

**NOTICE OF PREPARATION AND EIR SCOPING MEETING  
OF AN  
ENVIRONMENTAL IMPACT REPORT  
FOR THE  
GAVILAN SAN BENITO CAMPUS AND FAIRVIEW CORNERS  
MASTER PLAN**

Proposed Project: Gavilan San Benito Campus – Fairview Corners Master Plan

Project Location: North of Highway 25 (Airline Highway) and east of Fairview Road, southeast of the City of Hollister, in an unincorporated area of San Benito County

APNs: 025-190-046, 025-190-049

The Gavilan Joint Community College District (hereafter Gavilan College District) has located a property for a San Benito campus and will complete environmental review of campus development on the subject site as part of the property selection process. The Gavilan College District and Fairview Corners, LLC, have entered into an agreement whereby the Gavilan College District will purchase 80 acres of the property from Fairview Corners. Both entities have worked together to prepare a master plan covering a San Benito campus and residential development that will have a relationship related to shared roadways, open space, and project infrastructure.

As the public agency acting first on the project in question, the Gavilan College District will act as lead agency, preparing an Environmental Impact Report (EIR) for the project referenced above [CEQA Section 15051(c)]. The EIR will be used by the Gavilan College District in considering whether or not to purchase the property and approve the proposed project. The County of San Benito will act as a Responsible Agency and use the EIR for its discretionary actions to consider development of the residential project (CEQA Section 15096).

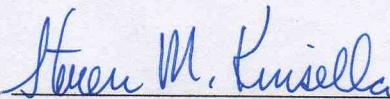
Gavilan College District welcomes your input regarding the scope and content of the environmental information that is relevant to your area of interest, or to your agency's statutory responsibilities in connection with the proposed project. If you are affiliated with a public agency, this EIR may be used by your agency when considering subsequent approvals related to the project.

The project description, location, and probable environmental effects that will be analyzed in the EIR for the project are attached. According to State law, the deadline for your response is 30 days after receipt of this notice. However, we would appreciate an earlier response, if possible.

If you have any comments on this Notice of Preparation (NOP), please identify a contact person and send your correspondence to: Gavilan Joint Community College District, Attn: Dr. Steven M. Kinsella, 5055 Santa Teresa Boulevard, Gilroy, CA 95020, Phone: (408) 848-4712

An EIR scoping meeting to determining the scope and content of the EIR is scheduled during the NOP public review period. The EIR Public Meeting will be held: **June 16, 2008** at 2 pm at the San Benito County Public Works conference room located at 3220 Southside Road, Hollister, CA 95023

A separate EIR Notice of Availability will be circulated when the Draft EIR for the Gavilan San Benito Campus – Fairview Corners Master Plan project becomes available for public review and comments.

  
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Dr. Steven M. Kinsella, Superintendent / President  
Gavilan Joint Community College District

6/2/08  
\_\_\_\_\_  
Date

**NOTICE OF PREPARATION OF AN ENVIRONMENTAL IMPACT REPORT (EIR)  
FOR THE GAVILAN SAN BENITO CAMPUS AND FAIRVIEW CORNERS  
MASTER PLAN**

**June 2008**

**1.0 Introduction**

The California Environmental Quality Act (CEQA) (Public Resources Code Section 21000 et seq.) is the state law that governs the disclosure and analysis of the environmental effects of agency actions. The purpose of the EIR is to present information to the public and governmental agencies regarding the environmental impacts of the proposed project and all other reasonable alternatives. Decision makers are required to take this information into account when deciding whether or not to approve Master Plan Project. As mentioned previously, for this project, the Gavilan Joint Community College District is the Lead Agency under the California Environmental Quality Act (CEQA).

In accordance with the requirements of CEQA, the EIR will include the following:

A summary of the project; a project description; a description of the existing environmental setting, potential environmental impacts, and mitigation measures; alternatives to the project as proposed; and environmental consequences, including (a) any significant environmental effects which cannot be avoided if the project is implemented; (b) any significant irreversible and irretrievable commitments of resources; (c) the growth inducing impacts of the proposed project; (d) effects found not to be significant; and (e) cumulative impacts.

