

Notice of Determination

Appendix D

To:

Office of Planning and Research
 U.S. Mail: Street Address:
 P.O. Box 3044 1400 Tenth St., Rm 113
 Sacramento, CA 95812-3044 Sacramento, CA 95814

County Clerk
 County of: San Benito
 Address: 440 Fifth Street, Room 206
Hollister, California 95023

From:

Public Agency: San Benito County
 Address: 2301 Technology Parkway
Hollister, California 95023
 Contact: Arielle Goodspeed
 Phone: 831-902-2547

Lead Agency (if different from above): _____

Address: _____

Contact: _____

Phone: _____

SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

 State Clearinghouse Number (if submitted to State Clearinghouse): 2022020429

 Project Title: Lee Subdivision Project

 Project Applicant: Bill Lee, 291 Old Ranch Road, Hollister, California 95023

 Project Location (include county): 291 Old Ranch Road, San Benito County

Project Description:

The project would involve the demolition of the existing on-site residence, subdivision with subsequent development of 141 residential lots (121 single-family detached units, 20 attached duet units, and up to 30 deed-restricted for low-income junior accessory dwelling units), a public park and open space, utilities infrastructure, internal public streets, and improvements to Old Ranch Road. The project would require a zone change to Residential Multiple (RM) with a Planned Unit Development (PUD) Combining District.

This is to advise that the County of San Benito has approved the above
 Lead Agency or Responsible Agency)

described project on 11/12/24 and has made the following determinations regarding the above
 (date)
 described project.

1. The project [will will not] have a significant effect on the environment.
2. An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
 A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures [were were not] made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan [was was not] adopted for this project.
5. A statement of Overriding Considerations [was was not] adopted for this project.
6. Findings [were were not] made pursuant to the provisions of CEQA.

This is to certify that the final EIR with comments and responses and record of project approval, or the negative Declaration, is available to the General Public at:

sanbenitocountyca.gov/departments/resource-management-agency/planning-and-land-use-division

Signature (Public Agency): Arielle Goodspeed Title: Principal Planner

Date: 11/15/24 Date Received for filing at OPR: 11/15/24