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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: San Juan Apartments

Lead Agency: City of Hollister

Contact Name: Erica Fraser, AICP

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Project Location: Hollister (*City*) San Benito (*County*)

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

Initial Study/Mitigated Negative Declaration for the San Juan Apartments Project located at 1550 San Juan Road in the City of Hollister. The project proposes a mix of uses within eight (8) buildings on a 5.5- acre site consisting of 157 apartments, a 3-story community building with 1,665 square feet of community space with apartments above, and a 3-story commercial building with 3,750 square feet of retail commercial space with apartments above.The project also includes a total of 291 parking spaces and landscaping throughout. The project application requests Site & Architectural Review.

The project site is bounded by a mobile home community (Mission Oaks Mobile Home Park) on the east, existing gas station and convenience store adjacent to the north, and light industrial uses to the west. South of the project site are agricultural wastewater ponds near the bed of the San Benito River. San Juan Road is north of the project site with single-family residential north of San Juan Road.

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

MM BIO-1. A qualified biologist shall conduct a pre-construction survey less than 30 days prior to construction within the project site in accordance with the CDFW burrowing owl survey protocol (CDFG 1995).
MM BIO-2. If construction activities are to occur between March to October, then a qualified biologist shall conduct pre-construction San Joaquin whipsnake surveys for active dens before any construction activities occur in or adjacent to suitable den habitat.
MM BIO-3. For construction activities occurring during the nesting season, surveys for nesting birds covered by the CFGC shall be conducted by a qualified biologist no more than 14 days prior to initiation of construction activities.
MM BIO-4. A qualified wildlife biologist shall conduct pre-construction surveys for special-status Townsend's big-eared bat and western red bat no more than 14 days prior to commencement of construction activities.
MM CUL-1 and MM CUL-2. During project construction, if any archeological, paleontological or tribal resources (e.g., evidence of past human habitation or fossils) or human remains are found, the project applicant and/or its contractor shall cease all work within 50 feet of the discovery and follow appropriate protocols.
MM GEO-1 Prior to issuance of any grading or building permits for the project, the applicant shall submit a final geotechnical report for review and approval by the City.
MM TRA-1 and TRA 2. Applicant shall enter into an agreement to relocate existing driveway and future extension of internal roads.

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

n/a

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