

Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: 2022040024

Project Title: Traver's Station - County File Number PLN200017

Lead Agency: County of San Benito

Contact Name: Michael Kelly

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Project Location: US 101 & State Route - Hollister San Benito
City *County*

Project Description (Proposed actions, location, and/or consequences).

The proposed project involves a General Plan amendment to change the existing designation and zoning of the site, Rangeland and Agricultural Rangeland, respectively, to Commercial Regional and Commercial Thoroughfare (C-1), respectively, to accommodate the proposed uses. The proposed uses consist of a traveler's station comprised of a 4,000 square foot convenience store and fast-food building with a drive-thru, auto and truck fueling services, propane sales, electric vehicle charging stations, and a San Benito County Informational Kiosk, which plans to operate 24 hours a day. The project includes 34 vehicle parking spots (four of which are for employees only) as well as truck parking spots at the southside of the project site. The project includes the use of a new private septic system to be located at the northern end of the project site and a proposed storm detention pond on the southern end of the project site. The project will utilize the existing on-site well.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

BIO-1 Special-Status Plants. Prior to approval of a grading permit(s) for project construction, a biologist qualified in botany shall conduct a focused survey for special-status Congdon's tarplant and fragrant fritillary in accordance with current CDFW and CNPS rare plant survey protocols (CDFW 2018 and CNPS 2001). BIO-2 Worker Awareness Training. BIO-3 Monterey Dusky-Footed Woodrat. BIO-4 American Badger. BIO-5 San Joaquin Kit Fox. BIO-6 Western Burrowing Owl. BIO-7 California Red-Legged Frog. BIO-8 California Tiger Salamander. BIO-9 Special-Status Bat Species. BIO-10 Listed Bee Species. BIO-11 Nesting Birds and Raptors. BIO-12 Light Pollution.

CUL-1 In the event that archaeological resources – pre- or post-contact - are encountered during ground disturbing activities or construction, soil disturbing work shall temporarily halt or divert excavations within a 50 meter (165 feet) of the find until it can be evaluated. If present, the on-site Tribal Monitor shall also be notified. CUL-2.

TCR-1 Native Plant Landscaping. TCR-2 The County must provide a protective easement around all existing on-site elderberry tree(s) within the County-owned right-of-way, which will allow Amah Mutsun Land Trust. TCR-3 contract with a contract monitor, TCR 4 light pollution, TCR 5 sign lights, TCR 6 Kiosk.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

Applicable to Measure A.

Provide a list of the responsible or trustee agencies for the project.

- San Benito County Resource Management Agency – Conditional Use Permit, General Plan Amendment, Zone Change
- San Benito County Public Works – Encroachment Permit