

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #

Project Title: 1735 Santa Ana Rd, Hollister CA 95023 (County File PLN200011)

Lead Agency: San Benito County Resource Management Agency **Contact Person:** Arielle Goodspeed, Asst. Planner

Mailing Address: 2301 Technology Parkway **Phone:** 831 902-2547

City: Hollister, California **Zip:** 95023-2513 **County:** San Benito

Project Location: County: San Benito City/Nearest Community: Unincorporated (near Hollister)

Cross Streets: Airline Highway (SR 25) and Fairview Road **Zip Code:** 95004

Longitude/Latitude (degrees, minutes and seconds): 36° 51' 12" N / 121° 22' 11" W **Total Acres:** 21

Assessor's Parcel No.: 019-310-009 **Section:** _____ **Twp.:** _____ **Range:** _____ **Base:** _____

Within 2 Miles: State Hwy #: 25

Waterways: _____

Airports: none

Railways: _____

Schools: _____

Document Type:

CEQA: NOP Draft EIR Early Cons Supplement/Subsequent EIR Neg Dec (Prior SCH No.) _____ Mit Neg Dec Other: _____

NEPA: NOI EA Draft EIS FONSI Other: Joint Document Final Document Other: _____

Local Action Type:

General Plan Update Specific Plan Rezone Annexation
 General Plan Amendment Master Plan Prezone Redevelopment
 General Plan Element Planned Unit Development Use Permit Coastal Permit
 Community Plan Site Plan Land Division (Subdivision, etc.) Other: _____

Development Type:

Residential: Units 41 Acres 21
 Office: Sq.ft. _____ Acres _____ Employees _____ Transportation: Type _____
 Commercial: Sq.ft. _____ Acres _____ Employees _____ Mining: Mineral _____
 Industrial: Sq.ft. _____ Acres _____ Employees _____ Power: Type _____ MW _____
 Educational: _____ Waste Treatment: Type _____ MGD _____
 Recreational: _____ Hazardous Waste: Type _____
 Water Facilities: Type _____ MGD _____ Other: _____

Project Issues Discussed in Document:

Aesthetic/Visual Fiscal Recreation/Parks Vegetation
 Agricultural Land Flood Plain/Flooding Schools/Universities Water Quality
 Air Quality Forest Land/Fire Hazard Septic Systems Water Supply/Groundwater
 Archeological/Historical Geologic/Seismic Sewer Capacity Wetland/Riparian
 Biological Resources Minerals Soil Erosion/Compaction/Grading Growth Inducement
 Coastal Zone Noise Solid Waste Land Use
 Drainage/Absorption Population/Housing Balance Toxic/Hazardous Cumulative Effects
 Economic/Jobs Public Services/Facilities Traffic/Circulation Other: _____

Present Land Use/Zoning/General Plan Designation:

Present land use: Industrial; zoning: Rural Residential (RR); General Plan: Residential Mixed (RM)

Project Description: (please use a separate page if necessary)

The project site is a 21-acre lot fronting on the south side of Santa Ana Road approximately 1,700 feet west of Fairview Road. The proposed project is the subdivision of those 21 acres into 41 lots ranging in size from 0.08 acres to 0.7 acres. The average lot size is 0.4 acres. Lots 1-34 range in size from 0.4 to 0.7 acres. Lots 35-40 range from 0.08 to 0.1 acres in size. Lot 41 is 0.37 acres in size and will be used for the detention of stormwater runoff from interior roads and lots 35-40. Lots 1-34 are planned to include one single family dwelling (3,400 SF, approx.) and one three car garage (500-600) SF, each, approx.) and drainage detention. Lots 35-40 are will be utilized to meet San Benito County's inclusionary housing requirements. The developer does not anticipate building accessory dwelling units with this project. However, there is no limiting factor for the subsequent development of ADUs, consistent with state law, by individual property owners. The proposed tentative map shows the approximate locations of the driveways, building pads, and detention basins.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".
If you have already sent your document to the agency please denote that with an "S".

<input type="checkbox"/>	Air Resources Board	<input type="checkbox"/>	Office of Historic Preservation
<input type="checkbox"/>	Boating & Waterways, Department of	<input type="checkbox"/>	Office of Public School Construction
<input type="checkbox"/>	California Emergency Management Agency	<input type="checkbox"/>	Parks & Recreation, Department of
<input type="checkbox"/>	California Highway Patrol	<input type="checkbox"/>	Pesticide Regulation, Department of
<input type="checkbox"/>	Caltrans District # _____	<input type="checkbox"/>	Public Utilities Commission
<input type="checkbox"/>	Caltrans Division of Aeronautics	<input checked="" type="checkbox"/>	Regional WQCB # <u>3</u>
<input type="checkbox"/>	Caltrans Planning	<input type="checkbox"/>	Resources Agency
<input type="checkbox"/>	Central Valley Flood Protection Board	<input type="checkbox"/>	Resources Recycling and Recovery, Department of
<input type="checkbox"/>	Coachella Valley Mtns. Conservancy	<input type="checkbox"/>	S.F. Bay Conservation & Development Comm.
<input type="checkbox"/>	Coastal Commission	<input type="checkbox"/>	San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
<input type="checkbox"/>	Colorado River Board	<input type="checkbox"/>	San Joaquin River Conservancy
<input type="checkbox"/>	Conservation, Department of	<input type="checkbox"/>	Santa Monica Mtns. Conservancy
<input type="checkbox"/>	Corrections, Department of	<input type="checkbox"/>	State Lands Commission
<input type="checkbox"/>	Delta Protection Commission	<input type="checkbox"/>	SWRCB: Clean Water Grants
<input type="checkbox"/>	Education, Department of	<input type="checkbox"/>	SWRCB: Water Quality
<input type="checkbox"/>	Energy Commission	<input type="checkbox"/>	SWRCB: Water Rights
<input checked="" type="checkbox"/>	Fish & Game Region # <u>4</u>	<input type="checkbox"/>	Tahoe Regional Planning Agency
<input type="checkbox"/>	Food & Agriculture, Department of	<input type="checkbox"/>	Toxic Substances Control, Department of
<input type="checkbox"/>	Forestry and Fire Protection, Department of	<input type="checkbox"/>	Water Resources, Department of
<input type="checkbox"/>	General Services, Department of	<input type="checkbox"/>	Other: _____
<input type="checkbox"/>	Health Services, Department of	<input type="checkbox"/>	Other: _____
<input type="checkbox"/>	Housing & Community Development		
<input type="checkbox"/>	Native American Heritage Commission		

Local Public Review Period (to be filled in by lead agency)

Starting Date June 30, 2020 Ending Date July 30, 2020

Lead Agency (Complete if applicable):

Consulting Firm: <u>M-Group</u>	Applicant: <u>Lombardo and Associates</u>
Address: <u>307 Orchard City Dr, Suite 100</u>	Address: <u>144 West Gabilan</u>
City/State/Zip: <u>Campbell, CA 95008</u>	City/State/Zip: <u>Salinas, CA 93901</u>
Contact: <u>Stan Ketchum, Principal Planner</u>	Phone: <u>831-751-2330</u>
Phone: <u>408-340-5642</u>	

Signature of Lead Agency Representative:  Arielle Goodspeed Date: June 30, 2020

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.