

Notice of Determination

To:
Office of Land Use and Climate Innovation
[CEQA Submit](#)

From:
California Department of Fish and Wildlife
Central Region
1234 East Shaw Avenue, Fresno, CA 93710
Contact: Stephanie Manzo
Phone: (559) 243-4005
Email: R4CESA@wildlife.ca.gov

Lead Agency:
City of Hollister
375 Fifth Street, Hollister, CA 95023
Contact: Mary Paxton
Phone: (831) 636-4360
Email: planning@hollister.ca.gov

SUBJECT: Filing of Notice of Determination pursuant to Public Resources Code § 21108
State Clearinghouse Number: 2005111094

Project Title: West of Fairview (California Endangered Species Act Incidental Take Permit No. 2081-2015-050-04 (ITP) Minor Amendment No. 1)

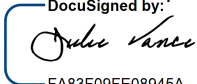
Project Location: The West of Fairview residential development (Project) is located on the southeastern edge of the City of Hollister in San Benito County, California. The Project is located on the west side of Fairview Road, approximately 3,000 feet north of Airline Highway (State Route 25).

Project Description: The Project involves the development of 126.8 acres of undeveloped land into a residential subdivision of single-family homes and multi-family apartments on the Project site. The proposed subdivision would also provide 16 undeveloped lots within the 126.8 acres. These include eight lots that would comprise an open space greenway (linear park) along the primary collector road serving the development and bisecting the site from north to south, a 1.5-acre detention basin lot, and a 0.46-acre lot crossed by Santa Ana Creek in the northeast corner of the site that would remain undeveloped and would be dedicated to the City for park use. The other six undeveloped lots would consist of private streets serving the clustered residential parcels.

The Project will permanently remove 126.8 acres of California tiger salamander (*Ambystoma californiense*) habitat. The Project is expected to result in incidental take of California tiger salamander, which is designated as a threatened species under the California Endangered Species Act (CESA). The ITP referenced above as issued by the California Department of Fish and Wildlife (CDFW) authorizes incidental take of species listed under CESA that may occur as a result of Project implementation. Minor Amendment No. 1 adds the entity, Richmond American Homes, as a Permittee on the ITP referenced above. The resulting impacts of the Project to California tiger salamander remain the same.

This is to advise that CDFW, acting as [the lead agency / a responsible agency] approved the above-described project on 6/2/2025 and made the following determinations regarding the above-described project:

1. The project [will / will not] have a significant effect on the environment (This determination is limited to effects within CDFW's permitting jurisdiction as a responsible agency).
 2. [An environmental impact report / A negative declaration] was prepared by the lead agency for the original project.
 3. Additional mitigation measures [were / were not] made a condition of CDFW's approval of the project.
 4. A mitigation reporting or monitoring plan [was / was not] adopted by CDFW for this project.
 5. A Statement of Overriding Considerations [was / was not] adopted by CDFW for this project.
 6. Findings [were / were not] made by CDFW pursuant to Public Resources Code § 21081(a).
 7. Compliance with the environmental filing fee requirement at Fish and Game Code § 711.4 (check one):
 - Payment is submitted with this notice.
 - A copy of a receipt showing prior payment was submitted to CDFW.
- Responsible Agency statement: The EIR prepared by the lead agency for the Project is available to the general public at the office location listed above for the lead agency. CDFW's administrative record of proceedings related to the incidental take permit is available to the public for review at CDFW's regional office.

DocuSigned by:

Signature _____
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Date: 6/2/2025

Julie A. Vance, Regional Manager

Date Received for filing at OPR: _____