

**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

<b>SCH #</b>
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**Project Title:** San Juan Apartments

Lead Agency: City of Hollister Contact Person: Erica Fraser, AICP  
 Mailing Address: 339 Fifth Street Phone: 925-918-2822  
 City: Hollister Zip: 95023 County: San Benito

**Project Location:** County: San Benito City/Nearest Community: Hollister  
 Cross Streets: San Juan Road Zip Code: 95023

Longitude/Latitude (degrees, minutes and seconds):     °     '     " N /     °     '     " W Total Acres: 5.5  
 Assessor's Parcel No.: 052-090-008 Section:      Twp.:      Range:      Base:       
 Within 2 Miles: State Hwy #:      Waterways:       
 Airports:      Railways:      Schools:     

**Document Type:**

CEQA:  NOP  Draft EIR NEPA:  NOI Other:  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 157 Acres       Transportation: Type       
 Office: Sq.ft.      Acres      Employees       Mining: Mineral       
 Commercial: Sq.ft. 3,750 Acres      Employees       Power: Type      MW       
 Industrial: Sq.ft.      Acres      Employees       Waste Treatment: Type      MGD       
 Educational:       Hazardous Waste: Type       
 Recreational:       Other: 1,665 sf Community Space  
 Water Facilities: Type      MGD     

**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:**

West Gateway Commercial / Mixed Use

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

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.

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".

<input type="checkbox"/> Air Resources Board	<input type="checkbox"/> Office of Historic Preservation
<input type="checkbox"/> Boating & Waterways, Department of	<input type="checkbox"/> Office of Public School Construction
<input type="checkbox"/> California Emergency Management Agency	<input type="checkbox"/> Parks & Recreation, Department of
<input type="checkbox"/> California Highway Patrol	<input type="checkbox"/> Pesticide Regulation, Department of
<input type="checkbox"/> Caltrans District # _____	<input type="checkbox"/> Public Utilities Commission
<input type="checkbox"/> Caltrans Division of Aeronautics	<input type="checkbox"/> Regional WQCB # _____
<input type="checkbox"/> Caltrans Planning	<input type="checkbox"/> Resources Agency
<input type="checkbox"/> Central Valley Flood Protection Board	<input type="checkbox"/> Resources Recycling and Recovery, Department of
<input type="checkbox"/> Coachella Valley Mtns. Conservancy	<input type="checkbox"/> S.F. Bay Conservation & Development Comm.
<input type="checkbox"/> Coastal Commission	<input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
<input type="checkbox"/> Colorado River Board	<input type="checkbox"/> San Joaquin River Conservancy
<input type="checkbox"/> Conservation, Department of	<input type="checkbox"/> Santa Monica Mtns. Conservancy
<input type="checkbox"/> Corrections, Department of	<input type="checkbox"/> State Lands Commission
<input type="checkbox"/> Delta Protection Commission	<input type="checkbox"/> SWRCB: Clean Water Grants
<input type="checkbox"/> Education, Department of	<input type="checkbox"/> SWRCB: Water Quality
<input type="checkbox"/> Energy Commission	<input type="checkbox"/> SWRCB: Water Rights
<input type="checkbox"/> Fish & Game Region # _____	<input type="checkbox"/> Tahoe Regional Planning Agency
<input type="checkbox"/> Food & Agriculture, Department of	<input type="checkbox"/> Toxic Substances Control, Department of
<input type="checkbox"/> Forestry and Fire Protection, Department of	<input type="checkbox"/> Water Resources, Department of
<input type="checkbox"/> General Services, Department of	
<input type="checkbox"/> Health Services, Department of	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Housing & Community Development	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Native American Heritage Commission	

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

Starting Date July 21, 2023 Ending Date August 21, 2023

### Lead Agency (Complete if applicable):

Consulting Firm: <u>Kimley-Horn</u>	Applicant: <u>Laith Agha</u>
Address: <u>824 Bay Avenue, Suite 10</u>	Address: _____
City/State/Zip: <u>Capitola, CA 95010</u>	City/State/Zip: _____
Contact: <u>Tad Stearn</u>	Phone: _____
Phone: <u>831 - 316 - 1432</u>	

Signature of Lead Agency Representative:  Date: 7/21/2023

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