



San Benito County Resource Management Agency

Public Works / Planning & Building / Parks / Integrated Waste

NOTICE OF PREPARATION

NOTICE IS HEREBY GIVEN that San Benito County will serve as the Lead Agency, consistent with Section 15020 and 15021 of the California Environmental Quality Act (CEQA) Guidelines, in preparing an Environmental Impact Report (EIR) for the proposed **Lee Subdivision Project** (the “proposed project”). The County is requesting your input on the scope and content of the environmental issues and alternatives to be evaluated in the EIR. Responsible agencies may need to use the EIR to be prepared by the County when considering permits or other approvals for the project, and trustee agencies should plan to review and comment on the EIR with respect to trust resources within their jurisdiction.

PROJECT LOCATION: The project site is located at 291 Old Ranch Road, which connects to Fairview Road approximately 0.5 mile north of Airline Highway/State Route (SR) 25, in unincorporated San Benito County (APN 025-320-004). The approximately 27.45-acre site contains unused grassland, an existing roadway, and one existing single-family residence. The site is bordered by rural single-family residences to the north and west, and agricultural/open space to the east. The site is designated Residential Mixed (RM) under the 2035 General Plan and is zoned Rural (R). Figure 1 shows the location of the project site within San Benito County and Figure 2 shows an aerial view of the project site.

PUBLIC REVIEW PERIOD: This NOP is available for public review and comment pursuant to California Code of Regulations, Title 14, Section 15082(b). The 30-day public comment period during which San Benito County will receive comments on the NOP for the EIR begins February 17, 2022 and ends on March 18, 2022.

PROJECT DESCRIPTION: The project would involve the demolition of the existing on-site residence (constructed in the late 1980s), subdivision with subsequent development of 141 residential lots, a public park and open space, utilities infrastructure, internal public streets, and improvements to Old Ranch Road. As shown in Figure 3, the project includes 121 single-family detached units and 20 attached duet units. A total of 15 percent of the residences will be affordable, and the applicant will enter into an affordable housing agreement with the County. Up to 25 accessory dwelling units (ADUs) will also be offered as an optional feature to home buyers. The project would require a zone change to Residential Multiple (RM) combined with a Planned Unit Development (PUD) overlay zone to expand the flexibility allowed in the development standards. Sunnyslope County Water District (SCWD) would provide water service to the project, and either SCWD or the City of Hollister would provide wastewater treatment services for the project.

PUBLIC AGENCY APPROVALS: The proposed project and related discretionary actions would require adoption by the County of San Benito Board of Supervisors (BOS). The Planning Commission and other decision-making bodies would review the proposed project and make recommendations to the BOS.

PROBABLE ENVIRONMENTAL EFFECTS: The EIR will address the potential physical environmental effects of the proposed project for each of the environmental topics outlined in the CEQA Guidelines, Appendix G. The EIR will also address the cumulative impacts resulting from other past, present and reasonably foreseeable future projects. As of the date of this NOP and based on currently available information, it is anticipated that the proposed project may have potentially significant impacts in connection with Air Quality, Biological Resources,

Cultural Resources, Geology and Soils, Greenhouse Gas Emissions, Noise, Transportation, Tribal Cultural Resources, and Utilities and Service Systems.

COMMENTING ON THE SCOPE OF THE EIR. The County welcomes agency and public input regarding environmental factors potentially affected (listed above) and project alternatives to be considered for evaluation. All written comments will be considered and must be submitted by Wednesday, March 18, 2022.