**2.0 Project Location**

The project site is located southeast of the City of Hollister, in an unincorporated area of San Benito County. The project site is approximately 137 acres in size and is located directly north of Highway 25 (Airline Highway) and to the east of Fairview Road. Undeveloped, open grassland and rural residential lie to the north and east of the project site. The Ridgemark Golf and Country Club and residential community is located to the south of the project and the Cielo Vista subdivision is located to the west (refer to Figures 1-4).

**3.0 Overview and Description of the Project**

The Gavilan College District and Fairview Corners, LLC, have entered into an agreement whereby the Gavilan College District will purchase 80 acres of the property from Fairview Corners. Both entities have worked together to prepare a master plan covering a San Benito campus and residential development that will have a relationship related to shared roadways, open space, and project infrastructure. The Master Plan project between Gavilan Joint Community College District and Fairview Corners LLC consists of two main components, approximately 220 single-family detached residential houses/units occupying approximately 56 acres on the north side of the site; and a community college campus occupying approximately 80 acres on the south side of the site.

At full campus build-out, the college is anticipated to serve 3,500 full time equivalent students and 200 full time equivalent faculty. Athletic fields, open space, supporting retail, and on-campus

housing are also proposed on the campus site. The primary access to the project site will be off Fairview Road, opposite Cielo Vista subdivision with a full signalized intersection at Cielo Vista Drive and Fairview Road. Cielo Vista Drive will extend east into the project site, providing access to both the residential and college campus.

The Gavilan College District will use the EIR in considering actions including, but not limited to, property transaction agreements, master plan design and project description, and development agreement and cost sharing agreements. If the project is approved, the EIR will be used by the Gavilan College District (as school operator) in conjunction with various approvals and permits required to implement and establish a new educational center. At this time it is anticipated that the following approvals will be required: Gavilan Joint Community College District, Board Approval; Board of Governors of California Community Colleges, and State Board Approval.

The residential development will be subject to review and approval from San Benito County. San Benito County will use the EIR in considering approval and permits associated with the proposed residential development, including, but not limited to, General Plan amendment(s), rezoning(s), vesting tentative map, and development agreement.

#### **4.0 Potential Environmental Impacts of the Project**

The EIR will describe the existing environmental conditions on the project site and will identify the significant environmental impacts anticipated from development of the project site with the proposed land uses. Where potentially significant environmental impacts are identified, the EIR will discuss mitigation measures that would avoid or reduce significant impacts.

The analysis in the EIR will include the following specific categories of environmental impacts and concerns related to the proposed project. Additional subjects may be added at a later date, as new information comes to light.

**Land Use:** The project site is surrounded by residential land uses to the west, open space and rural residential to the north and east, and the Ridgemark Golf and Country Club and residential community to the south, across Airline Highway (SR 25). The EIR will describe the historic and existing land uses on the site and in the project area, in addition to the current General Plan and zoning designations of the site and the project site's designation of *Grazing Land* on the San Benito County Important Farmland Map. The EIR will describe potential constraints to the proposed development posed by the existing conditions in the area. The EIR will identify potential land use impacts and conflicts that could result from the various project components to nearby land uses, as well as potential impacts upon nearby land uses resulting from the project. Mitigation measures will be identified, as necessary, for significant land use impacts.

**Transportation:** The EIR will describe the traffic conditions on local roadways in the project area assuming full buildout of the proposed project. A Transportation Impact Analysis will determine the impacts of project generated traffic on key transportation facilities in the study area associated with the proposed project. Traffic impacts to Highway 25, Fairview Road, and other surrounding street intersections will be calculated. Project impacts will be evaluated for the weekday AM and PM peak-hours of traffic at key study intersections in the study area. Mitigation measures for any significant impacts will be identified. The TIA will also analyze future traffic conditions on the long-range future transportation network resulting from traffic growth projected to occur under the City of Hollister General Plan.

