

Notice of Preparation of an Environmental Impact Report

Date: October 18, 2016

To: Responsible Agencies, Agencies with Jurisdiction by Law, Trustee Agencies, Involved Federal Agencies, and Agencies/People Requesting Notice

From: City of Hollister
375 Fifth Street
Hollister, CA 95023

Re: **Notice of Preparation (NOP) of an Environmental Impact Report (EIR) for the Chappell Road Project**

The City of Hollister (lead agency) will prepare an EIR for the proposed Chappell Road Project (project). This Notice of Preparation (NOP) is being distributed to applicable responsible agencies, trustee agencies, and interested parties as required by the California Environmental Quality Act (CEQA). Comments from interested agencies are requested as to the scope and content of the environmental information that is pertinent to each agency's statutory responsibilities in connection with the proposed project. The project location and description are summarized below.

Project Location: The project area comprises 13 parcels located adjacent to the City of Hollister. The project is within the City of Hollister Planning Area and the City's Urban Service Area (**Figure 1, Regional Vicinity Map**). Hollister is located in San Benito County, southeast of Gilroy and east of San Juan Bautista. The project area is located along State Route (SR) 25 (Hollister bypass) adjacent to the eastern city limit line, just outside of the City's existing Sphere of Influence boundary. The project area is bordered by Santa Ana Road to the south, N. Chappell Road to the west, and Highway 25 (Hollister bypass) to the east and north as shown on **Figure 2, Project Location**. The project area includes 13 different parcels as shown on **Figure 3, Detailed Project Location**.

Project Characteristics: The project includes the following proposed actions: (1) expansion of the City's Sphere of Influence (SOI) over approximately 100.6 acres; (2) rezoning of approximately 32.4 acres for three parcels (numbered 1, 2, and 3 on **Figure 3**) to Low Density Residential District (R1) consistent with General Plan designations; and (3) annexation of those three parcels. Parcels 1, 2 and 3 have an application for near-term development, while the remaining parcels (letters A through I on **Figure 3**) would be annexed in phases based on the property owners' readiness. Future actions and detailed submittals for development of parcels A through I may require additional CEQA review.

Sphere of Influence Amendment

Parcels A and B1 are located within the City's SOI, while the other parcels are located within the City's Planning Area. Thus, the City will need to request an amendment to the SOI boundary concurrently or before any action to annex parcels 1, 2 and 3. The amendment request would be submitted for approval to the San Benito County Local Agency Formation Commission (LAFCo) following approval by the City Council.

Prezoning

California Government Code Section 65859 allows the City of Hollister to adopt (i.e., prezone) a zone district for land outside its city limits in anticipation of annexation and development. Under the code provisions, the zoning district adopted by the City would not become effective unless and until the land is annexed to the city. Prezoning is a required component of the annexation process. The City intends to prezone parcels 1, 2 and 3 to Low Density Residential as part of this project and action.

For the environmental analysis, it is assumed the City would prezone parcels A through I to City of Hollister zoning districts that match the existing zoning of Low Density Residential (parcels B2 through I) and North Gateway (parcels A and B1). The proposed zoning would be consistent with both the General Plan land use designations and the existing land uses found in the project area.

Annexation Area

The project would annex an area totaling approximately 32.4 acres, as mapped on **Figure 2**. The City would request approval of the annexation from San Benito County LAFCo. The EIR is intended to meet LAFCo requirements for annexation. Annexation would be for parcels 1, 2 and 3 for which the city has received an application for near term development. The remaining parcels (letters A through I) would be annexed in phases based on the property owner's readiness. It is understood that future actions and detailed submittals for development of parcels A through I may require additional CEQA review.

EIR Sections: Based on the project description and the City's understanding of the environmental issues associated with the project, the following topics will be analyzed in detail in the EIR:

- Aesthetics
- Agriculture and Forestry Resources
- Air Quality
- Biological Resources
- Cultural Resources
- Geology and Soils
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning
- Mineral Resources
- Noise
- Population and Housing
- Public Services
- Recreation
- Transportation/Traffic
- Utilities and Service System

Alternatives to be analyzed in the EIR will be defined based on their potential to reduce or eliminate significant environmental impacts associated with the proposed project. The

specific alternatives may include, but are not limited to, the "No Project" alternative as required by CEQA and a reduced density alternative.