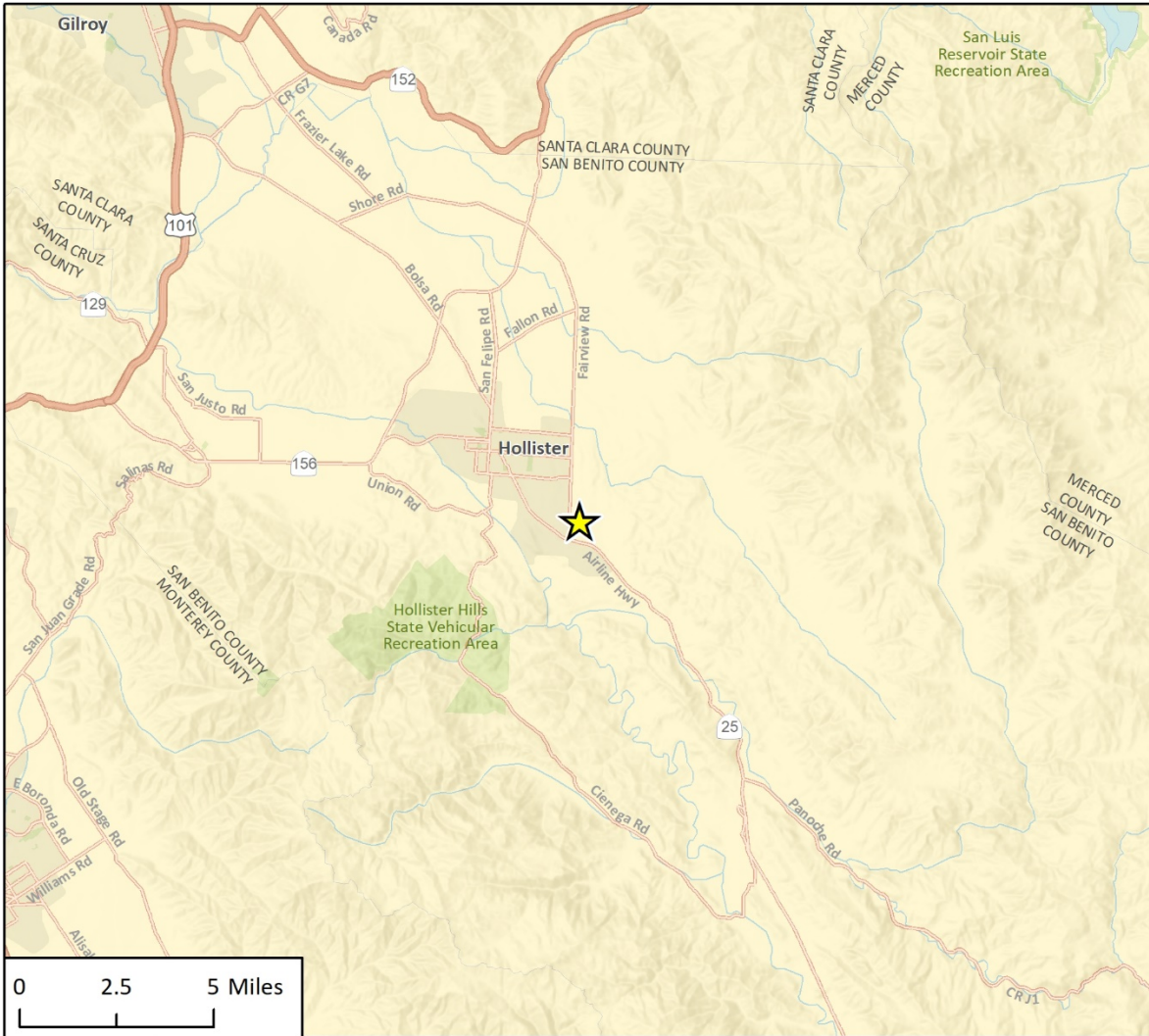
Please direct your written comments to:

San Benito County
Resource Management Agency
Attn: Arielle Goodspeed, Senior Planner
2301 Technology Parkway
Hollister, California 95023
agoodspeed@cosb.us