**Noise:** The project site is relatively quiet, with vehicle traffic on Highway 25 and Fairview Road representing the main noise sources. The EIR will include a noise analysis that will include measurements of existing noise levels at the project site and surrounding sensitive land uses. The future noise environment at proposed sensitive uses will be assessed relative to the noise and land use compatibility standards presented in the San Benito County General Plan. The EIR will also evaluate the potential for project construction to impact sensitive receptors in the area. Mitigation for significant noise impacts will be identified, as appropriate.

**Air Quality:** The EIR will include an analysis of project air quality impacts. The air quality analysis will be prepared in accordance with Monterey Bay Air Pollution Control District (MBAPCD) CEQA Guidelines. The EIR will discuss the Federal and State Ambient Air Quality Standards, and will summarize the ambient air quality data for the project region. Air pollutant emissions associated with buildout of the project site will be calculated using traffic data and the latest emission factors available from the California Air Resources Board. The EIR will calculate the project vehicular emissions, based on the rules and regulations of the MBAPCD, and will discuss the potential air quality impacts resulting from the project. A discussion of the consistency of the project with Clean Air Plan assumptions would be included in the analysis. The analysis will also include a qualitative evaluation of project construction phase emissions, including dust and PM10, taking into account the amount of activity and the proximity of sensitive receptors. Mitigation measures necessary to reduce significant air quality impacts will be identified, as appropriate.

**Biological Resources:** The EIR will discuss the potential for the project to result in impacts to biological resources. The project site is considered potential habitat for San Joaquin kit fox, California tiger salamander, and western Burrowing Owl. The EIR biological resources section will include the assessment of habitat for special-status species on and adjacent to the project site that could be impacted directly or indirectly by the proposed project. Mitigation measures for any significant impacts will be identified.

**Aesthetics:** The EIR will describe the existing visual character of the project area and the projected change in visual character resulting from development of the project. The EIR will include elevations of the proposed project, as seen from various viewpoints. The EIR will describe the project's conformance with San Benito County General Plan policies. The analysis will also discuss any relevant policy issues, and the visual consistency with both existing and any additional planned build-out of adjacent properties. Mitigation for the residential project will be identified, as necessary, in terms of the County's landscaping, architecture, and design review standards.

**Hydrology and Water Quality:** The EIR will describe hydrologic conditions of the site and surrounding area. Drainage and flooding conditions of the site and impacts of the project will be described along with mitigation measures. The EIR will describe the pre and post-project impervious surfaces and runoff. The EIR will describe the proposed post-construction Best Management Practices (BMPs) and stormwater treatment control measures (TCMs). Mitigation measures for any significant impacts will be identified.

**Geology, Soils and Seismicity:** Previous geotechnical investigations indicate the presence of an active fault along the eastern edge of the project site. The EIR will describe any geologic hazards and constraints that pose limitations to construction of the proposed campus and residential buildings and identify mitigation measures for any significant soils, geologic, and seismic impacts.

***Hazardous Materials and Hazards:*** The EIR will describe previous agricultural uses of the site and any residual herbicides, pesticides, or other chemicals that may pose a hazard to the project uses. The EIR will also address the project's potential for creating hazardous materials impacts either during construction or the subsequent project operation. Mitigation measures for any significant impacts will be identified.

