



# San Benito County Resource Management Agency

## Public Works / Planning & Building / Parks / Integrated Waste

### NOTICE OF PREPARATION

**DATE:** April 20, 2022

**TO:** Responsible, Trustee, and other Interested Public Agencies

**SUBJECT:** Notice of Preparation of an Environmental Impact Report for the Betabel Commercial Development Conditional Use Permit (County File No. PLN210054)

**LEAD AGENCY:** San Benito County Resource Management Agency

**FROM:** San Benito County Resource Management Agency  
Attn: Abraham Prado, Assistant Director of Planning and Building  
2301 Technology Parkway  
Hollister, CA 95023

**NOTICE IS HEREBY GIVEN** that San Benito County will serve as the Lead Agency in preparing an Environmental Impact Report (EIR) for the proposed **Betabel Commercial Development Conditional Use Permit** (the “project”). In accordance with CEQA Guidelines Section 15082, the County has issued this Notice of Preparation (NOP) to provide responsible agencies, trustee agencies, and other interested parties with information describing the proposed project and its potential environmental effects. The County is requesting your input on the scope and content of the environmental information which is germane to your agency’s statutory responsibilities in connection with the proposed project. Your agency will need to use the EIR prepared by the County when considering your permit or other approval for the project. The project description, location, and the potential environmental effects are included below. A copy of the Initial Study is not attached.

**PUBLIC REVIEW PERIOD:** This NOP is available for public review and comment pursuant to California Code of Regulations, Title 14, Section 15082(b). The 30-day public comment period during which San Benito County will receive comments on the NOP for the EIR begins April 21, 2022 and ends on May 20, 2022. Responses must be sent at the earliest possible date, but not later than the end of the 30-day comment period.

**PUBLIC SCOPING MEETING:** San Benito County RMA will hold two public EIR scoping meetings for the proposed project. These meetings will be held on May 3, 2022, and May 5, 2022. The scoping meetings will include a description of the proposed project and the environmental review process. The primary goal of the scoping meeting is to obtain the public’s input on the EIR analysis for the proposed project. Responsible agencies and members of the public are invited to attend and provide input on the scope of the EIR.

Dates and Times: May 3, 2022 at 2:00 PM and May 5, 2022 at 6:00 PM

Location: Administration - Board of Supervisors Chambers

481 Fourth Street, 1st Floor

Hollister, California 95023

Zoom Info: The public may also join this meeting using Zoom by visiting the web address

<https://zoom.us/join> or dialing one of the following telephone numbers: +1 408 638 0968 US (San Jose) or +1 669 900 6833 US (San Jose). To access the meeting, please enter the Webinar ID and Passcode below.

<b>Meeting #1:</b>	<b>Meeting #2:</b>
<b>May 3, 2022 at 2:00 PM</b> <b>Webinar ID: 891 3604 8224</b> <b>Passcode: 777490</b>	<b>May 5, 2022 at 6:00 PM</b> <b>Webinar ID: 819 6599 4792</b> <b>Passcode: 055526</b>

**PROJECT LOCATION:** The project commercial development site of approximately 26 acres is located at 9644 Betabel Road, south of the interchange of U.S. Highway 101 and Betabel Road in unincorporated San Benito County. The proposed commercial development site is located on an approximately 111.67-acre property under common ownership and consists of three legal parcels of 40, 51.61, and 20 acres in area, assigned Assessor’s Parcel Nos. (APNs): 013-150-026, 013-150-027, 013-150-030, 013-150-031, 013-150-032, and 013-150-033. The property is bordered by Betabel Road and U.S. Highway 101 to the east, the Betabel RV Park to the north, and agricultural/open space to the south and west. The Pajaro and San Benito Rivers establish the western and southern boundaries of the project applicants’ property.

Parcel 1 (APN 013-150-026 and 013-150-027 consists of 20 acres and is currently undeveloped.

Parcel 2 (APNs 013-150-030 and 013-150-032) consists of 40 acres and contains an existing 7,141 sq. ft. Native Plant Nursery/Greenhouse, a 6,800 sq. ft. Farm Stand, and 900 sq. ft. Restroom Building that are currently under construction. Also under construction on Parcel 2 are fire protection and water service, including a 100,000-gallon water storage tank to supplement two existing producing wells on the parcel for fire sprinklers and hydrants, as well as a septic tank with leach fields, and a stormwater retention pond.

