



Gavin Newsom  
Governor

STATE OF CALIFORNIA  
Governor's Office of Planning and Research  
State Clearinghouse and Planning Unit



Kate Gordon  
Director

**Notice of Preparation**

May 20, 2019

To: Reviewing Agencies  
  
Re: Lima Property Specific Plan  
SCH# 2019050008

Attached for your review and comment is the Notice of Preparation (NOP) for the Lima Property Specific Plan draft Environmental Impact Report (EIR).

Responsible agencies must transmit their comments on the scope and content of the NOP, focusing on specific information related to their own statutory responsibility, within 30 days of receipt of the NOP from the Lead Agency. This is a courtesy notice provided by the State Clearinghouse with a reminder for you to comment in a timely manner. We encourage other agencies to also respond to this notice and express their concerns early in the environmental review process.

Please direct your comments to:

**Darryl Bond  
San Benito County  
2301 Technology Parkway  
Hollister, CA 95023**

with a copy to the State Clearinghouse in the Office of Planning and Research at [state.clearinghouse@opr.ca.gov](mailto:state.clearinghouse@opr.ca.gov). Please refer to the SCH number noted above in all correspondence concerning this project on our website: <https://ceqanet.opr.ca.gov/2019050008/2>.

If you have any questions about the environmental document review process, please call the State Clearinghouse at (916) 445-0613.

Sincerely,

Scott Morgan  
Director, State Clearinghouse

cc: Lead Agency

# NOP Distribution List

County:

San Benito

SCH# 2019050008

## Resources Agency

### Resources Agency Nadell Gayou

☐ Dept. of Boating & Waterways  
Denise Peterson

☐ California Coastal Commission  
Allyson Hitt

☐ Colorado River Board  
Elsa Contreras

☒ Dept. of Conservation  
Crina Chan

☐ Cal Fire  
Dan Foster

☐ Central Valley Flood Protection Board  
James Herota

☒ Office of Historic Preservation  
Ron Parsons

### Dept of Parks & Recreation Environmental Stewardship Section

☐ S.F. Bay Conservation & Dev't. Comm.  
Steve Goldbeck

☐ Dept. of Water Resources  
Resources Agency  
Nadell Gayou

## Fish and Wildlife

☐ Depart. of Fish & Wildlife  
Scott Flint  
Environmental Services Division

☐ Fish & Wildlife Region 1  
Curt Babcock

☐ Fish & Wildlife Region 1E  
Laurie Harnsberger

☐ Fish & Wildlife Region 2  
Jeff Drongesen

☐ Fish & Wildlife Region 3  
Craig Weightman

☒ Fish & Wildlife Region 4  
Julie Vance

☐ Fish & Wildlife Region 5  
Leslie Newton-Reed  
Habitat Conservation Program

☐ Fish & Wildlife Region 6  
Tiffany Ellis  
Habitat Conservation Program

☐ Fish & Wildlife Region 6 I/M  
Heidi Calvert  
Inyo/Mono, Habitat Conservation Program

☐ Dept. of Fish & Wildlife M  
William Paznokas  
Marine Region

## Other Departments

☒ California Department of Education  
Lesley Taylor

☒ OES (Office of Emergency Services)  
Monique Wilber

☐ Food & Agriculture  
Sandra Schubert  
Dept. of Food and Agriculture

☐ Dept. of General Services  
Cathy Buck  
Environmental Services Section

☒ Housing & Comm. Dev.  
CEQA Coordinator  
Housing Policy Division

## Independent Commissions, Boards

☐ Delta Protection Commission  
Erik Vink

☐ Delta Stewardship Council  
Anthony Navasero

☐ California Energy Commission  
Eric Knight

### Native American Heritage Comm. Debbie Treadway

☐ Public Utilities Commission  
Supervisor

☐ Santa Monica Bay Restoration  
Guangyu Wang

☐ State Lands Commission  
Jennifer Deleong

☐ Tahoe Regional Planning Agency (TRPA)  
Cherry Jacques

## Cal State Transportation Agency CalSTA

☐ Caltrans - Division of Aeronautics  
Philip Crimmins

☐ Caltrans - Planning  
HQ LD-IGR  
Christian Bushong

☒ California Highway Patrol  
Suzann Ikeuchi  
Office of Special Projects

## Dept. of Transportation

☐ Caltrans, District 1  
Rex Jackman

☐ Caltrans, District 2  
Marcelino Gonzalez

☐ Caltrans, District 3  
Susan Zanchi

☐ Caltrans, District 4  
Patricia Maurice

☒ Caltrans, District 5  
Larry Newland

☐ Caltrans, District 6  
Michael Navarro

☐ Caltrans, District 7  
Dianna Watson

☐ Caltrans, District 8  
Mark Roberts

☐ Caltrans, District 9  
Gayle Rosander

☐ Caltrans, District 10  
Tom Dumas

☐ Caltrans, District 11  
Jacob Armstrong

☐ Caltrans, District 12  
Maureen El Harake

## Cal EPA

### Air Resources Board

☐ Airport & Freight  
Jack Wursten

☒ Transportation Projects  
Nesamani Kalandiyur

☐ Industrial/Energy Projects  
Mike Tollstrup

☐ California Department of Resources, Recycling & Recovery  
Kevin Taylor/Jeff Esquivel

