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RECEIVED: 10/26/2017
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OCT 26 2017

JOE PAUL GONZALEZ, COUNTY CLERK
BY *Carlos Godinez*
DEPUTY CLERK

NOTICE OF AVAILABILITY
DRAFT ENVIRONMENTAL IMPACT REPORT
CITY OF HOLLISTER
STATE CLEARINGHOUSE NUMER 2016101044

CARLOS GODINEZ

NOTICE IS HEREBY GIVEN that the City of Hollister, as the Lead Agency under the California Environmental Quality Act, has completed a Draft Environmental Impact Report (Draft EIR) for the Chappell Road Project and the Draft EIR is currently available for public review and comment.

Project Name: Chappell Road Project

Project Location: The Chappell Road project is within the City of Hollister Planning Area and the City's Urban Planning Area. Hollister is located in San Benito County, southeast of Gilroy and east of San Juan Bautista. The City serves as the county seat. The project area is located along State Route (SR) 25 (Hollister Bypass) adjacent to the eastern city limit, just outside of the City's existing Sphere of Influence (SOI) boundary. The project area is bordered by Santa Ana Road to the south, North Chappell Road to the west, and SR 25 to the east and north. The project area includes 13 different parcels.

Project Description: The proposed project includes the following proposed actions: (1) expansion of the City's SOI by approximately 100.6 acres; (2) rezoning of three parcels to Low Density Residential consistent with General Plan designations; and (3) annexation of approximately 32.4 acres for those parcels. Parcels 1, 2, and 3 are proposed for near-term development, while the remaining parcels 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.

Currently parcels 1, 2, and 3 are slotted for annexation and development. The rest of the parcels located in the project area would be developed once annexation and development proposals would be submitted for City approval. Construction assumptions in this Draft EIR are based on the full development potential for the project area. It is assumed that parcels 1, 2, and 3 would be developed within the next five years, with the rest of the parcels as development applications are developed.

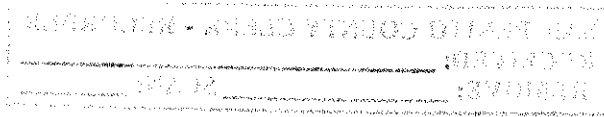
Environmental Effects Discussed in the Document: The City has prepared a Draft EIR to address the specific environmental effects of the Chappell Road Project. The Draft EIR consists of an analysis of the following environmental issue areas that may be impacted by the project: Aesthetics, Agricultural Resources, Air Quality, Biological Resources, Cultural Resources, Geology & Soils, Greenhouse Gases, Hazards and Hazardous Materials, Hydrology and Water Quality, Land Use, Noise, Population and Housing, Public Services, Transportation and Traffic, and Utilities. After mitigation, the project would have fourteen significant and unavoidable impact related to the conversion of prime farmland, cumulative conversion of farmland, long-term air quality operational emissions, cumulatively considerable increase in non-attainment criteria pollutants, built environment cultural resources, cumulative impacts on cultural and tribal cultural resources and human remains, generation of greenhouse gas emissions under Year 2030 conditions, compliance with Senate Bill 32 Greenhouse Gas Reduction Policy, compliance with the General Plan Open Space and Agriculture Element, cumulative land use impacts, exposure of persons to substantial noise and a permanent increase in noise, cumulative traffic noise impacts, compliance with an applicable traffic plan, and cumulative traffic impacts.

Document Availability: Copies of the Draft EIR are available for public review at the following locations:

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|---------------------|--------------------------------------|
| City of Hollister | City of Hollister |
| 375 Fifth Street | Development Services Department |
| Hollister, CA 95023 | 339 Fifth Street Hollister CA, 95023 |

The EIR is also available through the City of Hollister website at <http://hollister.ca.gov/government/city-departments/development-services/planning/>

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Public Review Period: The Draft EIR is available for public review and comment pursuant to California Code of Regulations, Title 14, Sections 15085, 15087 and 15372. The 45 day public review period for the Draft EIR begins on October 27, 2017 and ends on December 13, 2017. Comments on the Draft EIR are to be submitted to the City of Hollister in writing no later than **5:00 p.m., December 13, 2017** to the City of Hollister, 375 Fifth Street, Hollister, CA 95023 or by email at abraham.prado@hollister.ca.gov, maria.mendez@hollister.ca.gov or cristian.builes@hollister.ca.gov

The Planning Commission will review the Draft EIR at a future date as yet to be determined, which would take place in the City of Hollister Council Chambers, 375 Fifth Street, Hollister, California. Certification of the Environmental Impact Report does not constitute approval of the proposed project. The decision to approve or deny the project described above will be made separately as required by City Ordinance.

Contact Information: For further information regarding this Notice of Availability or the project, contact:

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Publish: The Free Lance – Friday, October 27, 2017