

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 #: 2022020429

Project Title: Lee Subdivision Project

Lead Agency: San Benito County

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Project Location: 291 Old Ranch Road, unincorporated San Benito County

City

County

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

The project site is located at 291 Old Ranch Road, which connects to Fairview Road approximately 0.5 mile north of Airline Highway/State Route (SR) 25, in unincorporated San Benito County (APN 025-320-004). The project would involve the demolition of the existing on-site residence (constructed in the late 1980s), subdivision with subsequent development of 141 residential lots, a public park and open space, utilities infrastructure, internal public streets, and improvements to Old Ranch Road. The project includes 121 single-family detached units and 20 attached duet units. A total of 15 percent of the residences would be affordable, and the applicant would enter into an affordable housing agreement with the County. Up to 25 accessory dwelling units would also be offered as an optional feature to home buyers. The project would require a zone change to Residential Multiple (RM) combined with a Planned Unit Development (PUD) overlay zone to expand the flexibility allowed in the development standards. Sunnyslope County Water District (SCWD) would provide water service to the project, and either SCWD or the City of Hollister would provide wastewater treatment services for the project.

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

The project would require mitigation measures for air quality, biological resources, cultural resources, paleontological resources, noise, transportation, and tribal cultural resources. These measures would reduce all potentially significant impacts to less than significant, with the exception of transportation vehicle miles traveled impacts.

See attached page for additional details.

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

Comments on the Notice of Preparation identified the following concerns:

- Consultation with Native American tribes pursuant to SB 18 and AB 52
- Vehicle miles traveled analysis pursuant to SB 743
- Traffic data collection dates related to the COVID-19 pandemic
- City of Hollister Sphere of Influence amendment, sewer extension approval, and General Plan land use designation
- LAFCO approval for wastewater services
- Cumulative schools impacts to the San Benito High School District, and capacity of local schools
- School developer fees
- Traffic circulation hazards around schools
- Construction water use and operational water demand
- Traffic safety on Old Ranch Road and Fairview Road

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

- San Benito County (Lead Agency)
- US Army Corps of Engineers
- California Department of Fish and Wildlife
- Central Coast Regional Water Quality Control Board
- Monterey Bay Air Resources District
- San Benito County Water District
- San Benito County Department of Environmental Health
- Sunnyslope County Water District (SCWD)
- City of Hollister
- San Benito County Local Agency Formation Commission (LAFCO)
- California Department of Transportation

Lee Subdivision Project

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

- **Mitigation Measure AQ-3** requires compliance with construction emissions reduction measures prior to issuance of the grading permit to reduce potential air quality impacts to less than significant.
- **Mitigation Measure BIO-1(a)** requires pre-construction surveys for and avoidance of California Tiger Salamanders, California Red-Legged Frogs, and Western Spadefoot Toads to reduce potential biological impacts to less than significant.
- **Mitigation Measure BIO-1(b)** requires all personnel to attend a worker environmental awareness program hosted by a County-approved qualified biologist to reduce potential biological impacts to less than significant.
- **Mitigation Measure BIO-1(c)** requires compliance with all general avoidance and minimization measures if required under BIO-1(a) to reduce potential biological impacts to less than significant.
- **Mitigation Measure BIO-1(d)** requires pre-construction surveys for the Western Pond Turtle and San Joaquin Whipsnake to reduce potential biological impacts to less than significant.
- **Mitigation Measure BIO-1(e)** requires nesting migratory bird and raptor surveys and compliance with all avoidance measures to reduce potential biological impacts to less than significant.
- **Mitigation Measure BIO-3(a)** requires wetlands and drainages to be avoided to the greatest extent feasible, and to construct fencing as a buffer 100-feet from the extent of the wetland to reduce impacts to wetland and drainage resources to less than significant.
- **Mitigation Measure BIO-3(b)** requires off-site drainage impacts to be mitigated at a minimum ratio of 2:1 for permanent impacts and 1:1 for temporary impacts to reduce potential biological impacts to less than significant.
- **Mitigation Measure CUL-2** requires stopping work at the discovery of any unanticipated archaeological to reduce potential impacts to archaeological resources to less than significant.
- **Mitigation Measure GEO-7** requires implementation of varied mitigation measures, such as paleontological monitoring and fossil salvaging, for any construction in previously undisturbed geologic strata with high paleontological sensitivity to reduce impacts to paleontological resources to less than significant.
- **Mitigation Measure NOI-1** requires construction noise reduction measures be implemented during off-site pipeline construction in order to reduce noise impacts for the adjacent single-family residential uses to a level that does not exceed the noise construction threshold of 80 dBA (8 hour) in order to reduce noise impacts to less than significant.
- **Mitigation Measure TRA-2** requires implementation of VMT reduction strategies such as expansion of bus services and implementation of impact fees to reduce transportation impacts. This impact would remain significant and unavoidable despite mitigation.
- **Mitigation Measure TCR-1** requires that all work be halt all earth disturbing work within 200-feet of finding cultural resources of Native American origin until a qualified archaeologist has evaluated the nature and significance of the find in order to reduce impacts to tribal cultural resources to less than significant.