☐ State Water Resources Control Board  
Regional Programs Unit  
Division of Financial Assistance

☒ State Water Resources Control Board  
Cindy Forbes - Asst Deputy  
Division of Drinking Water

☐ State Water Resources Control Board  
Div. Drinking Water # \_\_\_\_\_

☐ State Water Resources Control Board  
Student Intern, 401 Water Quality Certification Unit  
Division of Water Quality

☐ State Water Resources Control Board  
Phil Crader  
Division of Water Rights

☒ Dept. of Toxic Substances  
Control Reg. # \_\_\_\_\_  
CEQA Tracking Center

☐ Department of Pesticide Regulation  
CEQA Coordinator

## Regional Water Quality Control Board (RWQCB)

☐ RWQCB 1  
Cathleen Hudson  
North Coast Region (1)

☐ RWQCB 2  
Environmental Document Coordinator  
San Francisco Bay Region (2)

☒ RWQCB 3  
Central Coast Region (3)

☐ RWQCB 4  
Teresa Rodgers  
Los Angeles Region (4)

☐ RWQCB 5S  
Central Valley Region (5)

☐ RWQCB 5F  
Central Valley Region (5)  
Fresno Branch Office

☐ RWQCB 5R  
Central Valley Region (5)  
Redding Branch Office

☐ RWQCB 6  
Lahontan Region (6)

☐ RWQCB 6V  
Lahontan Region (6)  
Victorville Branch Office

☐ RWQCB 7  
Colorado River Basin Region (7)

☐ RWQCB 8  
Santa Ana Region (8)

☐ RWQCB 9  
San Diego Region (9)

☐ Other \_\_\_\_\_

☐ \_\_\_\_\_  
Conservancy



# Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613  
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

201 # 9050008

**Project Title:** Lima Property Specific Plan

Lead Agency: San Benito County RMA

Contact Person: Darryl Boyd

Mailing Address: 2301 Technology Parkway

Phone: (831) 637-5313

City: Hollister

Zip: 95023

County: San Benito County

**Project Location:** County: San Benito (unincorporated) City/Nearest Community: Hollister

Cross Streets: State Route 25 and Portugese Way Zip Code: 95023

Longitude/Latitude (degrees, minutes and seconds): 36 ° 48 ' 08 " N / 121 ° 20 ' 41 " W Total Acres: 347

Assessor's Parcel No.: 025-200-064-000

Section: 17-20

Twp.: 13S

Range: 06E

Base: Tres Pinos

Within 2 Miles: State Hwy #: 25

Waterways: n/a

Airports: n/a

Railways: n/a

Schools: Tres Pinos Union Elem.

## Document Type:

CEQA: ☒ NOP ☐ Draft EIR  
☐ Early Cons ☐ Supplement/Subsequent EIR  
☐ Neg Dec (Prior SCH No.)  
☐ Mit Neg Dec Other:

NEPA: ☐ NOI ☐ EA  
☐ Draft EIS ☐ FONSI

Other: ☐ Joint Document  
☒ Final Document  
☐ Other:

Governor's Office of Planning & Research

STATE CLEARINGHOUSE

## Local Action Type:

☐ General Plan Update ☒ Specific Plan ☒ Rezone ☐ Annexation  
☐ General Plan Amendment ☐ Master Plan ☐ Prezone ☐ Redevelopment  
☐ General Plan Element ☐ Planned Unit Development ☐ Use Permit ☐ Coastal Permit  
☐ Community Plan ☐ Site Plan ☐ Land Division (Subdivision, etc.) ☐ Other:

## Development Type:

☒ Residential: Units 1,200 Acres 166.1  
☐ Office: Sq.ft. Acres Employees  
☒ Commercial: Sq.ft. 33,000 Acres 5.2 Employees  
☐ Industrial: Sq.ft. Acres Employees  
☒ Educational: new K-8 school site on 8-acres  
☒ Recreational: 20.9 acres of parks and recreational uses  
☐ Water Facilities: Type MGD  
☒ Transportation: Type Main access/roundabout at SR25  
☐ Mining: Mineral  
☐ Power: Type MW  
☒ Waste Treatment: Type TBD/see NOP MGD  
☐ Hazardous Waste: Type  
☒ Other: An additional 65 residential units if school site not built.