Parcel 3 (APNs 130-150-031 and 130-150-033) consists of 51.61 acres zoned AR/FP (Agricultural Rangeland / Floodplain District).

**GENERAL PLAN AND ZONING DESIGNATIONS:** The property that includes the commercial development project site is designated Rangeland (RG) and is designated as part of one of the Commercial Regional Nodes under the 2035 General Plan. The entire property is zoned AR/FP (Agricultural Rangeland/Floodplain). A 26-acre portion of the property including portions of all three parcels adjacent to Betabel Road is also zoned with a C-1 (Commercial Thoroughfare) Combining District. Figure 1 shows the location of the project site within San Benito County and Figures 2 and 3 shows an aerial view of the project site.

**PROJECT DESCRIPTION:** The project would involve a Conditional Use Permit to build a roadside attraction near the intersection of U.S. Highway 101 and Betabel Road, incorporating 108,425 square feet of building site coverage. The site contains three legal parcels at 9644 Betabel Road, spanning a total of 111.61 acres. The proposed development site would be concentrated along Betabel Road, with a proposed trail network behind the developed area. The proposed project would establish a range of new commercial, lodging, and recreational uses on the site, listed below:

Parcel 1:

- One and a half Acre Undeveloped Buffer
- 3-Story, 116 Room Motel – 60,300 sf
- 9-Room Motel “Villas” – 4,500 sf
- Outdoor Pool
- Outdoor Movie Screen

- Outdoor Event Center – 500 seats
- Restroom Building – 900 sf
- Trails

Parcel 2:

- Convenience Store – 5,000 sf
- Gas Station – 5,664 sf
- Restaurant – 2,500 sf
- Concession Stand – 200 sf
- 5 Exhibits (total of 3,125 sf)
  - Exhibit 1 – 600 sf
  - Exhibit 2 – 375 sf
  - Exhibit 3 – 1250 sf
  - Exhibit 4 – 450 sf
  - Exhibit 5 – 450 sf
- Animal/Livestock Corral – 10,300 sf
- Visitor Center – 350 sf
- Trails

Parcel 3 would be maintained as open space with agricultural and riparian areas with a network of trails.

**PUBLIC AGENCY APPROVALS:** The proposed project would require approval of a conditional use permit by the Planning Commission under San Benito County Code Chapter 25.16, section 25.16.023 applicable to the C-1 District.

**POTENTIAL ENVIRONMENTAL EFFECTS:** The EIR will address the potential physical environmental effects of the proposed project for all of the environmental factors outlined in the CEQA Guidelines, Appendix G. The EIR will also address the cumulative impacts resulting from other past, present and reasonably foreseeable future projects in the area surrounding the project location.

Given the size and scope of the Betabel Commercial Development Conditional Use Permit project, it is anticipated that there could be environmental effects within any of CEQA’s environmental topic areas. Therefore, the EIR will include and evaluate at least the following specific environmental categories related to the proposed project:

- |                                  |                                 |
|----------------------------------|---------------------------------|
| - Aesthetics                     | - Population and Housing        |
| - Agriculture/Forestry Resources | - Public Services               |
| - Air Quality                    | - Recreation                    |
| - Biological Resources           | - Transportation                |
| - Cultural Resources             | - Tribal Cultural Resources     |
| - Energy                         | - Utilities and Service Systems |
| - Geology and Soils              | - Wildfire                      |

- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning
- Mineral Resources
- Noise

### **COMMENTING ON THE SCOPE OF THE EIR.**

We are requesting your input on the scope and content of the environmental information appropriate to your agency's statutory responsibilities or of interest to you or your organization. Specifically, we are requesting the following:

1. Identify significant environmental effects and mitigation measures that you believe need to be explored in the EIR with supporting discussion of why you believe these effects may be significant;
2. Describe special studies and other information that you believe are necessary for the County to analyze the significant environmental effects, alternatives, and mitigation measures you have identified;
3. For public agencies that provide infrastructure and public services, identify any facilities or improvements that will be required to provide services to the proposed project;
4. Indicate whether staff from your agency would like to meet with County staff to discuss the scope and content of the EIR's environmental documentation;
5. Provide the name, title, and contact information for the designated person from your agency or organization that we can contact regarding your comments; and
6. Identify alternatives that you believe need to be explored in further detail in the EIR.

