

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: Ridgemark Master PlanLead Agency: San Benito County Resource Management AgencyContact Person: Darryl Boyd, Principal PlannerMailing Address: 2301 Technology ParkwayPhone: (831) 637-5313City: Hollister, CAZip: 95023County: San Benito**Project Location:** County: San BenitoCity/Nearest Community: HollisterCross Streets: Airline Highway/Fairview Road/Ridgemark DriveZip Code: 95023Longitude/Latitude (degrees, minutes and seconds): 36 ° 48 ' 46 " N / 121 ° 21 ' 55 " W Total Acres: 653Assessor's Parcel No.: NumerousSection: 4Twp.: 17Range: 7

Base: _____

Within 2 Miles: State Hwy #: 25Waterways: San Benito River

Airports: _____

Railways: _____

Schools: Southside Elementary**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.) Annexation Redevelopment Coastal Permit Other: _____**Development Type:** Residential: Units 190 Acres 72 Office: Sq.ft. _____ Acres _____ Employees _____ Commercial: Sq.ft. _____ Acres 18 Employees unknown Industrial: Sq.ft. _____ Acres _____ Employees _____ Educational: _____ Recreational: park/golf course 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:**General Plan: Residential Mixed (RM), and Commercial Neighborhood (CN). Zoning: Single-family Residential (R-1), Residential I**Project Description:** *(please use a separate page if necessary)*

The proposed project would amend the zoning on the site as needed to establish a base zone of "Single-family Residential (R-1)" District combined with either the "Planned Unit Development (PUD)" Combining District or the Neighborhood Commercial District (C-2) Combining District, a vesting tentative map, residential and commercial/non-residential development, recreational/open space improvements, roadway improvements, and utility improvements. The proposed vesting tentative map would re-subdivide the project site to create 190 new residential lots, five new commercial/non-residential lots, nine buffer zone lots, six undeveloped lots, five golf course lots, and one lot for a park; all within the proposed development area.

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 and "X".
If you have already sent your document to the agency please denote that with an "S".

- Air Resources Board
- Boating & Waterways, Department of
- California Emergency Management Agency
- California Highway Patrol
- Caltrans District #5
- Caltrans Division of Aeronautics
- Caltrans Planning
- Central Valley Flood Protection Board
- Coachella Valley Mtns. Conservancy
- Coastal Commission
- Colorado River Board
- Conservation, Department of
- Corrections, Department of
- Delta Protection Commission
- Education, Department of
- Energy Commission
- Fish & Game Region #4
- Food & Agriculture, Department of
- Forestry and Fire Protection, Department of
- General Services, Department of
- Health Services, Department of
- Housing & Community Development
- Native American Heritage Commission

- Office of Historic Preservation
- Office of Public School Construction
- Parks & Recreation, Department of
- Pesticide Regulation, Department of
- Public Utilities Commission
- Regional WQCB # _____
- Resources Agency
- Resources Recycling and Recovery, Department of
- S.F. Bay Conservation & Development Comm.
- San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
- San Joaquin River Conservancy
- Santa Monica Mtns. Conservancy
- State Lands Commission
- SWRCB: Clean Water Grants
- SWRCB: Water Quality
- SWRCB: Water Rights
- Tahoe Regional Planning Agency
- Toxic Substances Control, Department of
- Water Resources, Department of

Other: _____
 Other: _____

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

Starting Date October 23, 2020 Ending Date November 23, 2020

Lead Agency (Complete if applicable):

Consulting Firm: EMC Planning Group
 Address: 301 Lighthouse Avenue, Suite C
 City/State/Zip: Monterey, CA 93940
 Contact: Sally Rideout
 Phone: (831) 649-1799, ext. 210

Applicant: Angels Company LLC/Mr. John Wynn
 Address: 478 E. Santa Clara Street, Ste 258
 City/State/Zip: San Jose, CA 95112
 Phone: (408) 888-3675

Signature of Lead Agency Representative: Darryl Boyd  Date: 10/16/2020

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