ATTACHMENTS

Figure 1	Regional Location
Figure 2	Project Location
Figure 3	Project Site Plan

Figure 1 Regional Location



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 Project Location

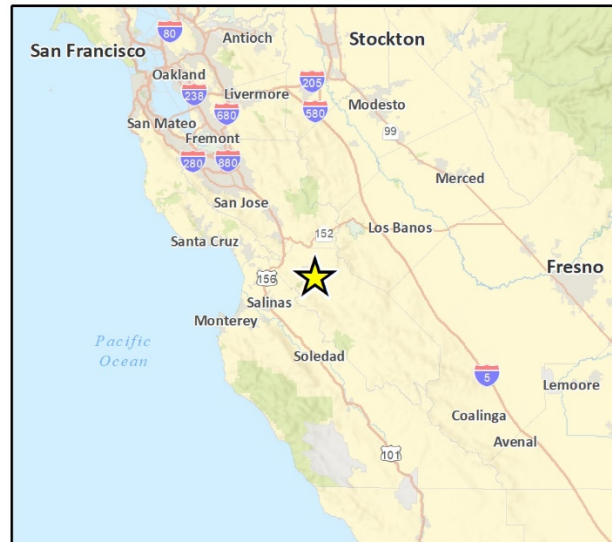
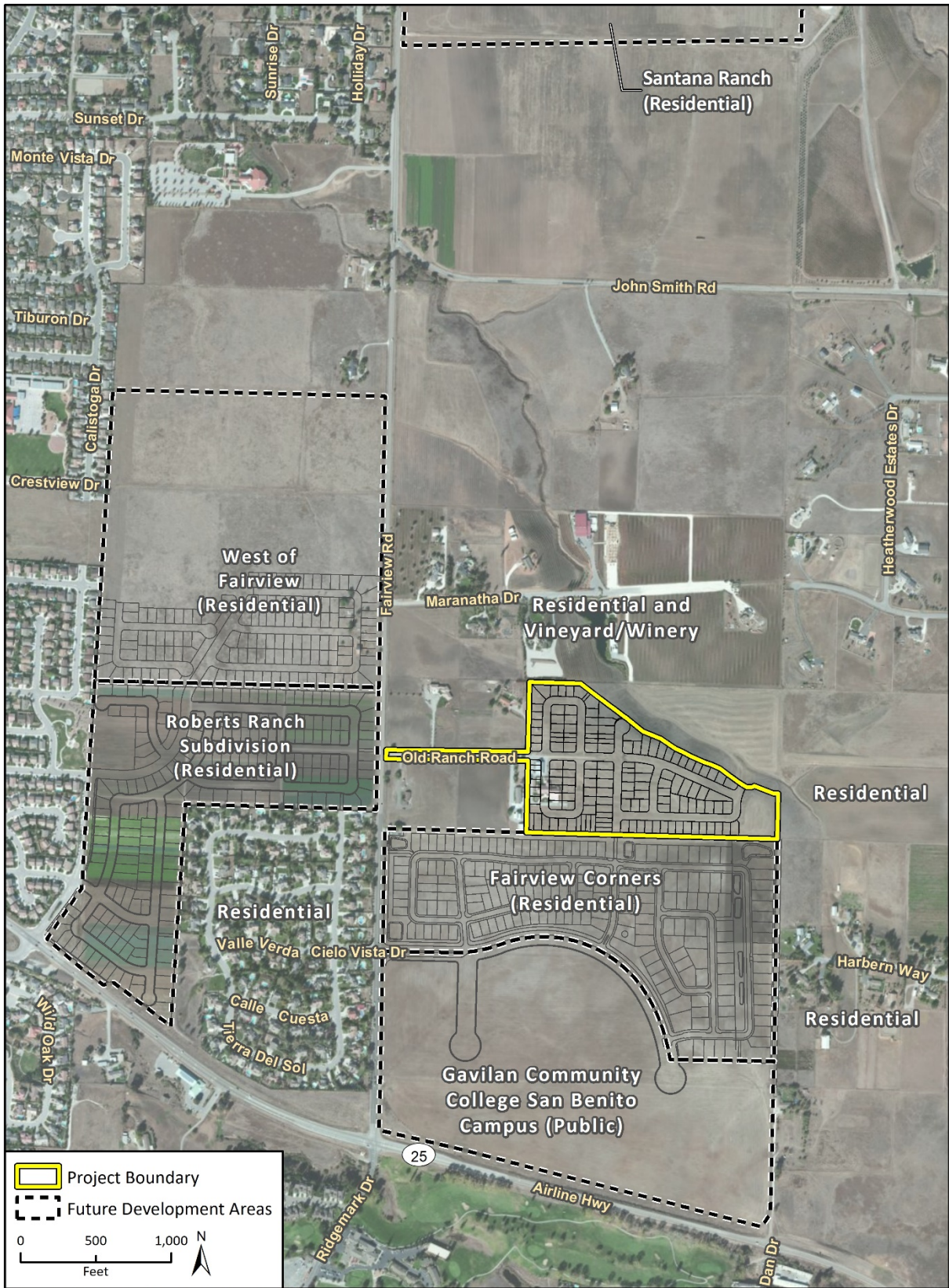