Once the EIR process is complete, the County will determine whether the EIR has been completed in accordance with CEQA. The County will consider certification of the EIR at a public hearing and, only after certification of the EIR, the County may take action on the proposed project. Certification of an EIR does not constitute project approval.

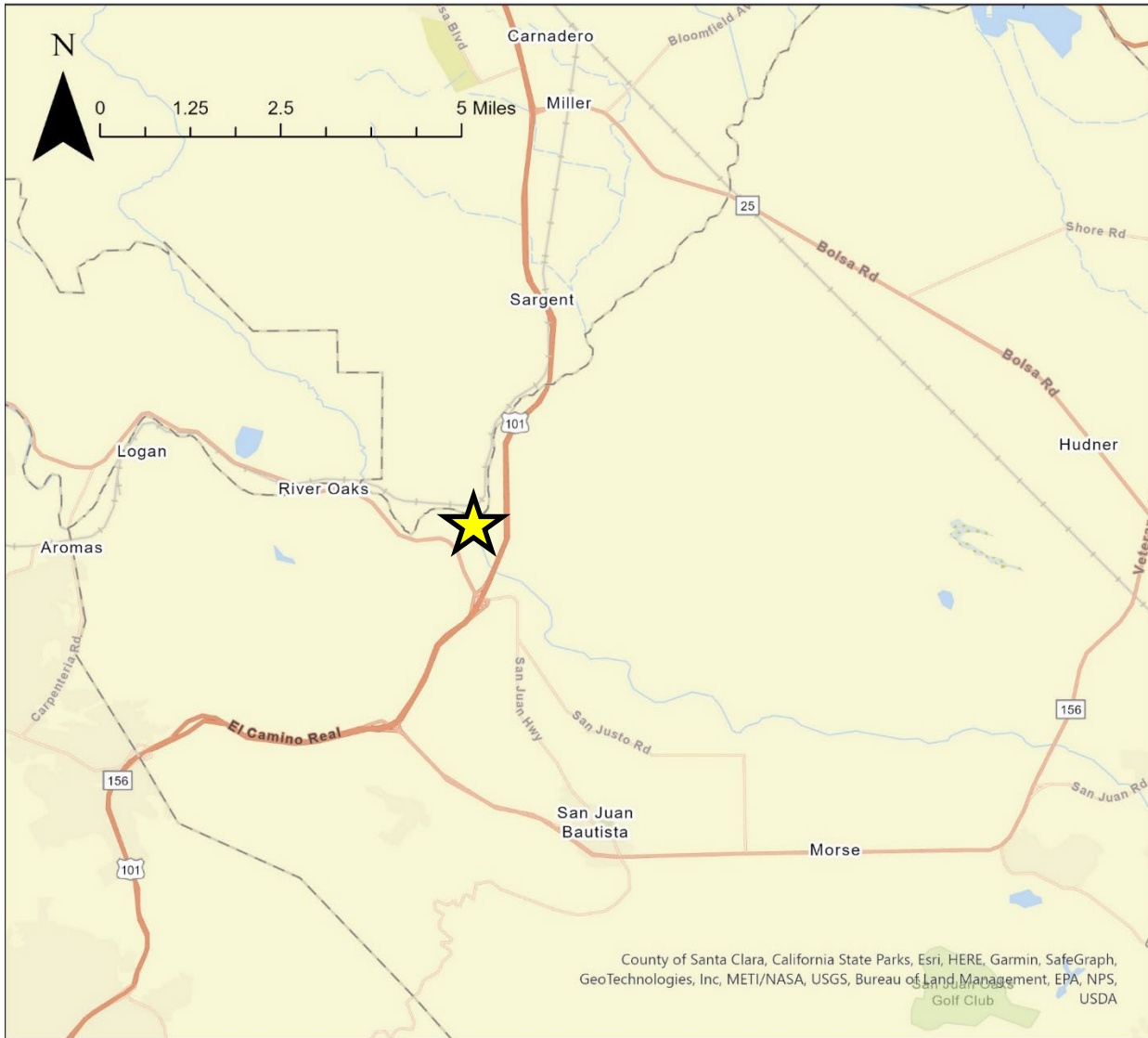
The NOP is being circulated for public review and comment for a period of 30 days beginning **April 21, 2022**. San Benito County RMA welcomes all comments regarding the potential environmental impacts of the proposed project. All comments will be considered in the preparation of the EIR. **Written comments will be accepted by San Benito County RMA through 5:00 P.M. on May 20, 2022.** You may submit comments in a variety of ways: (1) by U.S. mail; (2) by electronic mail (e-mail); or (3) by attending the public scoping meeting and submitting verbal comments at that time. Comments provided by email should include "**Betabel Project NOP Scoping Comments**" in the subject line, and the name and physical address of the commenter should be contained in the body of the email.

