

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 #

Project Title: 3586 Airline Highway Assisted Care Facility (County File PLN180004)

Lead Agency: San Benito County Resource Management Agency Contact Person: Michael Kelly, Assoc. Planner
 Mailing Address: 2301 Technology Parkway Phone: 831 902-2287
 City: Hollister, California Zip: 95023-2513 County: San Benito

Project Location: County: San Benito City/Nearest Community: Unincorporated (near Hollister)
 Cross Streets: Airline Highway (SR 25) and Fairview Road Zip Code: 95023
 Longitude/Latitude (degrees, minutes and seconds): 36° 48' 58.5" N / 121° 22' 7.1" W Total Acres: 7
 Assessor's Parcel No.: 020-330-010 Section: 12 Twp.: 13 S Range: 5 E Base: Mt. Diablo
 Within 2 Miles: State Hwy #: 25 Waterways: San Benito River, Tres Pinos Creek, Santa Ana Creek
 Airports: none Railways: none Schools: 6

Document Type:

CEQA: NOP Draft EIR Supplement/Subsequent EIR (Prior SCH No.) Other: _____
 Early Cons Neg Dec Mit Neg Dec
 NEPA: NOI EA Draft EIS FONSI
 Other: Joint Document Final Document Other: _____
 Governor's Office of Planning & Research

Local Action Type:

NOV 15 2019

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: Grading Permit

Development Type:

Residential: Units _____ Acres _____
 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: 155 rooms, 180 beds, 136,367 ft² group quarters

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:

present land use: rural residence; zoning: Residential Multiple; General Plan: Residential Mixed

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

Construction of assisted care facility for up to 180 senior adults with total 155 rooms/180 beds in two, three-story buildings with total 136,367 ft², including Site A with 121,981-ft² main lodge building with 136 rooms and 159 beds and parking lot with 41 spaces and Site B with 14,386 ft² smaller building with 19 rooms and 21 beds and parking lot with 24 spaces. Existing driveway from highway to be realigned and extended to create loop around Site A for 20-ft-wide access road with retaining wall up to 293 linear ft up to 8.7 ft high to be constructed along loop drive. Earthmoving of 18,700 yd³ cut material and 7,100 yd³ fill, resulting in 11,600 yd³ export. 141 new trees to be planted. Up to three staffing shifts per day, with maximum 10 employees during any one shift for total 30 daily employees. Sewer lift station and force main to pump wastewater to existing off-site collections system. Storm water to drain into three underground detention systems and ultimately into intermittent stream traversing project site's northern portion. Construction would require demolition of existing residence and outbuildings and removal of 17 trees on project site, including three Sycamore, one lemon, one oak, one olive, one capital pear, and other unknown species.

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 checked="" type="checkbox"/> Caltrans District # 5	<input type="checkbox"/> Public Utilities Commission
<input type="checkbox"/> Caltrans Division of Aeronautics	<input checked="" type="checkbox"/> Regional WQCB #3
<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 checked="" type="checkbox"/> Fish & Game Region #4	<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	Other: _____
<input type="checkbox"/> Housing & Community Development	Other: _____
<input type="checkbox"/> Native American Heritage Commission	

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

Starting Date November 15, 2019 Ending Date December 17, 2019

Lead Agency (Complete if applicable):

Consulting Firm: <u>EMC Planning Group</u>	Applicant: <u>Nader Javid</u>
Address: <u>301 Lighthouse Avenue Suite C</u>	Address: <u>845 Fox Hill Circle</u>
City/State/Zip: <u>Monterey, CA 93940</u>	City/State/Zip: <u>Hollister, CA 95023</u>
Contact: <u>Teri Wissler Adam, Senior Principal</u>	Phone: <u>831 801-2821</u>
Phone: <u>831 649-1799</u>	

Signature of Lead Agency Representative:  Date: Nov. 12, 2019

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

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:

Lead Agency:

Contact Name:

Email:

Phone Number:

Project Location:
City *County*

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

Construction of assisted care facility for up to 180 senior adults with total 155 rooms/180 beds in two, three-story buildings with total 136,367 ft², including Site A with 121,981-ft² main lodge building with 136 rooms and 159 beds and parking lot with 41 spaces and Site B with 14,386 ft² smaller building with 19 rooms and 21 beds and parking lot with 24 spaces. Existing driveway from highway to be realigned and extended to create loop around Site A for 20-ft-wide access road with retaining wall up to 293 linear ft up to 8.7 ft high to be constructed along loop drive. Earthmoving of 18,700 yd³ cut material and 7,100 yd³ fill, resulting in 11,600 yd³ export. 141 new trees to be planted. Up to three staffing shifts per day, with maximum 10 employees during any one shift for total 30 daily employees. Sewer lift station and force main to pump wastewater to existing off-site collections system. Storm water to drain into three underground detention systems and ultimately into intermittent stream traversing project site's northern portion. Construction would require demolition of existing residence and outbuildings and removal of 17 trees on project site, including three Sycamore, one lemon, one oak, one olive, one capital pear, and other unknown species.

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

- All effects less than significant with mitigation incorporated:
- Aesthetics – lighting limits
 - Air Quality – dust control measures, equipment emission minimization
 - Biological Resources – San Joaquin kit fox protection measures, burrowing owl surveys, bat habitat assessment, bird habitat surveys and buffers, intermittent stream clean-water measures, habitat conservation planning funding, native-species landscaping
 - Cultural Resources – archaeological evaluation upon discovery, Coroner/NAHC process upon human remains discovery
 - Geology/Soils – geotechnical engineering investigation adherence, erosion control plan, paleontological resources evaluation
 - Hydrology/Water Quality – best management practices/low-impact development design
 - Noise – construction hours limits, equipment noise minimization
 - Transportation – regional transportation impact mitigation fund contribution

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

No presently known areas of controversy.

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

Regional Water Quality Control Board