

NOTICE OF AVAILABILITY

**BETABEL COMMERCIAL DEVELOPMENT USE PERMIT
DRAFT ENVIRONMENTAL IMPACT REPORT
STATE CLEARINGHOUSE NO. 2022040455
NOTICE DATED JULY 22, 2022
COMMENT PERIOD JULY 22, 2022 TO SEPTEMBER 6, 2022**

Notice is hereby given that the San Benito County, as lead agency, has prepared a Draft Environmental Impact Report (Draft EIR) for the below referenced project. The Draft EIR analyzes the potential environmental effects associated with the proposed project in accordance with the California Environmental Quality Act (CEQA). In accordance with Section 15087 of the CEQA Guidelines, San Benito County has prepared this Notice of Availability (NOA) to provide responsible agencies and other interested parties with notice of the availability of the Draft EIR and solicit comments and concerns regarding the environmental issues associated with the proposed Project. **NOTICE IS HEREBY FURTHER GIVEN** that a public hearing for certification of a Final EIR and conditional use permit for this project before the Planning Commission will take place at a future undetermined date to be separately announced.

LEAD AGENCY: San Benito County Resource Management Agency
Attn: Abraham Prado
2301 Technology Parkway Hollister, California 95023
Email: aprado@cosb.us

PROJECT TITLE: BETABEL COMMERCIAL DEVELOPMENT USE PERMIT

PROJECT LOCATION: The project is located at 9644 Betabel Road, in unincorporated San Benito County approximately 2 miles south of Sargent and 4 miles north of San Juan Bautista. The junction of US 101 and State Route 156 is three miles south of the project site.

PROJECT DESCRIPTION: The project site is an approximately 116-acre property consisting of three legal parcels, assigned Assessor's Parcel Numbers: 013-150-026, 013-150-027, 013-150-030, 013-150-031, 013-150-032, and 013-150-033. The project would develop/improve approximately 26 acres and create 108,425 square feet (sf) of commercial space, consisting of a gas station with convenience store, a restaurant, amusement buildings with exhibits, a motel and banquet hall with outdoor pool and outdoor movie screen, and an outdoor event center. The design of the project would be reminiscent of the 1940s and 1950s American roadside.

The project would also retain a large area of fallowed agricultural land south and west of the development area, of approximately 80 acres. Land uses in this undeveloped area would be limited to two retention ponds, a livestock corral, a greenhouse, and two well sites that serve the project. No other land use activities or development are proposed for this area.

Requested County actions for the project would include:

- Conditional Use Permit under San Benito County Code Chapter 25.16, section 25.16.023 applicable to the C-1 District
- Vacation of the public right-of-way for Betabel Road that would convert a portion of the roadway into a private road maintained by the project applicant pursuant to California Streets and Highway Code Section 8335.

SIGNIFICANT ENVIRONMENTAL EFFECTS: The County has prepared a Draft EIR pursuant to the California Environmental Quality Act (CEQA). A Final EIR (Response to Comments) will be prepared following public

review and comment. The County will consider this information when deliberating the project.

The Draft EIR analyzes environmental impacts in the areas of Aesthetics, Agricultural Resources, Air Quality, Biological Resources, Cultural Resources, Energy, Geology and Soils, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Hydrology and Water Quality, Land Use and Planning, Noise, Population and Housing, Public Services, Transportation, Tribal Cultural Resources, Utilities and Service Systems, Wildfire, Cumulative Impacts, and Other CEQA-Required Analysis. The Project site is not included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5.

PUBLIC REVIEW PERIOD: A 45-day public review period for the Draft EIR will commence on **July 22, 2022** and end on **September 6, 2022 at 5:00 p.m.** All comments on the Draft EIR must be received by the County by 5:00 pm on September 6, 2022 at 5:00 p.m. in order to receive a response on those comments addressing significant environmental issues. Comments may be sent by postal service, electronic mail, or hand delivery. The County encourages written comments on the project to be submitted in a readily accessible electronic format.

The Draft EIR as well as materials used to prepare the document are available for public review at the following website: <https://www.cosb.us/departments/resource-management-agency/planning-and-land-use-division/betabel>

Printed copies of the Draft EIR are available for review at the following locations:

San Benito County Resource Management Agency
2301 Technology Parkway, Hollister, California 95023

San Benito County Administrative Office, County Administration Building
481 4th Street, 1st Floor, Hollister, California 95023

County of San Benito, Office of the Clerk
440 Fifth Street, Second Floor, Room 206, Hollister, California 95023

San Benito County Free Library
470 Fifth Street, Hollister, California 95023

Pursuant to Section 15088(a) of the State CEQA Guidelines, late comments may not be evaluated or receive a response from the County.

Comments shall be directed to:

San Benito County Resource Management Agency
Attn: Abraham Prado
2301 Technology Parkway Hollister, California 95023
aprado@cosb.us

Dated: **July 15, 2022**

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