

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 #: 2022040455

Project Title: Betabel Commercial Development Conditional Use Permit Project

Lead Agency: San Benito County Resource Management Agency

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Project Location: 9664 Betabel Road CA 95045

San Benito County

City

County

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

The project is located at 9644 Betabel Road, in unincorporated San Benito County (County) approximately 2 miles south of Sargent and 4 miles north of San Juan Bautista. The junction of US 101 and State Route 156 is three miles south of the project site.

The project site is an approximately 116-acre property consisting of three legal parcels, assigned Assessor's Parcel Numbers: 013-150-026, 013-150-027, 013-150-030, 013-150-031, 013-150-032, and 013-150-033. The property is bordered by Betabel Road and US 101 to the east, the Betabel RV Park to the north, and agricultural/open space to the south and west. The Pajaro and San Benito rivers are located to the west and south of the property, respectively. The disturbance area associated with development of the project consists of approximately 32 acres.

The project would create 108,425 square feet of commercial space, consisting of a gas station with convenience store, a restaurant, amusement buildings with exhibits, a motel and banquet hall with outdoor pool and outdoor movie screen, and an outdoor event center. The design of the project would be reminiscent of the 1940s and 1950s American roadside. The project would also improve Betabel Road and convert a portion from a county road to a private road.

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

Potentially Significant

Biological MM 3.4-1: Conduct Plant Surveys and Implement Avoidance Measures. MMs 3.4-2a to i: Conduct Surveys, Implement Conservation Measures, Establish Buffers. MM 3.4-3: Provide Setbacks, BMPs, and Compensate for Loss of Habitat. MM 3.4-4: Identify Protected Wetlands. Cultural Resources MMs 3.5-1a to c: Treatment Plan for Sanchez Adobe, Archaeological Monitor, Halt Ground Disturbance. Energy MM 3.6-1a to e: Install Photovoltaics, Electrify All Operations, Install EV Chargers, Obtain Electrical Service From Central Coast Community Energy, Implement Building and Development Efficiency Measures. Greenhouse Gas Emissions MM 3.8-1a to e: Install Photovoltaics, Electrify All Operations, Install EV Chargers, Obtain Electrical Service From Central Coast Community Energy, Implement Building and Development Efficiency Measures. Hazards MM 3.9-1a to d: Onsite Contamination Evaluation and Remediation, Soil Evaluation and Remediation, Manage Accidental Discovery of Hazardous Materials, Site-Specific Worker Health and Safety Plan. Hydrology MM 3.10-4: Maintain Floodplain Elevation to Pre-Project Conditions. Noise MM 3.12-1: Comply with County Code and GP Policies. MM 3.12-3: Repave Betabel Road with Noise-Reducing Asphalt. PubServ M3.14-2a: Installation of Communication Equipment for Emergency Services, MM 3.14b: Provision of Office Space for Sheriff Use. Wildfire MM 3.18-2: Implementation of Vegetation Management Plan for Undeveloped Area.

Significant Unavoidable

Impact 3.1-2 (CUM-1): Damage Scenic Resources - No mitigation available. Impact 3.2-1 (CUM-2): Convert Important Farmland - MM 3.2-1: Preservation of Important Farmland. Impact 3.15-2 (CUM-15): Increases in VMT - MM 3.15-2: Incentives for Carpool and Shuttle Use. Impact 3.16-1 (CUM-16): Tribal Cultural Resource - MM 3.16-1a to d: Worker Awareness Training, Tribal Monitoring, Halt Ground Disturbance, Establish Conservation Easement.

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

The major areas of controversy associated with the project are:

- impacts to tribal cultural resources;
- law enforcement service demand increases for the California Highway Patrol;
- loss of important farmland and associated agricultural resource impacts;
- potential impacts to public health from contamination and hazardous material use from project land uses; and
- vehicle miles traveled increases and impacts to US 101.

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

The following agencies may serve as responsible agencies for the project:

State

- California Department of Fish and Wildlife
- California Department of Transportation (Caltrans Region 5)
- Central Coast Regional Water Quality Control Board
- State Water Resources Control Board

Local

- Monterey Bay Unified Air Pollution Control District