NOP Notice: The City solicits comments regarding the scope and content of the EIR from all interested parties requesting notice, responsible agencies, agencies with jurisdiction by law, trustee agencies, and involved agencies. In accordance with the time limits established by CEQA, please send your response at the earliest possible date, but no later than 30 days after receipt of this notice. The review period will be from Tuesday, October 18 through Thursday, November 17, 2016.

Please send your written/typed comments (including a name, telephone number, and contact information) to the following:

Attention: Abraham Prado and Maria Mendez
Development Services Department, Planning Division
City of Hollister
375 Fifth Street
Hollister, CA 95023

Or via e-mail to abraham.prado@hollister.ca.gov and maria.mendez@hollister.ca.gov.

ALL INTERESTED PARTIES ARE INVITED TO SUBMIT WRITTEN COMMENTS ON THE SCOPE OF THE EIR TO ASSIST IN IDENTIFYING ISSUES TO BE ADDRESSED IN THE EIR.

For additional information, please contact Abraham Prado at (831) 636-4360, ext. 11, or Maria Mendez at (831) 636-4360, ext. 12.



Date: 10/14/2016

Abraham Prado
Associate Planner

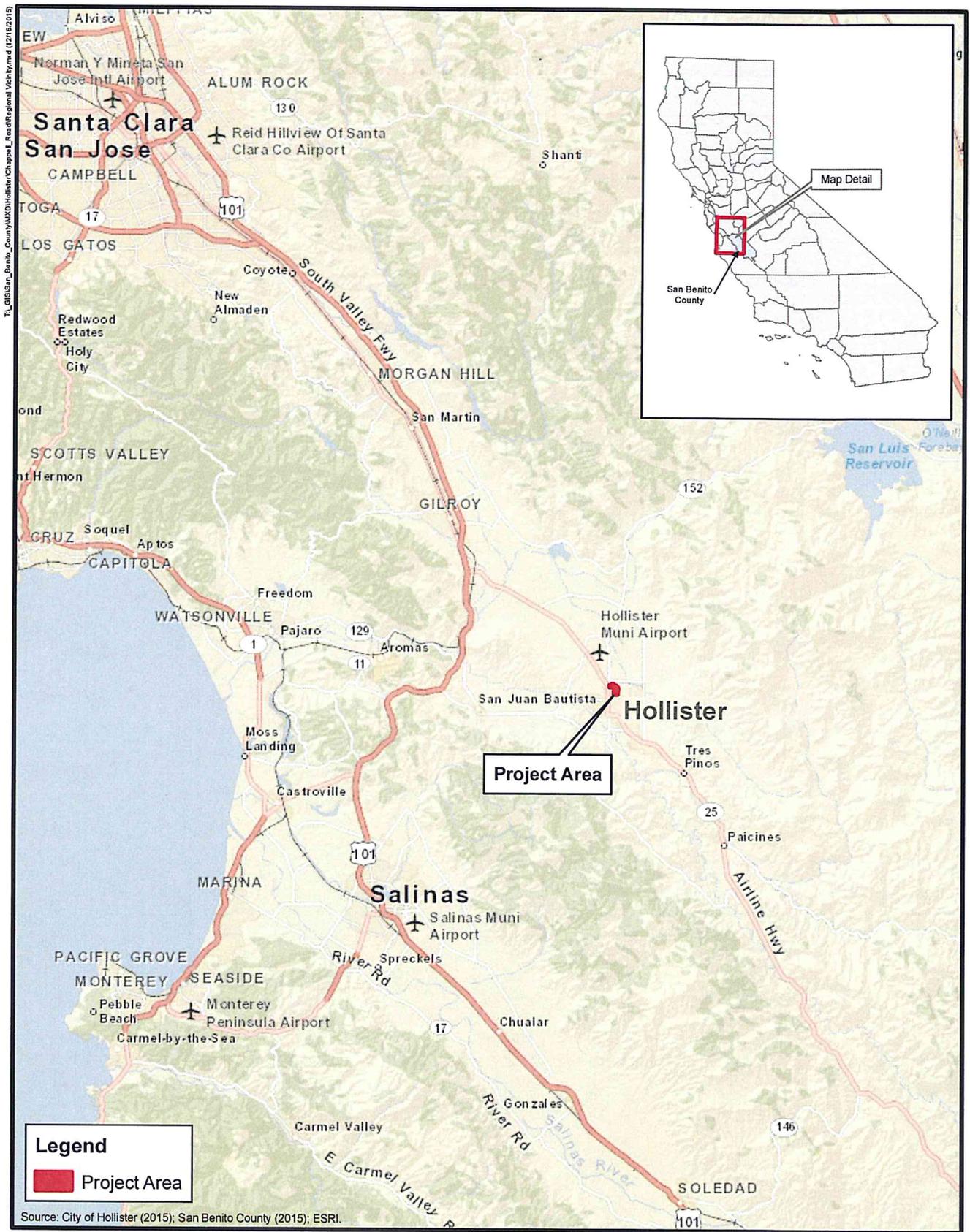
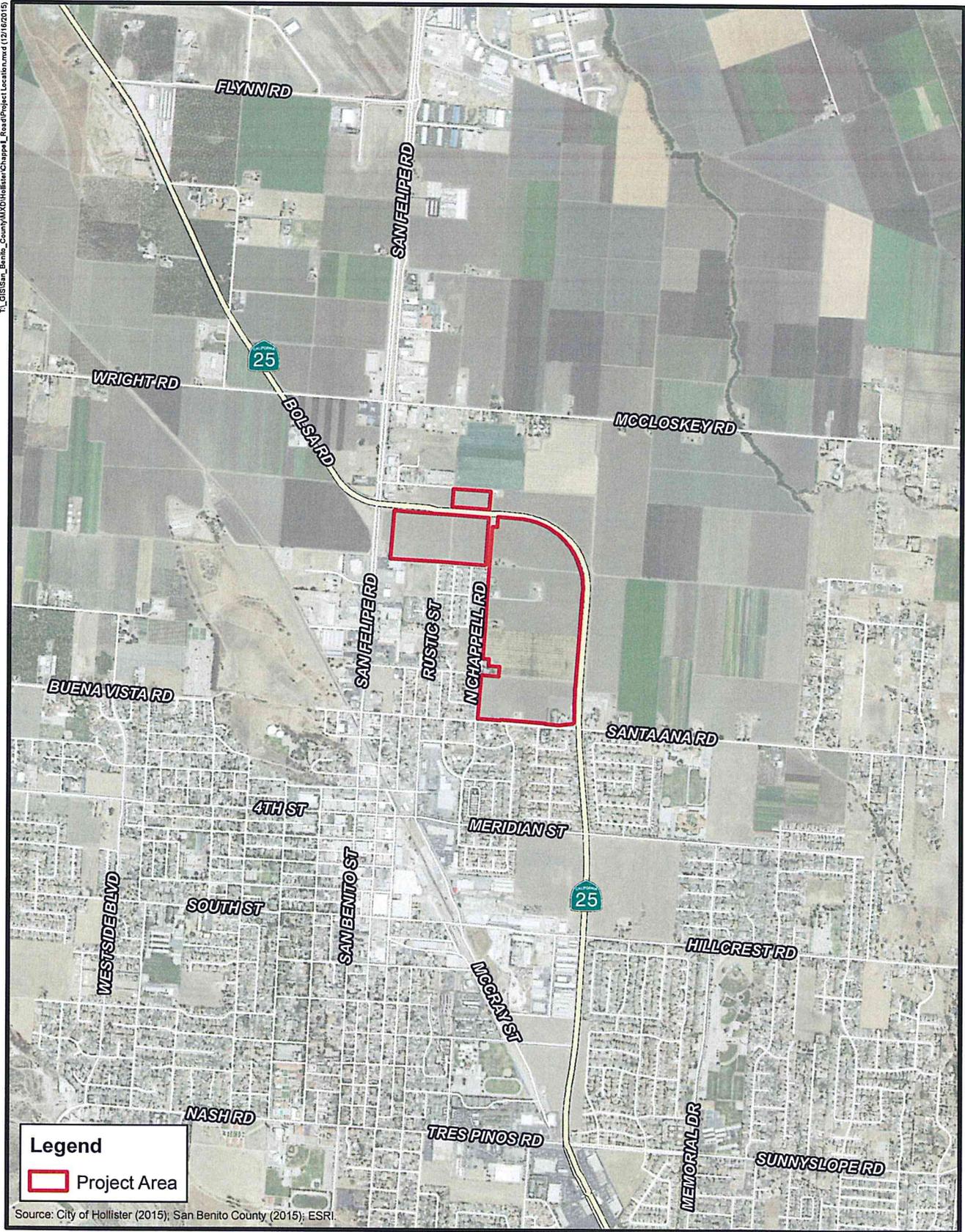


Figure 1
Regional Vicinity

T:\GIS\San_Benito_County\MXD\Hollister\Chappel4_Eros\Project Location.mxd (12/16/2015)



Source: City of Hollister (2015); San Benito County (2015); ESRI.