Please send all comments via mail to:  
San Benito County  
Resource Management Agency  
Attn: Abraham Prado  
2301 Technology Parkway  
Hollister, California 95023  
[aprado@cosb.us](mailto:aprado@cosb.us)

**ATTACHMENTS**

Figure 1	Regional Location
Figure 2	Project Location
Figure 3	Project Site Plan

**Figure 1 Regional Location**



 - Project Location

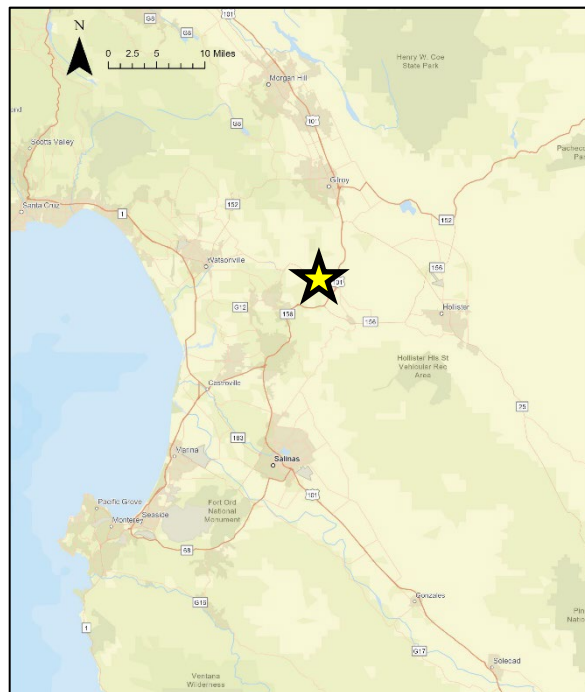
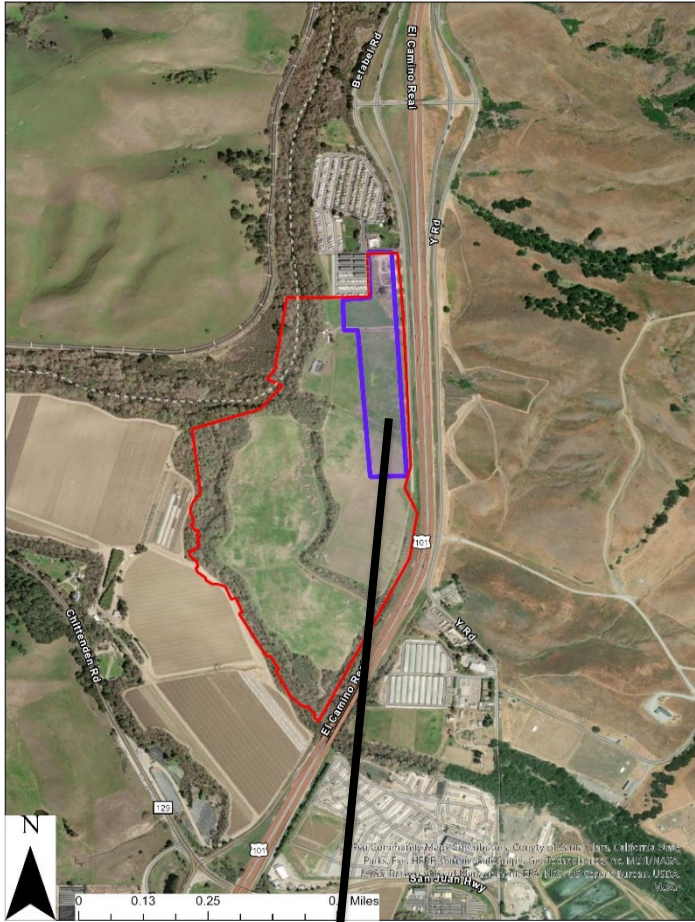


Figure 2 Property Location



 - Applicant Property Boundary

**Figure 3 Project Site**



- Applicant Property Boundary
- Project Development Site Plan Area

