

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 Management Agency
2301 Technology Parkway
Hollister, CA 95023-2513

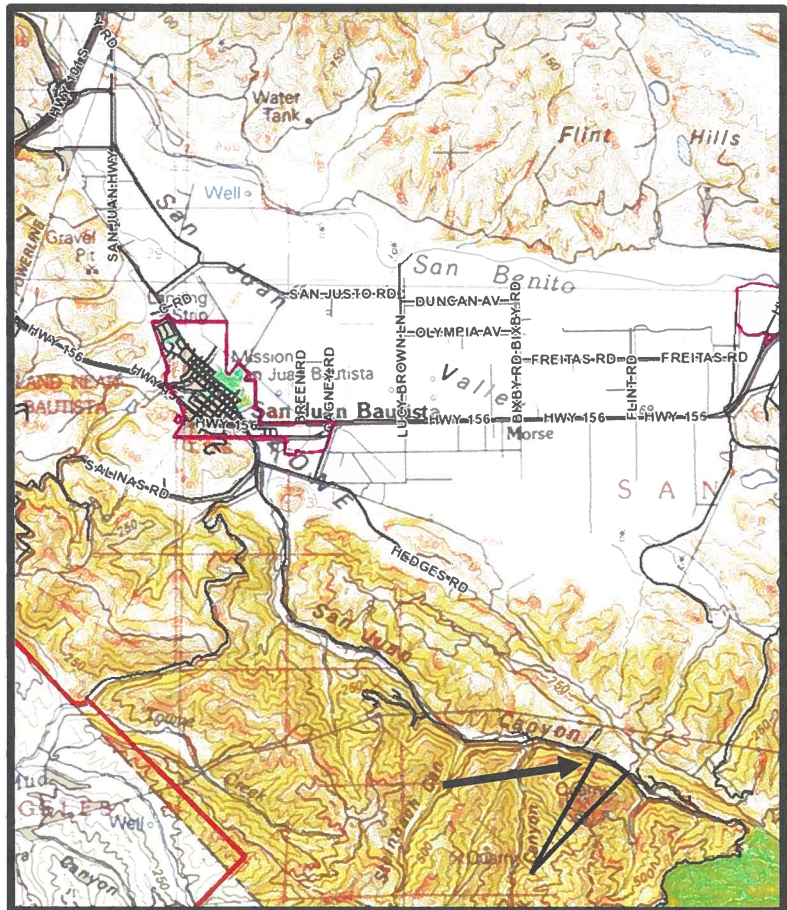
Contact Person: Michael Kelly, Senior Planner, 831 902-2287, mkelly@cosb.us

Project File No.: Planning file PLN200031 (4807 San Juan Canyon Road)

Project Applicant: Kyle Wilson

Project Location: 4807 San Juan Canyon Road, unincorporated San Benito County (Assessor's Parcel 023-010-061)

NOTICE IS HEREBY GIVEN that the Initial Study for Planning file PLN200031 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, provided incorporated of mitigation measures, 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 **May 9, 2023**, and ends at 5 p.m. on **June 7, 2023**. 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 or Accela Citizens' Access (see instructions at lower right). 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., **June 21, 2023** (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 would permit after the fact one building and driveways on the Project site. The currently existing building is constructed of three shipping containers, would cover 986 square feet and contain one residence. The Project would also allow construction of a second building containing two dwellings and storage space. The proposed building would have a footprint of 4,000 square feet and contain two levels: 4,000 square feet of storage below and two apartments above. Grading associated with the Project would amount to 4,469 cubic yards of cut material and 455 cubic yards of fill and form two separate driveways and building sites. Most of the grading was completed without permits. Each building would stand at the end of each driveway, which together would total approximately 600 feet in length. Retaining walls would stand along the driveway to the new building and around the new building's footprint. The dwellings would be served by septic systems and well water. Much of the project has already been constructed without permits, with the shipping-container dwelling currently standing and grading for both buildings' sites already undertaken.

