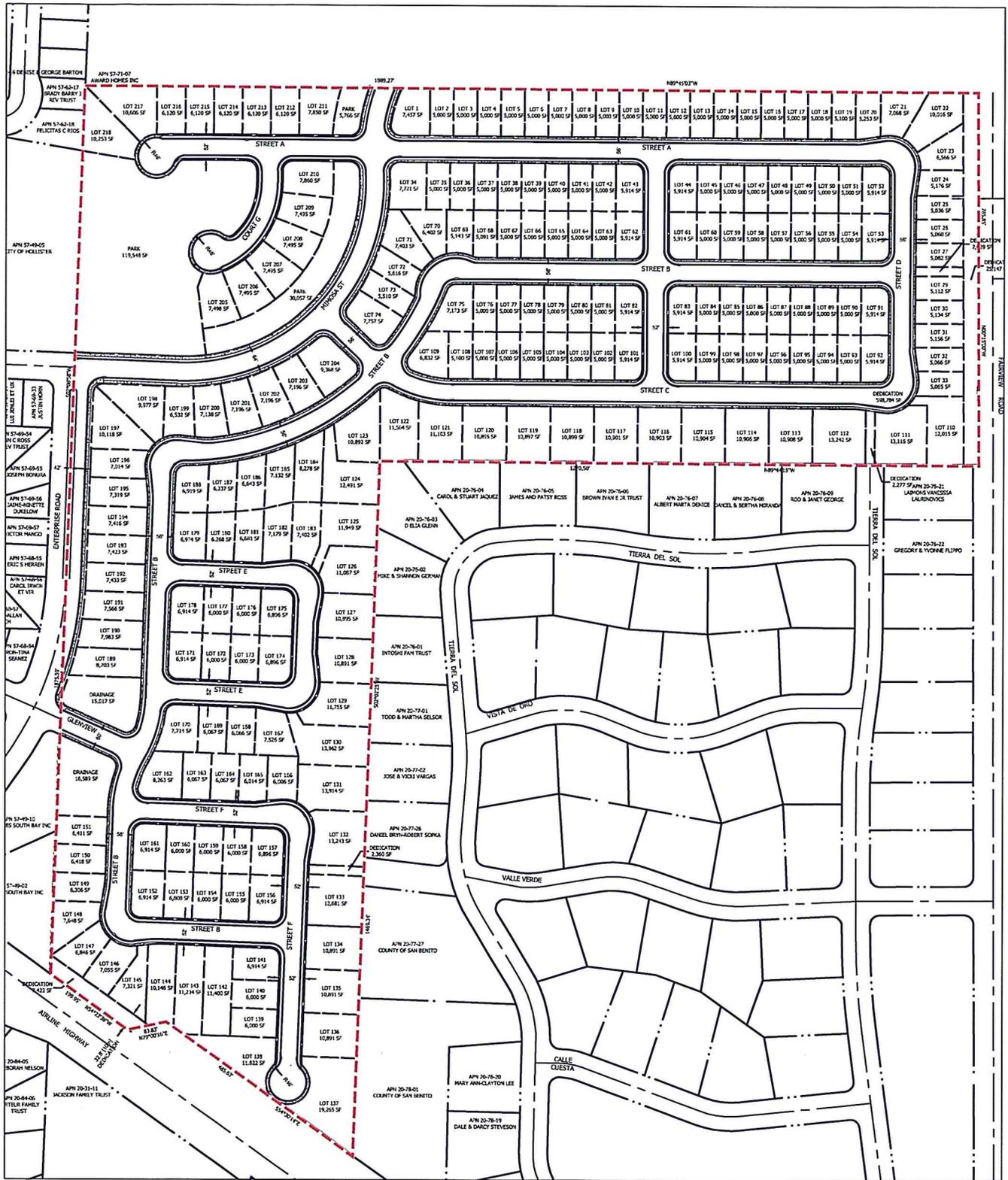


Source: ESRI 2009

Figure 1
 Site Location



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 Project Site

Source: San Benito Engineering & Surveying, Inc. 2015



Figure 2
Preliminary Site Plan
 Roberts Ranch Subdivision EIR NOP

NOP PROJECT DESCRIPTION

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