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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: Dassel TSM and Zone Change

Lead Agency: County of San Benito

Contact Name: Arielle Goodspeed

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Project Location: 333 Mission Vineyard Rd San Juan Bautista CA 95045 San Benito

City *County*

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

The proposed project is located at 333 Mission Vineyard Road and would include the subdivision of APNs 012-190-041 & 012-190-042 consisting of 30.656 acres in total. The development of the property will include the creation of five (5) one-acre single-family residential lots, and one (1) twenty-five (25) acre lot with a 24-acre open space easement to preserve the hillside. The five one-acre lots will be clustered in the flat areas adjacent to Mission Vineyard Road and each will include a building site for a 2,000 to 4,000 square foot single family house. The twenty-five-acre lot will encompass the remainder of the project area. The 24-acre open space easement will allow for the construction of a single-family residence and accessory structures over a portion of the property not to exceed one acre. Driveways to the residences will be off of Mission Vineyard Road and grouped so that there are three driveways total (1 shared by Lots 1 & 2, 1 shared by Lots 3&4, and 1 shared by Lots 5&6).

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

Aesthetics:MM AES-1:agricultural open space easement over 24 acres of Lot 6 that ensures only 1 acre of this parcel is developed for residential use. This easement shall specifically prohibit structures of type or use on areas of this lot with slopes in excess of 20%.
MM BIO-1: Avian breeding/nesting avoidance and preconstruction surveys and no disturbance buffer if species presence.
Cultural Resources and Tribal Cultural Resources: Mitigation Measure CUL-1: If discovery occurs of any human remains of any age, or any significant artifact adherence to protocals
Geology and Soils: MM GEO-1: adherence to geotechnical engineering report
Hydrology and Water Quality: MM HYD-1: storm water management plan adherence
Noise: MM Noise-1: A note shall be placed on the project improvement plan to state that construction on the project site, in accordance with County Code §25.37.035 and County Code Chapter 19.39, shall be limited to the hours of 7 a.m. to 7 p.m. Monday through Saturday, with no construction activities allowed on Sundays and holidays.

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

No known area of controversy at present.

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

Sewage Disposal Permit from San Benito County Department of Environmental Health
•City of San Juan Bautista Utility Extension Agreement with LAFCO approval
Regional Water Quality Control Board ("RWQCB") – National Pollutant Discharge Elimination System ("NPDES") General Storm Water Permit and Storm Water Pollution Protection Plan ("SWPPP")