

Notice of Availability of the Draft Environmental Impact Report for the John Smith Road Landfill Expansion Project

TO: Interested Individuals
 San Benito County Clerk

FROM: San Benito County Resource Management Agency
 2301 Technology Parkway
 Hollister, CA 95023-2513

Contact Person: Stan Ketchum, Project Planner, (831) 637-5313

Project Name: John Smith Road Landfill Expansion

State Clearinghouse No.: 2021020371

Project Applicant: Waste Solutions Group of San Benito, LLC

Project Location: 2650 John Smith Road, Hollister, CA 95023

NOTICE IS HEREBY GIVEN that San Benito County as the Lead Agency is announcing the availability of the Draft Environmental Impact Report (Draft EIR) for the John Smith Road Landfill Expansion Project and has forwarded a Notice of Availability of this document to the following: all agencies and organizations that received the Notice of Preparation (NOP), all persons and organizations who commented on the NOP, and all persons who have asked to be on the mailing list to receive project information. The State Clearinghouse has also distributed the Draft EIR document to numerous state agencies. Reviewers should focus on the comprehensiveness and adequacy of the Draft EIR in discussing possible impacts upon the environment and measures that might mitigate adverse impacts.

Project Description: The proposed John Smith Road Landfill (JSRL) Expansion Project includes a 388.05-acre northern expansion of the existing 95.16-acre JSRL. This expansion would increase the landfill's disposal capacity, expand the total waste footprint, increase the maximum permitted elevation of the final landfill, and increase the maximum permitted daily tonnage accepted at the JSRL.

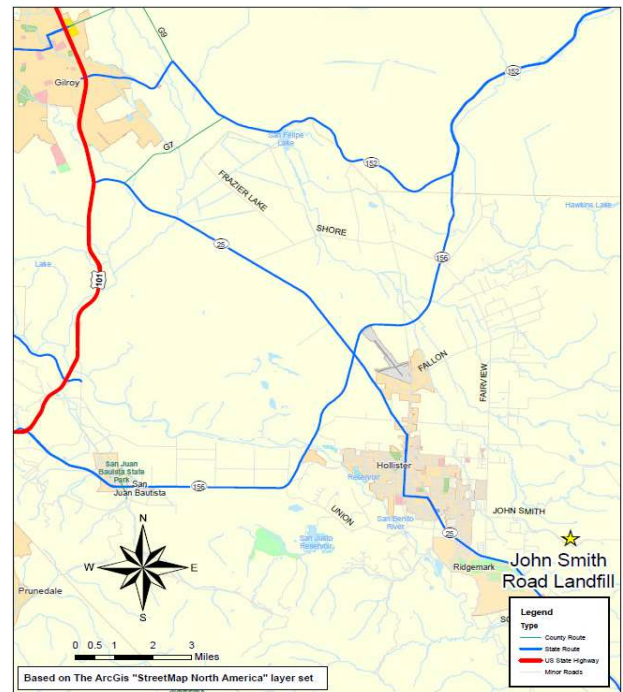
To accommodate these changes, several other revisions to the landfill facility also are proposed. These include expanding the landfill entrance area to accommodate additional daily vehicle arrivals and reduce vehicle queuing on John Smith Road, expanding the site's environmental control and monitoring systems, constructing a renewable natural gas facility, expanding litter and dust control site-wide, clean closing the current 5.11-acre Class I Area owned by the City of Hollister and converting it to a disposal area for Class III waste, establishing a new haul route for out-of-County trucks delivering waste to the site, and increasing/altering the site's water supply. Additionally, approximately 70 acres of the 101.3-acre property owned by San Benito County located south of John Smith Road would likely be used for habitat mitigation purposes. The Project requires a conditional use permit and General Plan amendment.

Project Location: The proposed project site is located at the JSRL and on 388.05 acres of land directly east, north and west of the JSRL. The JSRL is located at 2650 John Smith Road approximately 2 miles directly east of the eastern boundary of the City of Hollister. The site is located in a hilly rural area east of the Hollister Valley and west of the rural Santa Ana Valley in unincorporated San Benito County.

The existing 95.16-acre JSRL includes two parcels owned by San Benito County that total 90.05 acres (Assessor Parcel Numbers [APN] 025-190-073 and 025-190-074) and one 5.11-acre parcel owned by the City of Hollister (APN 025-190-072). The 388.05-acre expansion property is located on portions of three parcels (APNs 025-190-011, 025-190-027, and 025-190-038). The County also owns 101.3 acres directly south of the JSRL and John Smith Road that are also within the project boundaries (APN 025-190-075).

Document Availability and Review: A copy of the Draft EIR and documents referenced therein are available for review on the County's website at: (1) www.cosb.us/jsrlxexpansion; and (2) the Resource Management Agency offices, located at 2301 Technology Parkway in Hollister during regular business hours Monday – Friday, 8:00 a.m. to 5:00 p.m.

The Draft EIR is being circulated for a 45-day public review period beginning **July 15, 2022**. Consequently, written comments should be received by San Benito County **NO LATER THAN 5:00 P.M. ON AUGUST 29, 2022**. Following the



close of the comment period, the County will prepare a Final EIR that will include all comments received during the comment period for the Draft EIR. Once it is completed, the Final EIR will be published and comment responses will be made available to commenting agencies a minimum of ten days prior to a hearing by the County Planning Commission to consider its adequacy in accordance with the CEQA Statutes and Guidelines and County Guidelines. Written comments on the Draft EIR should be submitted at the earliest possible date, but not later than **5:00 p.m. on August 29, 2022** to Stan Ketchum, Project Planner, San Benito County Resource Management Agency, 2301 Technology Parkway, Hollister, CA 95023 or sketchum@cosb.us. The County will hold a public town hall meeting about the project and Draft EIR on **August 22, 2022 at 6:30 p.m.** at the Veterans Memorial Building at 649 San Benito Street in Hollister. The County will also hold public meetings before the Planning Commission and Board of Supervisors on dates yet to be determined.

Pursuant to California Government Code Section 65009(b)(2) and other provisions of law, any lawsuit challenging the approval of the Project described in this notice shall be limited to only those issues raised at the public hearing or described in written correspondence delivered for consideration before the hearing is closed.

Significant Environmental Effects: The DEIR analyzes impacts in the areas of Aesthetics/Visual, Land Use, Planning and Agriculture, Air Quality (including Odors), Biological Resources, Cultural Resources and Tribal Cultural Resources, Energy, Greenhouse Gas Emissions, Public Health and Safety, Geology and Soils, Hazards/Hazardous Materials (including Wildfires), Hydrology and Water Quality, Noise, Transportation, Utilities and Public Service Systems, Cumulative Impacts, and other CEQA-Required analyses. The proposed project would result in significant environmental impacts on the following resources: Transportation, Air Quality, Greenhouse Gas Emissions, Noise, Biological Resources, Cultural Resources, Hydrology and Water Quality, Hazards and Hazardous Materials, Aesthetics, and Cumulative Effects. With the exception of Greenhouse Gas Emissions, Aesthetics, and Cumulative Effects for Air Quality and Greenhouse Gas Emissions, all other impacts can be reduced to less than significant levels after mitigation is implemented. In addition, the project site is included on the list of sites enumerated under Section 65962.5 of the Government Code related to hazardous waste based on a historical release of trace levels of volatile organic compounds.

DocuSigned by: <i>M. Abraham Prado</i>	Planning Assistant Director	7/9/2022
Signature	Title	Date