## Project Issues Discussed in Document:

☒ Aesthetic/Visual ☐ Fiscal ☒ Recreation/Parks ☒ Vegetation  
☒ Agricultural Land ☒ Flood Plain/Flooding ☒ Schools/Universities ☒ Water Quality  
☒ Air Quality ☒ Forest Land/Fire Hazard ☒ Septic Systems ☒ Water Supply/Groundwater  
☒ Archeological/Historical ☒ Geologic/Seismic ☒ Sewer Capacity ☒ Wetland/Riparian  
☒ Biological Resources ☒ Minerals ☒ Soil Erosion/Compaction/Grading ☒ Growth Inducement  
☐ Coastal Zone ☒ Noise ☒ Solid Waste ☒ Land Use  
☒ Drainage/Absorption ☒ Population/Housing Balance ☒ Toxic/Hazardous ☒ Cumulative Effects  
☐ Economic/Jobs ☒ Public Services/Facilities ☒ Traffic/Circulation ☒ Other: Energy & Tribal C.B.

## Present Land Use/Zoning/General Plan Designation:

Agricultural (present land use)/Agricultural Preserve (AP) Zoning/Residential Mixed (RM) 2035 General Plan Designation

## Project Description: (please use a separate page if necessary)

The proposed project, Lima Property Specific Plan, would guide the future development of a new master planned community on 347 acres. The proposed buildout would include development of 1,280 residential units, 30,000 square feet commercial space, a K-8 elementary school site, and open space/recreational amenities. An additional 65 residential units, or a total of 1,345 residential units, would be developed if the Southside School District makes the decision not to acquire the school site. Groundwater is expected to be the primary source of water supply. Three wastewater treatment options are being considered for the Plan Area, including 1) connecting to the City of Hollister system, 2) constructing a stand-alone treatment plant, and 3) construction a system to serve the Plan Area and adjacent Tres Pinos wastewater treatment system.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

## Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with and "X".  
If you have already sent your document to the agency please denote that with an "S".

<input checked="" type="checkbox"/> Air Resources Board	<input type="checkbox"/> Office of Historic Preservation
<input type="checkbox"/> Boating & Waterways, Department of	<input type="checkbox"/> Office of Public School Construction
<input type="checkbox"/> California Emergency Management Agency	<input checked="" type="checkbox"/> Parks & Recreation, Department of
<input type="checkbox"/> California Highway Patrol	<input type="checkbox"/> Pesticide Regulation, Department of
<input checked="" type="checkbox"/> Caltrans District #5	<input checked="" type="checkbox"/> Public Utilities Commission
<input type="checkbox"/> Caltrans Division of Aeronautics	<input checked="" type="checkbox"/> Regional WQCB #3
<input checked="" type="checkbox"/> Caltrans Planning	<input type="checkbox"/> Resources Agency
<input type="checkbox"/> Central Valley Flood Protection Board	<input type="checkbox"/> Resources Recycling and Recovery, Department of
<input type="checkbox"/> Coachella Valley Mtns. Conservancy	<input type="checkbox"/> S.F. Bay Conservation & Development Comm.
<input type="checkbox"/> Coastal Commission	<input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
<input type="checkbox"/> Colorado River Board	<input type="checkbox"/> San Joaquin River Conservancy
<input checked="" type="checkbox"/> Conservation, Department of	<input type="checkbox"/> Santa Monica Mtns. Conservancy
<input type="checkbox"/> Corrections, Department of	<input type="checkbox"/> State Lands Commission
<input type="checkbox"/> Delta Protection Commission	<input type="checkbox"/> SWRCB: Clean Water Grants
<input type="checkbox"/> Education, Department of	<input checked="" type="checkbox"/> SWRCB: Water Quality
<input type="checkbox"/> Energy Commission	<input type="checkbox"/> SWRCB: Water Rights
<input checked="" type="checkbox"/> Fish & Game Region #4	<input type="checkbox"/> Tahoe Regional Planning Agency
<input type="checkbox"/> Food & Agriculture, Department of	<input checked="" type="checkbox"/> Toxic Substances Control, Department of
<input checked="" type="checkbox"/> Forestry and Fire Protection, Department of	<input checked="" type="checkbox"/> Water Resources, Department of
<input type="checkbox"/> General Services, Department of	<input checked="" type="checkbox"/> Other: San Benito County Water District
<input type="checkbox"/> Health Services, Department of	<input checked="" type="checkbox"/> Other: LAFCO; U.S. Army Corps of Eng; USFWS
<input type="checkbox"/> Housing & Community Development	
<input checked="" type="checkbox"/> Native American Heritage Commission	

### Local Public Review Period (to be filled in by lead agency)

Starting Date May 20, 2019

Ending Date June 18, 2019

### Lead Agency (Complete if applicable):

Consulting Firm: Rincon Consultants, Inc.

Address: 437 Figueroa Street, Suite 203

City/State/Zip: Monterey, CA 93940

Contact: Christy Sabdo

Phone: (831) 920-5423

Applicant: San Benito County RMA

Address: 2301 Technology Parkway

City/State/Zip: Hollister, California 95023

Phone: (831) 902-2286

Signature of Lead Agency Representative: 

Date: 5/16/19

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.