

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 #: _____

Project Title: Initial Study/Mitigated Negative Declaration 5201 Airline Highway and 111 Best Road Project

Lead Agency: County of San Benito

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Project Location: Hollister
City

San Benito
County

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

The project consists of two separate applications for approval of Tentative Maps of Subdivision. One of the subdivision applications (County Planning file PLN250035) would subdivide approximately 235 acres of the project site into four parcels and one remainder parcel, located at 111 Best Road. The other application (County Planning file PLN250046) would subdivide approximately 198 acres of the project site into four parcels and one remainder parcel, located at 5201 Airline Highway, adjacent to the other proposed subdivision.

Four of the proposed parcels would each contain an existing residential structure. The other six proposed parcels would not have existing residential structures within their boundary. No construction or other activity is proposed on these parcels or elsewhere on the project site. However, the existing zoning of the site would allow for construction of a single-family residence on each of the newly created vacant lots in the future. For this reason, the IS/MND evaluates not only the proposed subdivision of the project site, but also the construction and operation of a new residence on each of the six parcels that would be vacant after the subdivision of the project site.

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

Project construction activities could have potentially significant impacts on biological resources, archaeological resources, tribal cultural resources, and noise. The IS/MND includes the following mitigation measures, which would reduce all potential project impacts to less-than-significant impacts:

Mitigation Measures 3.4-1a through 3.4-1i would reduce potentially significant impacts on special-status primarily through preconstruction surveys and avoidance.

Mitigation Measures 3.4-2a would reduce potentially significant impacts on riparian habitat, sensitive natural communities, and protected wetlands through delineation of the resources and avoidance.

Mitigation Measures 3.5-2a through 3.5-2c would reduce impacts to archaeological resources by requiring preconstruction surveys and avoidance or treatment of discovered resources.

Mitigation Measures 3.13-1 would reduce potentially significant impacts of potential construction noise because construction equipment would only operate during daytime hours when people are generally less sensitive to noise.

Mitigation Measure TCR-1 would reduce impacts on tribal cultural resources by requiring appropriate treatment and proper care of significant tribal cultural resources.

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

None

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

None