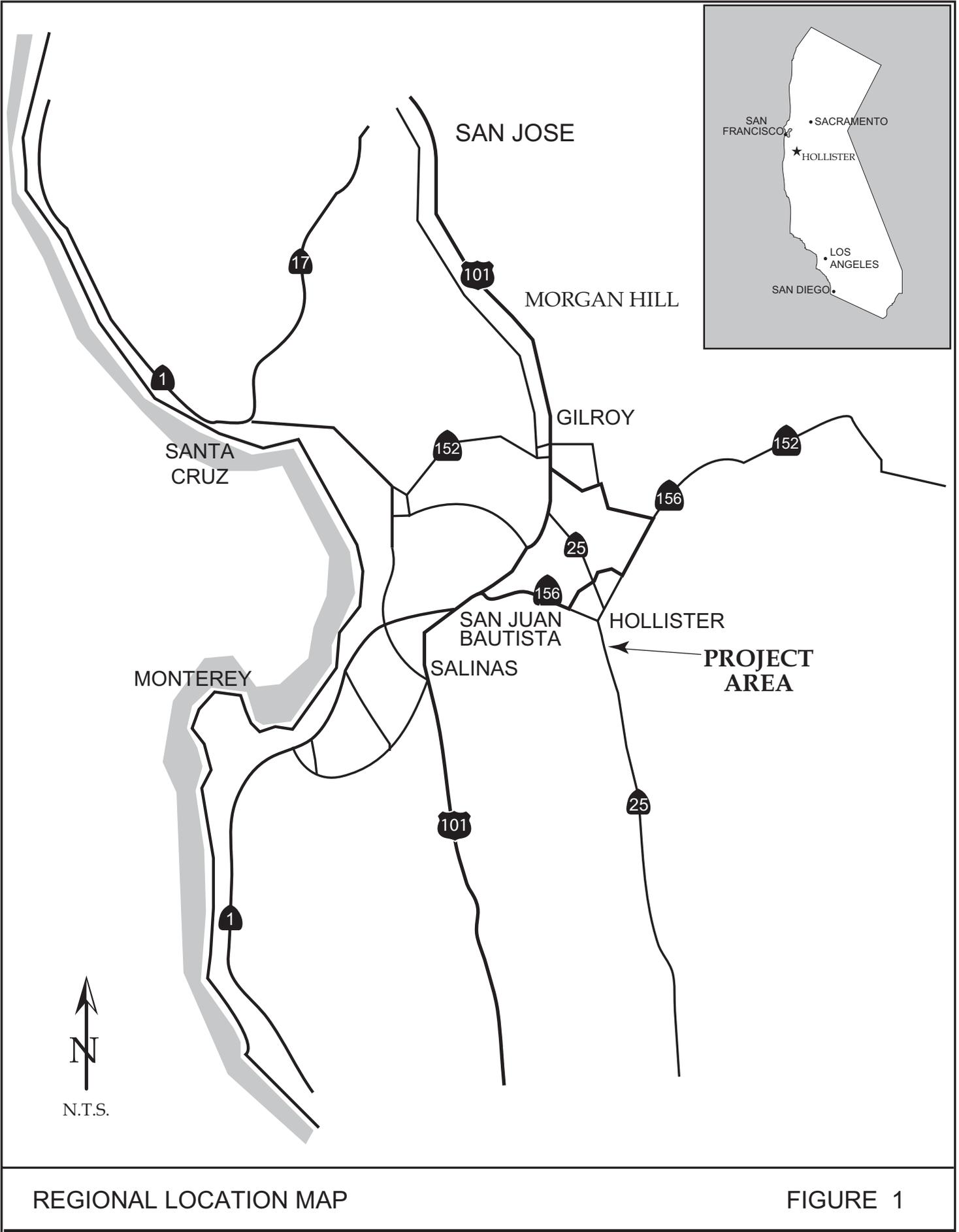
***Cultural Resources:*** There are no structures on the project site. The EIR will describe the potential archaeological resources on the site and the potential for disturbance during construction of the project. Mitigation measures for any significant impact will be identified, as appropriate.

***Public Services and Utility Systems:*** This EIR will describe existing services and utilities and assess potential impacts upon them. Utilities and public services include water, sanitary sewer, electric power, telephone, natural gas, police, fire, emergency services, schools, parks, and libraries. Mitigation measures for any significant impacts will be identified, as appropriate.

***Energy:*** The EIR will describe potential impacts associated with the energy usage of the proposed project. Mitigation measures for any significant impacts will be identified.