Figure 2
Project Location

TL_GIS\San_Benito_County\MXD\Hollister\Chappel_Road\Project Location Data.mxd (8/15/2016)

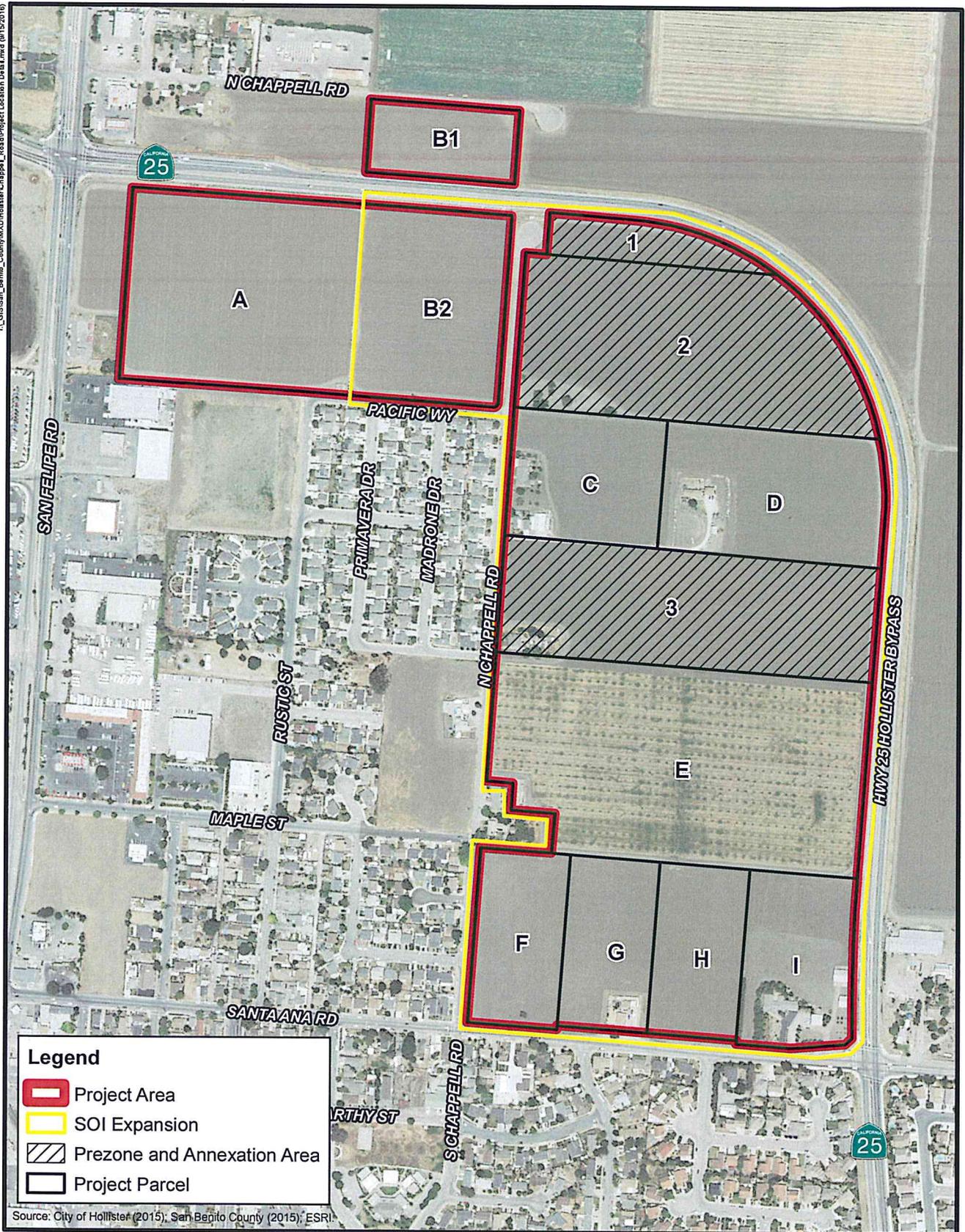


Figure 3
Detailed Project Location