



NOTICE OF PREPARATION

San Benito County Resource Recovery Park Revised Environmental Impact Report State Clearinghouse Number: 2010031050

To: Interested Parties, Responsible Agencies and Trustee Agencies

Lead Agency:

County of San Benito
3224 Southside Road
Hollister, CA 95023
Contact: Gary Armstrong, Director
Planning and Building Department
Phone: (831) 637-5313

Consulting Firm:

Environmental Stewardship & Planning, Inc.
1621 13th Street
Sacramento, CA 95814
Contact: Steve Peterson, Project Manager
Phone: 916-455-1115 ext. 100

Notice is hereby given that the County of San Benito will be the Lead Agency and will prepare a Revised Environmental Impact Report (EIR) pursuant to the California Environmental Quality Act (CEQA) for the proposed San Benito County Resource Recovery Park (RRP). The County Integrated Waste Management Department (Department) is coordinating preparation of the Revised EIR on behalf of the County Board of Supervisors.

Reason for Revision: Review of comments on the draft and final EIRs for the proposed RRP project indicated concerns about the potential for non-resource recovery activities occurring at the proposed RRP site under the formerly proposed Heavy Industrial zoning. Because of these concerns and the County's interest in minimizing potential impacts, further defining the uses that would be permitted, and focusing subsequent development on recycling and reuse activities, it has been determined that new zoning district and land use designations should be utilized for the proposed RRP project area. The County proposes to create a new Resource Recovery Park zoning district designation and utilize the existing County General Plan Public/Quasi-Public land use designation for the RRP project area. This change in the project site's zoning and land use designations, and corresponding amendments to the County's General Plan Land Use Element, to refine the Public/Quasi-Public land use designation to include Resource Recovery Park and recycling to the list of permissible facilities and land uses, and to the County's Zoning Ordinance, to create the new Resource Recovery Park zoning district, that would be applied only to the 30-acre project site, and to define the permitted, conditional and prohibited uses and the applicable standards within the new district warrants the revision of the RRP EIR (*CEQA Guidelines §15088.5*). Accordingly, the County will hold a public scoping meeting on February 15, 2012 at 6:00 p.m. to solicit comments on this project change and the issues that should be addressed in the responding revision of the EIR.

The Department is requesting the views of interested parties regarding the scope and content of the Revised EIR. Agency representatives should comment with regard to information that is relevant to the statutory responsibilities of your agency, as required by Section 15082 of the CEQA Guidelines. Please provide all relevant information, including but not limited to the following:

1. Name of the contact person for your agency, mailing address, e-mail, and telephone number;
2. Permit(s) or approval(s) under your agency's authority;
3. Environmental information that must be addressed in the Revised EIR to enable your agency to use this documentation as a basis for your permit issuance or approval;
4. Permit stipulations or conditions that your agency will apply to this project;
5. Alternatives that your agency recommends be analyzed in the Revised EIR; and
6. Reasonably foreseeable projects, programs, or plans under your agency's authority that may have an overlapping influence with the proposed project.

Due to the time limits mandated by State law, responses to this Notice of Preparation (NOP) must be sent at the earliest possible date but not later than **30 days after receipt of this NOP**. To ensure consideration during preparation of the Revised EIR, comments on this notice must be provided to the Department by no later than March 1, 2012. Please send your written comments and contact information to Gary Armstrong at the lead agency address shown above. Written comments may also be submitted via email to: GArmstrong@cosb.us. Email submittals should include the phrase "San Benito RRP NOP Comments" in the subject line and comments, including name and contact information, should be provided either in the body of the email or as an attachment in Microsoft Word or Adobe PDF format.

Notice of Scoping Meeting: The County will conduct a public scoping meeting to solicit comments from adjacent jurisdictions, interested parties, responsible agencies, and trustee agencies as to the scope and content of the EIR. The scoping meeting will be held at 6:00 p.m. on February 15, 2012 at the following location:

County Board of Supervisors Chambers
481 Fourth Street
Hollister, California 95023

Project Location: The project is located on a 30-acre portion of a 100-acre parcel (APN 025-190-029) owned by the County, south of the John Smith Road Landfill in unincorporated San Benito County southeast of the City of Hollister at the location shown on the map accompanying this notice. For purposes of the Revised EIR, the project site refers to the 30-acre portion only.

