

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 #: _____

2019059125Project Title: 240 Cole Road Subdivision ProjectLead Agency: San Benito County Resource Management AgencyContact Name: Michael P. KellyEmail: MKelly@cosb.usPhone Number: 831-902-2287Project Location: Cole Road and Ricardo Drive, ArmoasSan Benito County*City**County*

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

The 240 Cole Road Subdivision Project is located in Aromas, 12 miles west of the City of Hollister in unincorporated San Benito County, California (Assessor's Parcel Number [APN] 011-270-007-000). The project consists of the subdivision of an existing 37.43-acre parcel into seven (7) residential lots, specifically six (6) new residential lots and one (1) existing residential lot. Minimum lot size would be five (5) acres and each lot would consist of residential land uses, in keeping with the surrounding land uses. Development of the property would include construction of a new access road along Ricardo Drive. In addition, each lot would include construction of driveways, building sites, on-site septic systems, and trenching for underground utilities. Plans for the residences are not currently available, but it is assumed that they would be one- or two-story single-family residences with conventional light frame structures. The San Benito County 2035 General Plan designates the project area as Rural ("R") and the project site is zoned Rural/Open Space ("R/OS").

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 effects were identified in the areas of biological resources, cultural resources, geology and soils, hydrology and water quality, noise, and utilities. With implementation of the Mitigation Measures below, impacts would be mitigated to a less than significant level and the proposed project will not result in any significant impacts.

Mitigation Measure (MM) BIO 4.4-1: Special-status species survey and avoidance measures; MM BIO 4.4-2: Incidental take permit; MM BIO 4.4-3: Nesting raptors and other nesting birds avoidance measures; MM BIO 4.4-4: Employee Education Program, MM BIO 4.4-5: Erosion control measures, MM BIO 4.4-6: Trash disposal, MM BIO 4.4-7: Restoration of disturbed areas; MM BIO 4.4-8: Best management practices for tree removal; MM CUL 4.5-1: Discovery of archaeological resources/human remains procedure; MM CUL 4.5-2: Notification of County Coroner if human remains are discovered; MM GEO 4.6-1: Geotechnical engineering report incorporated into Subdivision Improvement Plans; MM GEO 4.6-1: Geotechnical analysis; MM HYD 4.9-1: Storm Water Pollution Prevention Program; MM NOISE 4.12-1: Construction Noise Control Plan; MM UTIL 4.17-1: Well water safety measures.

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

There are no known areas of controversy.

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

Regional Water Quality Control Board
California Department of Fish and Wildlife
Monterey Bay Air Resources Board