

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 # 2020109022**Project Title:** Ridgemark Subdivision (County Planning File PLN170008)Lead Agency: San Benito CountyContact Person: Michael KellyMailing Address: 2301 Technology ParkwayPhone: 831 637-5313City: HollisterZip: 95023-2513County: San Benito**Project Location:** County: San BenitoCity/Nearest Community: HollisterCross Streets: State Route 25Zip Code: 95023Longitude/Latitude (degrees, minutes and seconds): 36 ° 48 ' 42 " N / 121 ° 21 ' 35 " W Total Acres: 253Assessor's Parcel No.: various

Section: _____

Twp.: _____

Range: _____

Base: _____

Within 2 Miles: State Hwy #: 25Waterways: San Benito RiverAirports: n/aRailways: n/aSchools: Rancho Santana Elem, C**Document Type:**

CEQA: ☐ NOP
☐ Early Cons
☐ Neg Dec
☐ Mit Neg Dec

☒ Draft EIR
☐ Supplement/Subsequent EIR
 (Prior SCH No.) _____
 Other: _____

NEPA: ☐ NOI
☐ EA
☐ Draft EIS
☐ FONSI

Other: ☐ Joint Document
☐ Final Document
☐ Other: _____

Local Action Type:

☐ General Plan Update
☐ General Plan Amendment
☐ General Plan Element
☐ Community Plan

☐ Specific Plan
☐ Master Plan
☒ Planned Unit Development
☐ Site Plan

☒ Rezone
☐ Prezone
☐ Use Permit
☒ Land Division (Subdivision, etc.)

☐ Annexation
☒ Redevelopment
☐ Coastal Permit
☐ Other: _____

Development Type:☒ Residential: Units 190 Acres 71.68☐ Office: Sq.ft. _____ Acres _____ Employees _____☒ Commercial: Sq.ft. 158,000 Acres 17.84 Employees 300☐ Industrial: Sq.ft. _____ Acres _____ Employees _____☐ Educational: _____☒ Recreational: Approximately 36 acres of open space☐ Water Facilities: Type _____ MGD _____☐ Transportation: Type _____☐ Mining: Mineral _____☐ Power: Type _____ MW _____☐ Waste Treatment: Type _____ MGD _____☐ Hazardous Waste: Type _____☐ Other: _____**Project Issues Discussed in Document:**

☒ Aesthetic/Visual
☒ Agricultural Land
☒ Air Quality
☒ Archeological/Historical
☒ Biological Resources
☐ Coastal Zone
☒ Drainage/Absorption
☐ Economic/Jobs

☐ Fiscal
☒ Flood Plain/Flooding
☒ Forest Land/Fire Hazard
☒ Geologic/Seismic
☒ Minerals
☒ Noise
☐ Population/Housing Balance
☒ Public Services/Facilities

☒ Recreation/Parks
☒ Schools/Universities
☐ Septic Systems
☒ Sewer Capacity
☒ Soil Erosion/Compaction/Grading
☒ Solid Waste
☒ Toxic/Hazardous
☒ Traffic/Circulation

☒ Vegetation
☒ Water Quality
☒ Water Supply/Groundwater
☒ Wetland/Riparian
☒ Growth Inducement
☒ Land Use
☒ Cumulative Effects
☐ Other: _____

Present Land Use/Zoning/General Plan Designation:

Residential Mixed (RM) and Commercial Neighborhood (CN)

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

The proposed project includes a vesting tentative map to re-subdivide the project site to accommodate 175 maximum residential lots for eventual construction of 160 market-rate single-family residential units and 30 below-market-rate duplex or duet residential units (on 15 lots), commercial/non-residential development, recreational/open space improvements, roadway improvements, and related utility infrastructure improvements within the development area.

As a result of tribal consultation, the existing native habitat and open space area near the San Benito River will be preserved, reducing the size of residential Lots 50 and 51 to establish a permanently protected open space area, referred to as the proposed Ridgemark Ravine Open Space.

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".

☐ Air Resources Board	☐ Office of Historic Preservation
☐ Boating & Waterways, Department of	☐ Office of Public School Construction
☐ California Emergency Management Agency	☐ Parks & Recreation, Department of
☐ California Highway Patrol	☐ Pesticide Regulation, Department of
X ☐ Caltrans District #5	☐ Public Utilities Commission
☐ Caltrans Division of Aeronautics	X ☐ Regional WQCB #3
☐ Caltrans Planning	☐ Resources Agency
☐ Central Valley Flood Protection Board	☐ Resources Recycling and Recovery, Department of
☐ Coachella Valley Mtns. Conservancy	☐ S.F. Bay Conservation & Development Comm.
☐ Coastal Commission	☐ San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
☐ Colorado River Board	☐ San Joaquin River Conservancy
☐ Conservation, Department of	☐ Santa Monica Mtns. Conservancy
☐ Corrections, Department of	☐ State Lands Commission
☐ Delta Protection Commission	☐ SWRCB: Clean Water Grants
☐ Education, Department of	☐ SWRCB: Water Quality
☐ Energy Commission	☐ SWRCB: Water Rights
X ☐ Fish & Game Region #4	☐ Tahoe Regional Planning Agency
☐ Food & Agriculture, Department of	☐ Toxic Substances Control, Department of
☐ Forestry and Fire Protection, Department of	☐ Water Resources, Department of
☐ General Services, Department of	
☐ Health Services, Department of	☐ Other: _____
☐ Housing & Community Development	☐ Other: _____
S ☐ Native American Heritage Commission	

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

Starting Date May 9, 2025 Ending Date June 24, 2025

Lead Agency (Complete if applicable):

Consulting Firm: <u>EMC Planning Group</u>	Applicant: <u>Angels Company, LLC/Mr. John Wynn</u>
Address: <u>601 Abrego Street</u>	Address: <u>6028 Stevenson Blvd</u>
City/State/Zip: <u>Monterey, CA 93940-3203</u>	City/State/Zip: <u>Fremont, CA 94538-5250</u>
Contact: <u>Shoshana Lutz, Associate Planner</u>	Phone: <u>408 888-3675</u>
Phone: <u>831 649-1799</u>	

Signature of Lead Agency Representative: Michael Kelly Date: May 9, 2025

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