

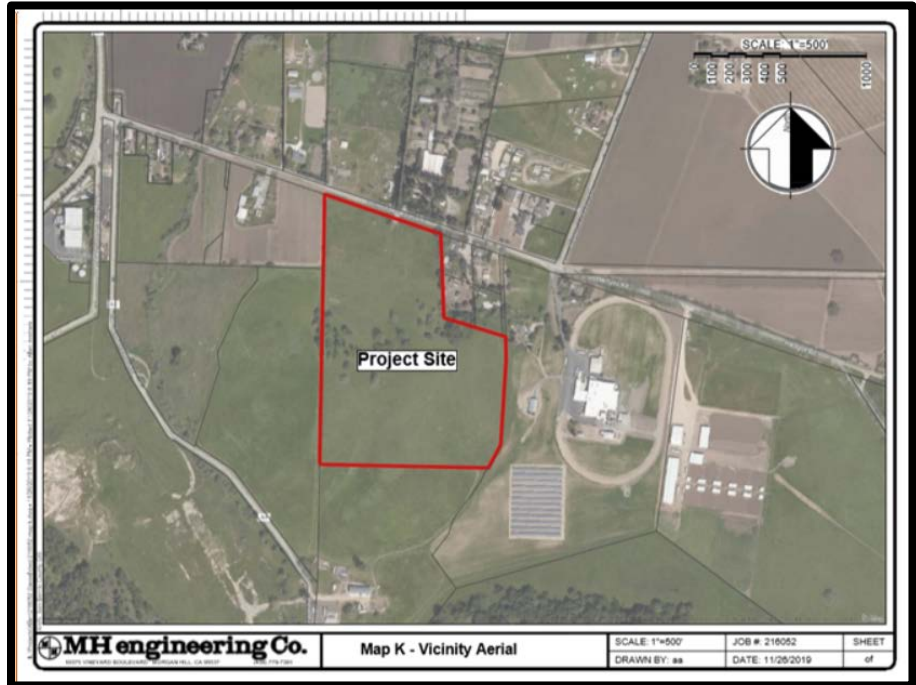
Notice of Intent to Adopt a Mitigated Negative Declaration and Notice of Availability for Public Review

TO: Interested Individuals
 San Benito County Clerk

FROM: San Benito County Resource Mgmt. Agency
2301 Technology Parkway
Hollister, CA 95023-2513

Contact Person: Arielle Goodspeed, Assistant Planner, 831 902-2547
Project File No.: County Planning File PLN190035 (Tentative Subdivision Map and Zone Change)
Project Applicant: James P. Dassel
Project Location: 333 Mission Vineyard Rd., near San Juan Bautista (Assessor's Parcels 012-190-041 & 012-190-042)

NOTICE IS HEREBY GIVEN that the Initial Study for County Planning File PLN190035 is available for public review and that the County as **LEAD AGENCY** intends to adopt a Mitigated Negative Declaration for this project, which finds that the project will not have a significant effect on the environment. The public review period in which comments will be accepted for the proposed Mitigated Negative Declaration begins **June 29, 2020**, and ends at 5 p.m. on **July 20, 2020**. The project's Initial Study, its proposed Mitigated Negative Declaration, and the documents



referenced in the Initial Study and Mitigated Negative Declaration are available for review at the County Resource Management Agency at the above address and at County Website <http://www.cosb.us/>. Comments may be addressed to the contact person noted above, and written comments are preferred. Please reference the project file number in all communications. **NOTICE IS HEREBY FURTHER GIVEN** that a public hearing for this project before the County Planning Commission is tentatively scheduled for 6 p.m., **August 19, 2020** (or as soon thereafter as the matter may be heard), in the Board of Supervisors Chambers of San Benito County, located at 481 Fourth Street, Hollister, California, at which time and place interested persons may appear and be heard thereon.

The proposed project is located at 333 Mission Vineyard Road and would include the subdivision of APNs 012-190-041 & 012-190-042 consisting of 30.656 acres in total. The development of the property will include the creation of five (5) one-acre single-family residential lots, and one (1) twenty-five (25) acre lot with a 24-acre open space easement to preserve the hillside. The five one-acre lots will be clustered in the flat areas adjacent to Mission Vineyard Road and each will include a building site for a 2,000 to 4,000 square foot single family house. The twenty-five-acre lot will encompass the remainder of the project area. The 24-acre open space easement will allow for the construction of a single-family residence and accessory structures over a portion of the property not to exceed one acre. Driveways to the residences will be off of Mission Vineyard Road and grouped so that there are three driveways total (1 shared by Lots 1 & 2, 1 shared by Lots 3&4, and 1 shared by Lots 5&6). The driveways will be constructed as required by County Code. The project will also include the

widening of the southerly half of Mission Vineyard Road to the width required by County Code together with the re-grading of the existing roadside ditch and storm water runoff mitigation according to the requirements of County Code and the Central Coast Regional Water Quality Control Board. Water service to the new lots will be provided by the City of San Juan Bautista which currently serves the site and new services will be provided as required by the City as defined in the August 23, 2018 and June 24, 2020 letter provided by the City. Each Lot will have an on-site septic system and will also be conditioned to connect to the City of San Juan Bautista sewer system within six months of the City's completion of a sewer main in front of these properties to meet General Plan policy. Electric and Communication service to the new lots will be undergrounded from the existing overhead lines that run along the north side of Mission Vineyard Road.

The project site and surrounding lands have Zoning and General Plan designations of Agricultural (A) and Zoning Designation as Agricultural Productive (AP). The AP zoning district is intended to provide for areas within the County to be used for agricultural production of any kind (25.07.020). The proposed project would change the zoning from the existing AP Agricultural Productive zoning, to AP-PUD (Agricultural Productive - Planned Unit Development). The purposes of the PUD District are as follows (25.19.001):

1. To further the public health, safety, and general welfare in a time of increasing urbanization and of growing demand for housing of a variety of types and design.
2. To encourage innovations in residential development and renewals so that the growing demands for housing may be met by a greater variety in type, design and layout of dwellings and by the more efficient use of open space ancillary to said dwellings.
3. To create greater opportunities for better housing and recreation.
4. To encourage more efficient use of land, public services, and to safeguard open space.
5. To provide an alternative procedure which can relate the type, design, and layout of residential development to the particular site and the particular demand for housing at the time of development in a manner consistent with the preservation of property values within established residential areas.
6. To provide an alternative procedure under which a developer of real property may elect to proceed to develop property by transfer of permitted dwelling units to contiguous or non-contiguous locations which are appropriate to carry out the purposes of this section.

Arielle Goodspeed

Signature

Assistant Planner

Title

June 29, 2020

Date