

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

SCH # 201903915

Project Title: Woodle Prezone No. 2017-2

Lead Agency: City of Hollister Contact Person: Eva Kelly
Mailing Address: 375 Fifth Street Phone: (831) 636-4360
City: Hollister Zip: 95023 County: San Benito

Project Location: County: San Benito City/Nearest Community: Hollister
Cross Streets: Buena Vista Road Zip Code: 95023
Longitude/Latitude (degrees, minutes and seconds): ... Total Acres: 9.43
Assessor's Parcel No.: 019-120-005 Section: ... Twp.: ... Range: ... Base: ...
Within 2 Miles: State Hwy #: 156, 25 Waterways: San Benito River
Airports: ... Railways: ... Schools: Calaveras Elementary

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:
[X] Mit Neg Dec Other: FONSI

Local Action Type:

[] General Plan Update [] Specific Plan [] Rezone [X] Annexation
[] General Plan Amendment [] Master Plan [X] Prezone [] Redevelopment
[] General Plan Element [] Planned Unit Development [] Use Permit [] Coastal Permit
[] Community Plan [] Site Plan [] Land Division (Subdivision, etc.) [] Other:

Development Type:

[X] Residential: Units 109 Acres 9.102
[] Office: Sq.ft. Acres Employees
[] Commercial: Sq.ft. Acres Employees
[] Industrial: Sq.ft. Acres Employees
[] Educational:
[] Recreational:
[] Water Facilities: Type MGD
[] Transportation: Type
[] Mining: Mineral
[] Power: Type MW
[] Waste Treatment: Type MGD
[] Hazardous Waste: Type
[] Other:

Project Issues Discussed in Document:

[X] Aesthetic/Visual [] Fiscal [X] Recreation/Parks [] Vegetation
[X] Agricultural Land [X] Flood Plain/Flooding [X] Schools/Universities [X] Water Quality
[X] Air Quality [X] Forest Land/Fire Hazard [] Septic Systems [X] Water Supply/Groundwater
[X] Archeological/Historical [X] Geologic/Seismic [X] Sewer Capacity [X] Wetland/Riparian
[X] Biological Resources [X] Minerals [X] Soil Erosion/Compaction/Grading [] Growth Inducement
[] Coastal Zone [X] Noise [X] Solid Waste [X] Land Use
[X] Drainage/Absorption [X] Population/Housing Balance [X] Toxic/Hazardous [X] Cumulative Effects
[] Economic/Jobs [X] Public Services/Facilities [X] Traffic/Circulation [] Other:

Present Land Use/Zoning/General Plan Designation:

House, muscle car fabrication shop/County: Agricultural Productive/County: Residential Mixed, City: Medium Density Residential

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

The 9.43-acre project site, consisting of 9.102 acres of the Woodle property and 0.323 acres of Westside Road, is located at 1070 Buena Vista Road in unincorporated San Benito County, within the City of Hollister's sphere of influence. The applicant is requesting prezone of the project site to Medium Density Residential (R3) for annexation into the corporate limits of Hollister. The Medium Density Residential Performance Overlay Zone District (R3 M/PZ) is consistent with the project site's general plan designation of Medium Density Residential (MDR), which allows eight to twelve units per net acre, for a maximum 109 residential units. The proposed project does not include a development plan for the project site. Therefore, the initial study addresses environmental impacts of future development of 109 single-family homes on 9.102 acres of the project site.

State Clearinghouse Contact:

(916) 445-0613

State Review Began:

3 - 27 - 2019

SCH COMPLIANCE

4 - 25 - 2019

Project Sent to the following State Agencies

- Resources: Boating & Waterways, Central Valley Flood Prot., Coastal Comm., Colorado Rvr Bd, Conservation, CDFW # 4, Cal Fire, Historic Preservation, Parks & Rec, Bay Cons & Dev Comm., DWR
Cal EPA: ARB: Airport & Freight, ARB: Transportation Projects, ARB: Major Industrial/Energy Resources, Recycl. & Recovery, SWRCB: Div. of Drinking Water, SWRCB: Div. Drinking Wtr #, SWRCB: Div. Financial Assist., SWRCB: Wtr Quality, SWRCB: Wtr Rights, Reg. WQCB # 3, Toxic Sub Ctrl-CTC
Yth/Adlt Corrections: Corrections
Independent Comm: Delta Protection Comm, Delta Stewardship Council, Energy Commission, NAHC, Public Utilities Comm, Santa Monica Bay Restoration, State Lands Comm, Tahoe Rgl Plan Agency, Conservancy, Other:
CalSTA: Aeronautics, CHP, Caltrans # 5, Trans Planning
Other: Education, Food & Agriculture, HCD, OES, State/Consumer Svcs, General Services

Please note State Clearinghouse Number (SCH#) on all Comments

SCH#: 201903915

Please forward late comments directly to the Lead Agency

AQMD/APCD 20

(Resources: 3 / 30)