1.0 INTRODUCTION

1.1 INTRODUCTION OVERVIEW

This Environmental Impact Report (EIR) has been prepared in accordance with the requirements of the California Environmental Quality Act (CEQA). The purpose of the EIR is to provide objective information regarding the environmental consequences of the proposed project to the decision makers who will be reviewing and considering the proposed project. The following guidelines are included in CEQA to clarify the role of an EIR:

§15121(a). Informational Document. An EIR is an informational document which will inform public agency decision makers and the public of the significant environmental effects of a project, identify possible ways to minimize the significant effects, and describe reasonable alternatives to the project. The public agency shall consider the information in the EIR along with other information which may be presented to the agency.

§15146. Degree of Specificity. The degree of specificity required in an EIR will correspond to the degree of specificity involved in the underlying activity which is described in the EIR.

(a) An EIR on a construction project will necessarily be more detailed in the specific effects of a project than will an EIR on the adoption of a local general plan or comprehensive zoning ordinance because the effects of the construction can be predicted with greater accuracy.

(b) An EIR on a project such as the adoption or amendment of a comprehensive zoning ordinance or local general plan should focus on the secondary effects that can be expected to follow from the adoption or amendment, but the EIR need not be as detailed as an EIR on the specific construction project that might follow.

§15151. Standards for Adequacy of an EIR. An EIR should be prepared with a sufficient degree of analysis to provide decision makers with information which enables them to make a decision which intelligently considers environmental consequences. An evaluation of the environmental effects of the proposed project need not be exhaustive, but the sufficiency of an EIR is to be reviewed in light of what is reasonably feasible. Disagreement among experts does not make an EIR inadequate, but the EIR should summarize the main points of disagreement among the experts. The courts have looked not for perfection, but for adequacy, completeness, and a good-faith effort at full disclosure.

1.2 PROJECT LOCATION

The proposed property is located in an unincorporated area of San Benito County, southeast of the City of Hollister. The property is approximately 137 acres in size and is located directly north of Highway 25 (Airline Highway) and to the east of Fairview Road (refer to Figures 1-3).

1.3 REFERENCE AVAILABILITY

Copies of this EIR are available for public review at the Gavilan Joint Community College District, College Library Building, Main Entrance (on reserve front desk), located at 5055 Santa Teresa Boulevard in Gilroy, on weekdays during business hours. The EIR will also be available at the San Benito County Library located at 470 Fifth Street in Hollister, during regular library hours.
AERIAL PHOTOGRAPH AND SURROUNDING LAND USES

FIGURE 3