Project Description Summary: The project would amend the County General Plan land use designation for the 30-acre site from Agricultural Productive (AP) to Public/Quasi-Public (P/Q) and change the zoning designation from Agricultural Productive (AP) to a new zone called Resource Recovery Park (RRP), which would allow for the phased development of a Resource Recovery Park within the 30-acre site. It would also include corresponding amendments to the County's General Plan Land Use Element, to refine the Public/Quasi-Public land use designation to include Resource Recovery Park and recycling to the list of permissible facilities and land uses, and to the County's Zoning Ordinance, to create the new Resource Recovery Park zoning district, that would be applied only to the 30-acre project site, and to define the permitted, conditional and prohibited uses and the applicable standards within the new district. The RRP is intended to provide increased opportunities for materials recycling and to utilize energy resources associated with the John Smith Road Landfill. Development of the RRP would require grading, paving, utilities, drainage, and facilities development within the RRP site, and off-site infrastructure improvements could be required, dependent upon the types of facilities ultimately located within the RRP. It is anticipated that the County may license, lease, sell or jointly operate portions of the RRP to third parties for development and operation of facilities consistent with the purpose of the RRP within the 30-acre site.

Environmental Review Process: The Revised EIR will define the County's objectives for the project, describe the proposed General Plan Amendment, including the proposed amendments to the General Plan Land Use Element, to refine the Public/Quasi-Public land use designation, describe the proposed Zone Change, including the proposed amendments to the Zoning Ordinance, to create the new Resource Recovery Park zoning district and to define the permitted, conditional and prohibited uses, and the applicable standards within the new district, describe the potential uses of the RRP, discuss the County's consideration of alternatives to the proposed project, and document the analysis of potential environmental effects and mitigation measures that would avoid or minimize the significant environmental effects of the project, based on reasonably available information known at the time this Revised EIR is being prepared. Environmental topic areas that will be addressed in the EIR include the following:

Aesthetics – Potential impacts associated with the change in visual character of the project site as a result of the anticipated development of facilities and use of the site.

Land Use/Planning and Agriculture – Project consistency with applicable local plans including the San Benito County General Plan, compatibility with adjacent land uses and conversion of existing land use.

Air Quality and Greenhouse Gas Emissions – Air pollutant emissions and emissions of greenhouse gases associated with anticipated construction activities and anticipated operation of facilities at the project site.

Biological Resources – Potential effects on any waters of the U.S., wetlands and special-status species and their habitat associated with disturbance and operation of facilities at the project site.

Cultural Resources – Potential effects on any archaeological and historical resources that may be present within the project site.

Geology, Soils and Mineral Resources – Potential impacts associated with soils disturbance, erosion and geologic conditions at the project site.

Hazards and Hazardous Materials – Potential impacts associated with the potential transport, use, storage and disposal of hazardous materials associated with anticipated construction activities and anticipated operation of facilities at the project site, and potential impacts associated with any hazardous conditions that may be present at the site or adjacent properties.

Hydrology and Water Quality – Potential impacts associated with potential pollutant discharges to receiving waters during anticipated construction and anticipated operation of facilities at the project site and flooding potential associated with any increased storm water runoff from the site.

Noise – Potential noise impacts associated with anticipated construction activities and anticipated operation of facilities at the project site and potential noise impacts associated with anticipated motor vehicle trips to and from the project site.

Public Services – Potential for physical impacts associated with development of public facilities that may be required as a result of the project.

