

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 # 2019109057**Project Title:** Panoche RV ParkLead Agency: San Benito Cty Resource Management Agency - PlanningContact Person: Richard FelsingMailing Address: 2301 Technology ParkwayPhone: 831-902-9532City: HollisterZip: 95023County: San Benito County**Project Location:** County: San Benito CountyCity/Nearest Community: Paicines, CACross Streets: Panoche Road / Oliver RoadZip Code: 95043Longitude/Latitude (degrees, minutes and seconds): _____ ° _____ ' _____ " N / _____ ° _____ ' _____ " W Total Acres: 6.53 acresAssessor's Parcel No.: 027-280-011-0

Section: _____

Twp.: _____

Range: _____

Base: _____

Within 2 Miles: _____

State Hwy #: _____

Waterways: _____

Airports: private grass glider landing strip

Railways: _____

Schools: Panoche Sch. 1.45 miles**Document Type:**CEQA: ☐ NOP☐ Early Cons☐ Neg Dec☒ Mit Neg Dec☐ Draft EIR☐ Supplement/Subsequent EIR

(Prior SCH No.) _____

Other: _____

NEPA: ☐ NOI☐ EA☐ Draft EIS☐ FONSIOther: ☐ Joint Document☐ Final Document☐ Other: _____**Local Action Type:**☐ General Plan Update☐ General Plan Amendment☐ General Plan Element☐ Community Plan☐ Specific Plan☐ Master Plan☐ Planned Unit Development☐ Site Plan☐ Rezone☐ Prezone☒ Use Permit☐ Land Division (Subdivision, etc.)**OCT 21 2019****STATE CLEARINGHOUSE**☐ Annexation☐ Redevelopment☐ Coastal Permit☐ Other: _____**Development Type:**☐ Residential: Units _____ Acres _____☐ Office: Sq.ft. _____ Acres _____ Employees _____☐ Commercial: Sq.ft. _____ Acres _____ Employees _____☐ Industrial: Sq.ft. _____ Acres _____ Employees _____☐ Educational: _____☒ Recreational: 21-stall RV Park; 2.5 acres; 2 existing employees☐ Water Facilities: Type _____ MGD _____☐ Transportation: Type _____☐ Mining: Mineral _____☐ Power: Type _____ MW _____☐ Waste Treatment: Type _____ MGD _____☐ Hazardous Waste: Type _____☐ Other: _____**Project Issues Discussed in Document:**☒ Aesthetic/Visual☒ Agricultural Land☒ Air Quality☐ Archeological/Historical☒ Biological Resources☐ Coastal Zone☒ Drainage/Absorption☐ Economic/Jobs☐ Fiscal☐ Flood Plain/Flooding☒ Forest Land/Fire Hazard☒ Geologic/Seismic☐ Minerals☐ Noise☒ Population/Housing Balance☒ Public Services/Facilities☒ Recreation/Parks☐ Schools/Universities☐ Septic Systems☐ Sewer Capacity☒ Soil Erosion/Compaction/Grading☐ Solid Waste☐ Toxic/Hazardous☒ Traffic/Circulation☐ Vegetation☐ Water Quality☒ Water Supply/Groundwater☐ Wetland/Riparian☒ Growth Inducement☐ Land Use☐ Cumulative Effects☐ Other: _____**Present Land Use/Zoning/General Plan Designation:**C-2 / AR; Neighborhood Commercial / Agricultural Rangeland**Project Description:** (please use a separate page if necessary)

The Panoche RV Resort proposes to reuse 2.5 acres behind the Panoche Inn, on a 6.53-acre parcel to install 21 RV stalls. Internal circulation consists of aggregate base (AB) drive aisles, RV stalls, and dual access driveways onto Panoche Road at the northeast and northwest lot corners. A sewage pump-out station will serve all stalls and the facility as a whole. Water hookups will serve all stalls. The first row of seven (7) RV stalls will have full hookups (water, sewer, electricity); when demand justifies, electrical & sewer will be connected to the two rows of RV stalls. Septic and water systems improvements include installation of new septic tank and leach field, water well for drinking, and fire suppression equipment (5 hydrants, water tank). 91 trees will be planted as windbreak, for visual screening, & to shade the RV stalls. 24/7 duties will be handled by the Panoche Inn's two (2) employees.

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 checked="" 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 checked="" type="checkbox"/> Caltrans District # <u>5</u>	<input type="checkbox"/> Public Utilities Commission
<input type="checkbox"/> Caltrans Division of Aeronautics	<input checked="" type="checkbox"/> Regional WQCB # <u>5</u>
<input type="checkbox"/> Caltrans Planning	<input type="checkbox"/> Resources Agency
<input type="checkbox"/> Central Valley Flood Protection Board	<input checked="" 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 checked="" 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 checked="" type="checkbox"/> Energy Commission	<input type="checkbox"/> SWRCB: Water Rights
<input checked="" type="checkbox"/> Fish & Game Region # <u>4</u>	<input type="checkbox"/> Tahoe Regional Planning Agency
<input type="checkbox"/> Food & Agriculture, Department of	<input type="checkbox"/> Toxic Substances Control, Department of
<input checked="" type="checkbox"/> Forestry and Fire Protection, Department of	<input type="checkbox"/> Water Resources, Department of
<input type="checkbox"/> General Services, Department of	<input checked="" type="checkbox"/> Other: <u>Frank Saunders, the applicant</u>
<input type="checkbox"/> Health Services, Department of	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Housing & Community Development	
<input checked="" type="checkbox"/> Native American Heritage Commission	

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

Starting Date October 21, 2019 Ending Date November 19, 2019

Lead Agency (Complete if applicable):

Consulting Firm: <u>County of San Benito</u>	Applicant: <u>Frank Saunders</u>
Address: <u>2301 Technology Parkway</u>	Address: <u>4 W. Gabilan St.</u>
City/State/Zip: <u>Holister, CA 95023</u>	City/State/Zip: <u>Salinas, CA 93901</u>
Contact: <u>Richard Felsing</u>	Phone: <u>831-9754428</u>
Phone: <u>831-902-2289</u>	

Signature of Lead Agency Representative:  Date: 10/18/19

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