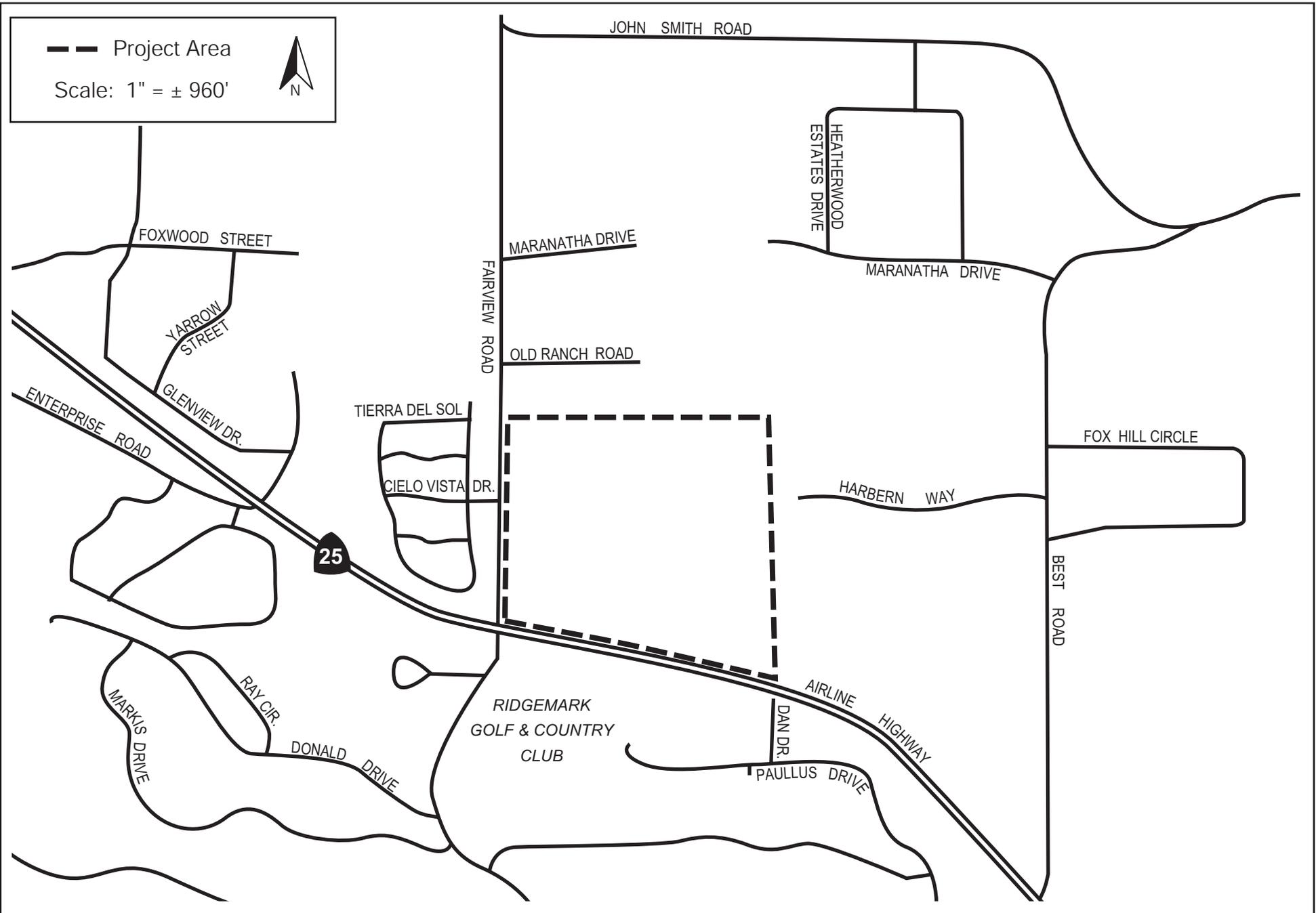
***Cumulative Impacts:*** The EIR will describe the cumulative impacts resulting from the project combined with other approved and proposed development. The EIR will address cumulative impacts to traffic and transportation, air quality, biological resources, global climate change, land use and agricultural loss, as well as other impacts identified during the EIR process. Mitigation measures for significant cumulative impacts will be identified.

***Project Alternatives:*** The EIR will include a range of feasible alternatives that could feasibly reduce identified significant impacts. Each alternative will be analyzed and its impacts compared to the impacts of the project.



