

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: 5201 Airline Highway and 111 Best Road Project

Lead Agency: County of San Benito

Contact Person: Abraham Prado

Mailing Address: 2301 Technology Parkway

Phone: 831-902-2273

City: Hollister

Zip: 95023

County: San Benito

Project Location: County: San Benito

City/Nearest Community: Hollister

Cross Streets: Airline Highway and Best Road

Zip Code: 94704

Longitude/Latitude (degrees, minutes and seconds): 36 ° 48 ' 31.44 " N / 121 ° 20 ' 30.27 " W Total Acres: 433

Assessor's Parcel No.: 025-190-033, 025-190-032, 025-200-001, and 025-200-002

Section: 8 & 17

Twp.: 13S

Range: 6E

Base: MDMB

Within 2 Miles: State Hwy #: 25

Waterways: None

Airports: None

Railways: None

Schools: Tres Pinos Union Elementary School

Document Type:CEQA: ☐ NOP☐ Draft EIRNEPA: ☐ NOIOther: ☐ Joint Document☐ Early Cons☐ Supplement/Subsequent EIR☐ EA☐ Final Document☐ Neg Dec

(Prior SCH No.) _____

☐ Draft EIS☐ Other: _____☒ Mit Neg Dec

Other: _____

☐ FONSI**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 _____

Acres _____

☐ 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: Subdivision of land only; no development proposed**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:**

Residential Rural (RR) and Agricultural Productive (AP)

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

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.

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
☒ Caltrans District # 5	☐ Public Utilities Commission
☐ Caltrans Division of Aeronautics	☒ 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
☒ 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: _____
☐ Native American Heritage Commission	

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

Starting Date October 1, 2026 Ending Date November 2, 2026

Lead Agency (Complete if applicable):

Consulting Firm: <u>Ascent</u>	Applicant: <u>Mike Nino</u>
Address: <u>2054 University Ave.</u>	Address: <u>P.O. Box 1180</u>
City/State/Zip: <u>Berkeley, CA 94704</u>	City/State/Zip: <u>Tres Pinos/CA/95075</u>
Contact: <u>George Dix, Project Manager</u>	Phone: <u>831-902-0566</u>
Phone: <u>510-327-7751</u>	

Signature of Lead Agency Representative: M. Abraham Prado

Digitally signed by M. Abraham Prado
Date: 2026.09.23 10:58:03 -07'00'

Date: 9/23/2026

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