

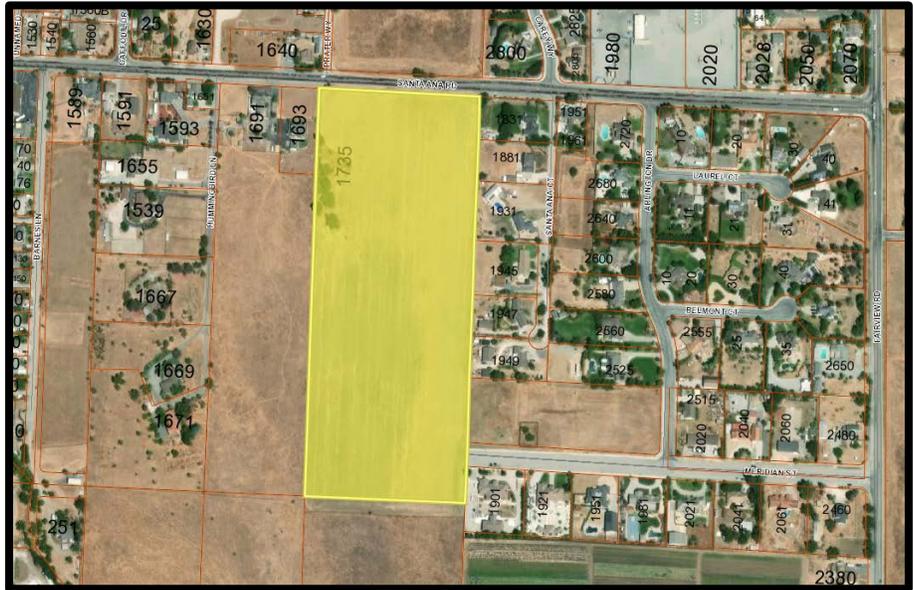
Notice of Intent to Adopt a Mitigated Negative Declaration and Notice of Availability for Public Review

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 PLN200011 (Tentative Subdivision Map)
Project Applicant: Scott Stotler
Project Location: 333 Mission Vineyard Rd., near San Juan Bautista (Assessor's Parcel 019-310-009)

NOTICE IS HEREBY GIVEN that the Initial Study for County Planning File PLN200011 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 30, 2020**, and ends at 5 p.m. on **July 30, 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.



The project site is a 21-acre lot fronting on the south side of Santa Ana Road approximately 1,700 feet west of Fairview Road. The proposed project is the subdivision of those 21 acres into 41 lots ranging in size from 0.08 acres to 0.7 acres. The average lot size is 0.4 acres. Lots 1-34 range in size from 0.4 to 0.7 acres. Lots 35-40 range from 0.08 to 0.1 acres in size. Lot 41 is 0.37 acres in size and will be used for the detention of stormwater runoff from interior roads and lots 35-40. Lots 1-34 are planned to include one single family dwelling (3,400 SF, approx.) and one three car garage (500-600) SF, each, approx.), and drainage detention. Lots 35-40 are will be utilized to meet San Benito County's inclusionary housing requirements. The developer does not anticipate building accessory dwelling units with this project. However, there is no limiting factor for the subsequent development of ADUs, consistent with state law, by individual property owners. The proposed tentative map shows the approximate locations of the driveways, building pads, and detention basins.

The project site is essentially flat with slight undulations. The site rises approximately 26 feet (1.7% +/-) from Santa Ana Road to the rear of the property. The project site is lightly farmed for hay production. A small grove of mixed, non-native (fir and pepper) trees is located on the west property line approximately 200 feet south of Santa Ana Road. The trees maybe removed with the construction of subdivision improvements and homes.

The grading plan for the project estimates approximately 16,630 cubic yards of cut with a maximum depth of cut of 2 feet. The grading plan also estimates 16,110 cubic yards of fill with a maximum fill depth of 3 feet. The estimated quantities are based on grading from existing grade to finish grade. The grading volumes do not account for keyways, benching, shrinkage, import material, and other miscellaneous grading that may be required.

Meridian Street will be extended from its current terminus to the Alves Trust property to the west. The Meridian Road extension will be an 84-foot right of way with a 60-foot-wide road with an additional 12-foot sidewalk, curb, gutter and landscape areas on either side of the Meridian Street extension. The Meridian Street extension will “dead-end” at the Williams/Alves property line and will be available for future through access at such time as the Alves and other properties to the west develop.

A new street, Elizabeth Ann Lane, will be built to access proposed lots 2-9 and 12-20. Elizabeth Ann Lane will extend southerly from Santa Ana Road approximately 1,350 feet to intersect with the proposed extension of Meridian Street. Elizabeth Ann Lane will be a 60-foot-wide right-of-way, and include a 36-foot-wide road with 12-foot-wide strips for curb, gutter, sidewalk and landscaping on each side. Lot 1 will access directly from Santa Ana Road.

Two additional streets, identified as Street A (access for lots 10-15) and Street B (access for lots 35-40), will be a 60-foot-wide right of way and include a 36-foot-wide road with 12-foot-wide strips for curb, gutter, sidewalk and landscaping on each side.

Lots 7 and 8 will be accessed by a private 30-foot right of way extending approximately 220 feet west from Elizabeth Ann Lane. The right of way will be improved to a width of 20 feet.

The San Benito County General Plan designates property as “RM” (Residential Mixed). This designation applies to areas that are largely developed and have public infrastructure and services necessary to support the increased density. A maximum of 20 dwelling units per acre is allowed. The proposed subdivision is consistent with this General Plan designation. The property is zoned “RR” (Rural Residential). The minimum parcel size in the RR district is one-half acre where sewer and water services are available. The six small lots proposed for housing to meet the County’s affordable housing requirements do not meet the one-half acre minimum lot size. . In order to satisfy the RR Zoning district requirements, modifications to the proposed project will be required, to satisfy County Code Chapter 21.03 Affordable Housing Regulations. Should the project design, density, or other aspects change to be more intensive, subsequent environmental analysis may be required.

Arielle Goodspeed

Signature

Assistant Planner

Title

June 30, 2020

Date