Fig. 1 Regional Location

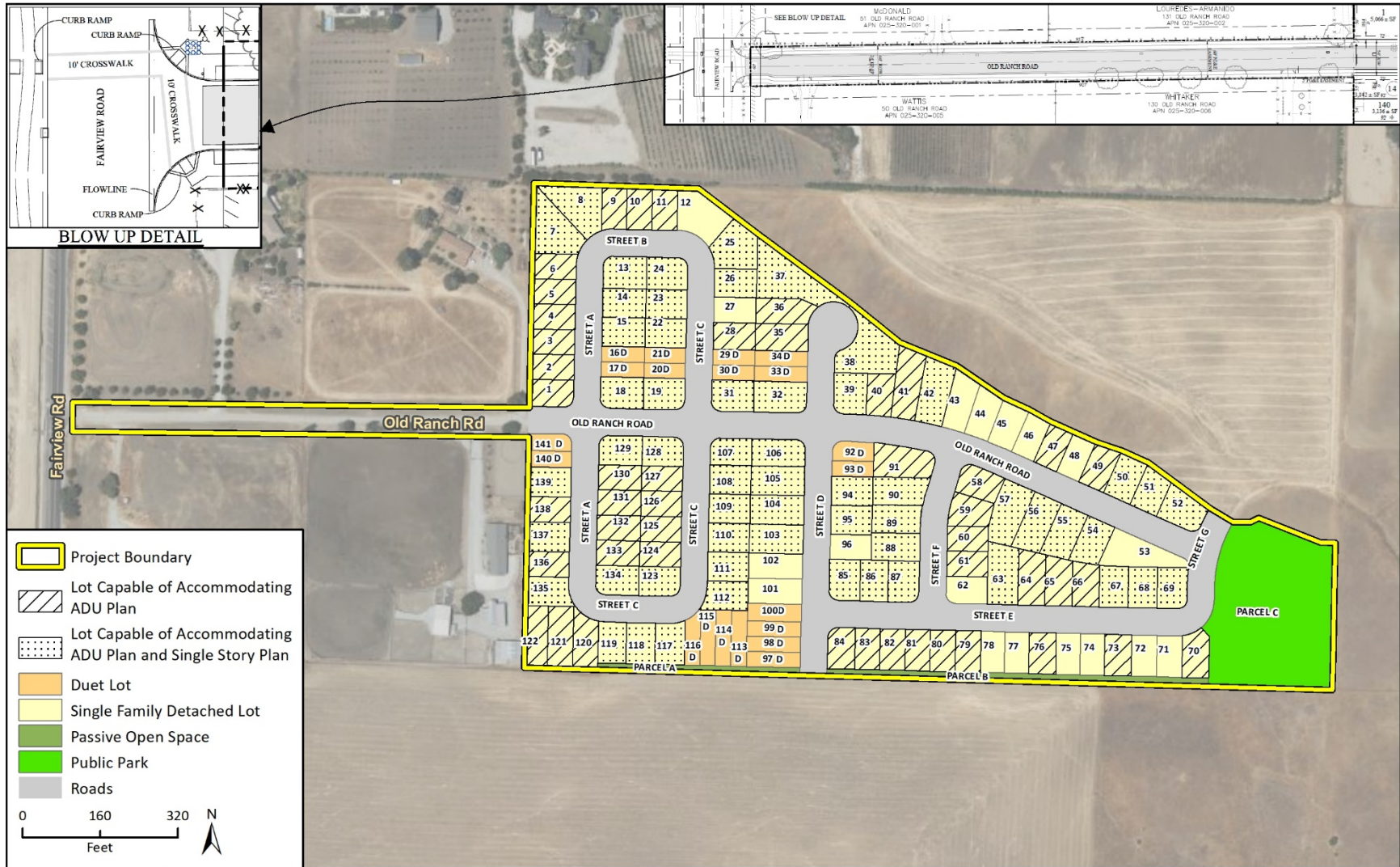
Figure 2 Project Location



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 Additional information provided by San Benito General Plan, 2021.

Fig 2 Project Location

Figure 3 Project Site Plan



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Fig 2-3 Proposed Site Plan