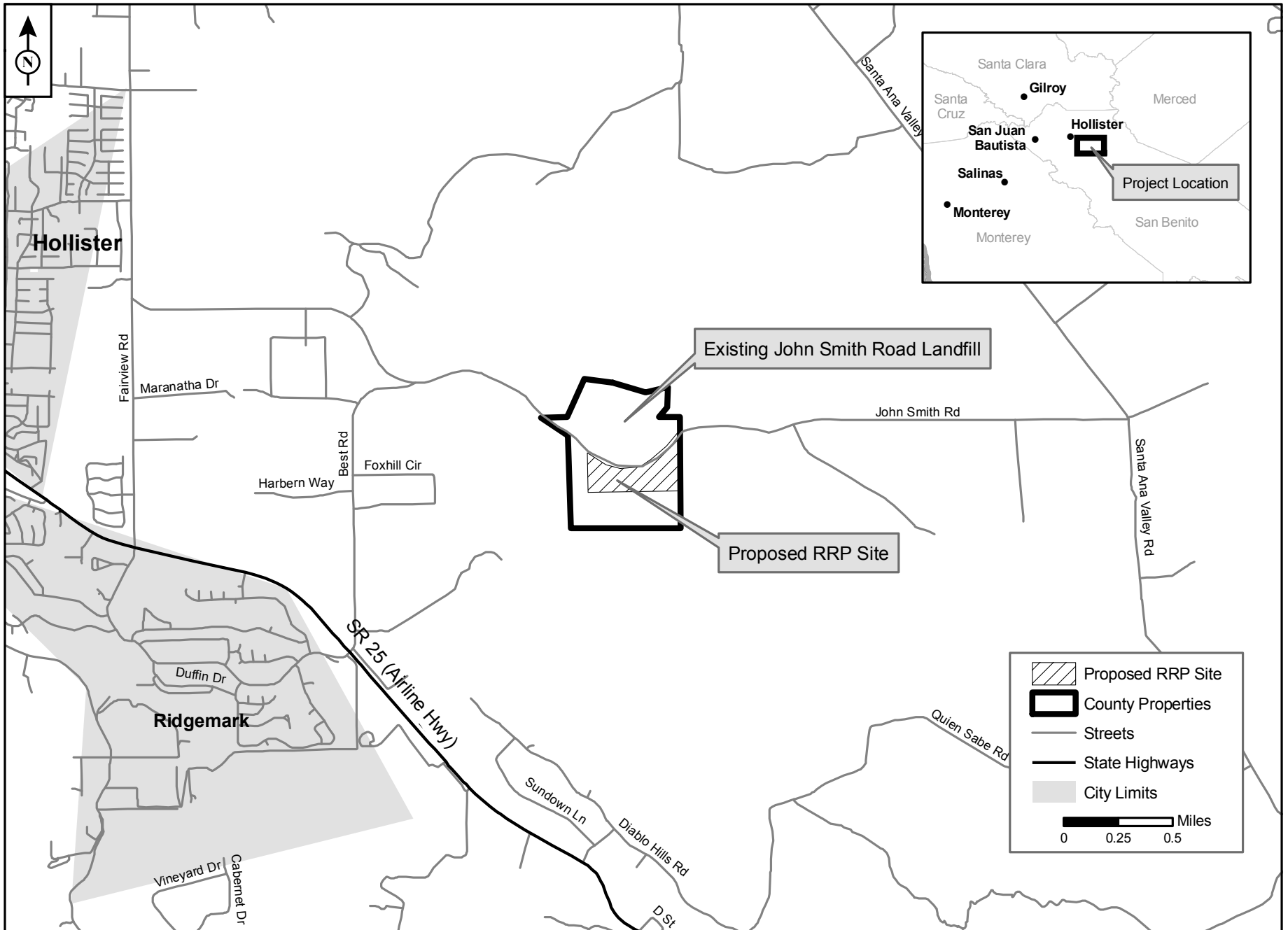
Transportation/Traffic – Potential impacts on levels of service on roadways and at intersections as a result of motor vehicle trips associated with anticipated construction and anticipated operation of facilities at the project site.

Utilities and Service Systems – Impacts associated with the potential for exceeding the capacity of existing utilities and service systems (including water, wastewater, electricity, storm water

drainage and solid waste) and potential impacts associated with the provision of new or expanded services required for anticipated operation of facilities at the project site.

Additional subject areas and impact issues may be analyzed in the Revised EIR based on information received in response to this Notice of Preparation (NOP) and based on information developed during environmental studies to be conducted for the Revised EIR subsequent to the publication of this NOP.

EIR Process and Public Input: Following the receipt of input during the NOP comment period, the County will prepare a Draft Revised EIR which will describe the proposed project and a reasonable range of alternatives (including a *no project* alternative as required by CEQA) and will identify the potential environmental effects and mitigation measures that may be necessary to minimize or avoid such effects. The Draft Revised EIR will be made available for public and agency review for a period of 45 days. The County will consider comments received on the Draft Revised EIR, as required under CEQA, and will prepare a Final EIR which identifies any necessary changes to the Draft Revised EIR and provides responses to comments on the Draft Revised EIR. The County Board of Supervisors will consider certification of the Final EIR prior to a project approval decision.



Proposed Resource Recovery Park Location
SAN BENITO COUNTY RESOURCE RECOVERY PARK PROJECT

Source: ESP 2010, ESRI 2009.