REGIONAL LOCATION MAP

FIGURE 1



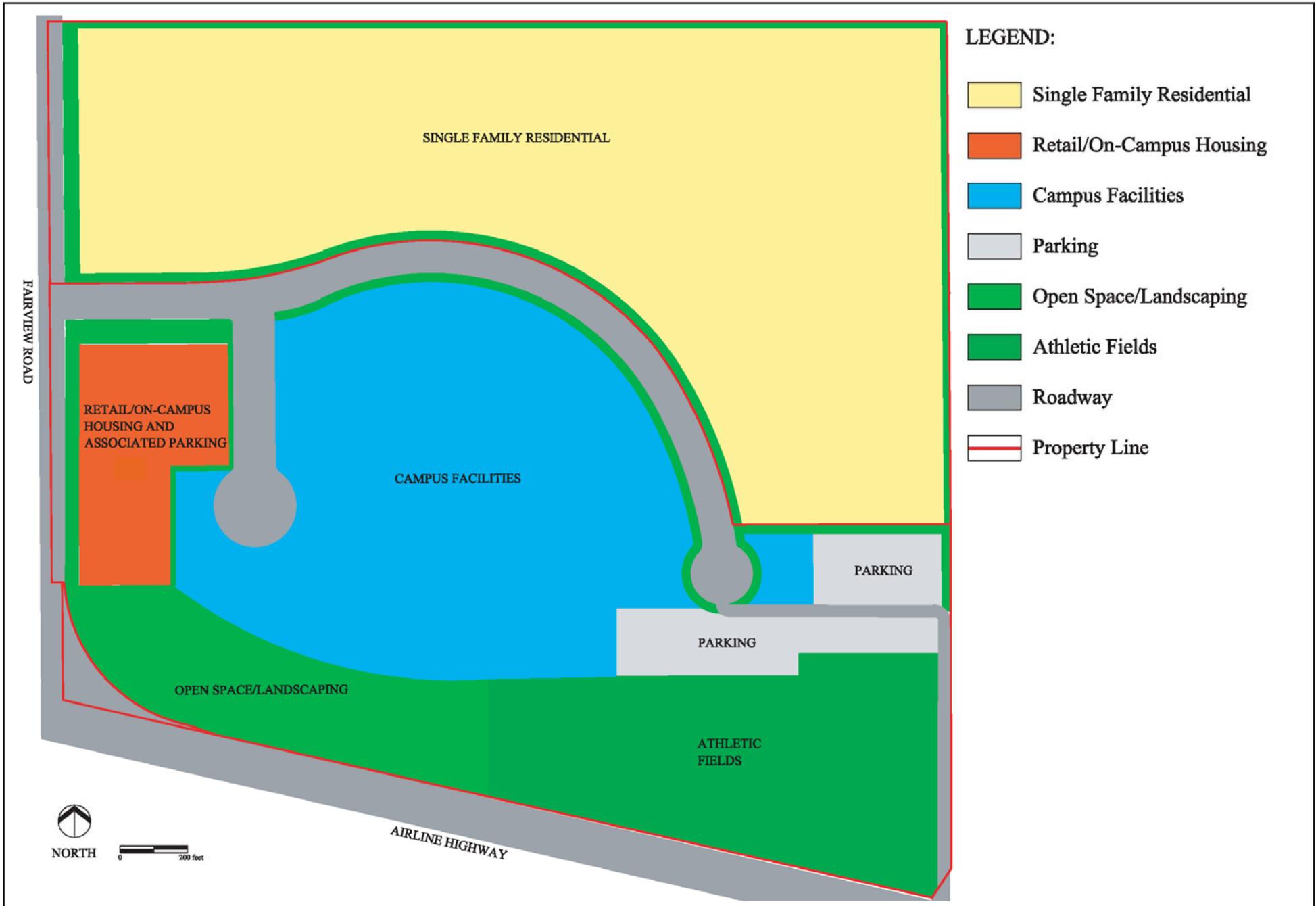
VICINITY MAP

FIGURE 2



AERIAL PHOTOGRAPH AND SURROUNDING LAND USES

FIGURE 3



LAND USE PLAN

FIGURE 4