To view project documents using Accela:
1) go to the website aca.accela.com/SANBENITO,
2) go to Planning and click on "Search Cases,"
3) enter the Record Number **PLN200031** and click "Search," then
4) open the drop-down menu "Record Info" and click "Attachments."
Project-related documents can be found here, with the initial study using the file name **IS_PLN200031_230508 Wilson San Juan Cyn.pdf**.

The surrounding land uses are Rural, with neighboring properties used for grazing and for rural residences. The Project site is a rural parcel located in a mixed woodland habitat dominated by indigenous Coast Live Oak, Black Oak, and dense understory scrub type vegetation. The property lies along San Juan Canyon Road, or County Route G1, which among other purposes serves as an 11-mile route between San Juan Bautista and Fremont Peak State Park. San Juan Canyon is a feature of the Gabilan Range that lies between two slopes, one a ridge dividing the canyon from the San Juan Valley, and the other eventually leading upward to Fremont Peak. A portion of the Project site is high above the opposing ridge enough to have a northeastward view of the Hollister Valley and Diablo Range.

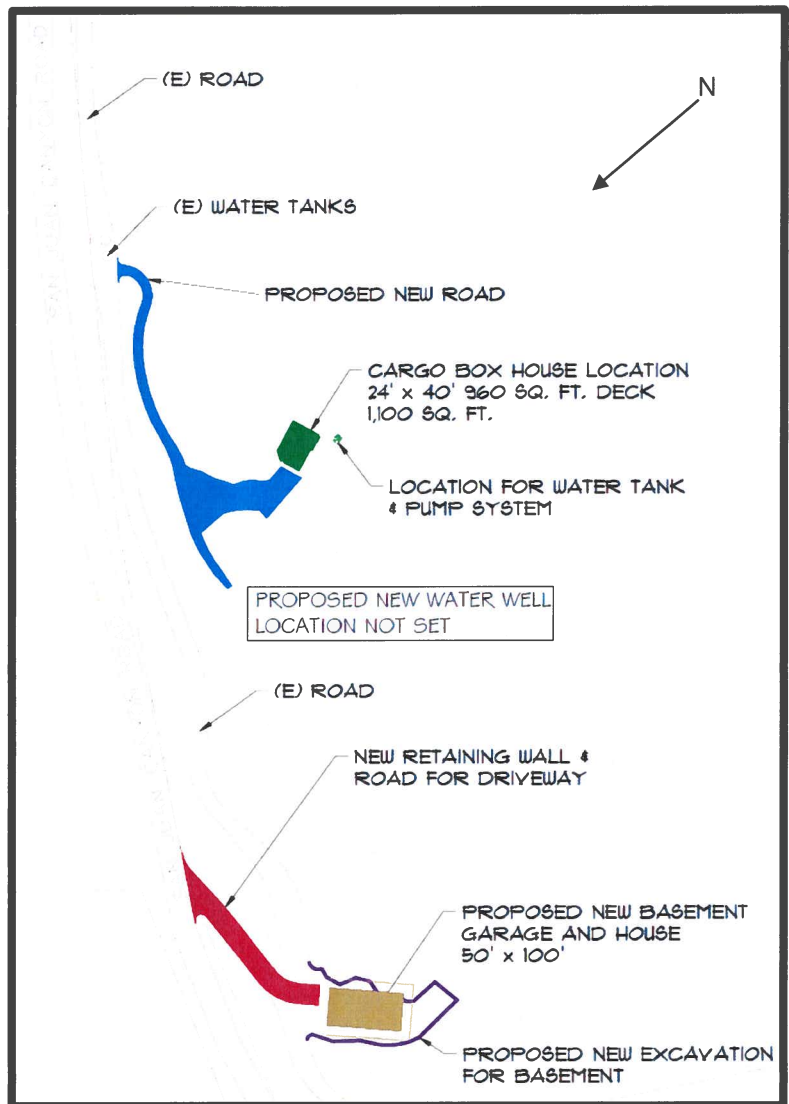
The site is under the Rural (R) land use designation in the San Benito County 2035 General Plan. This designation is intended "to allow very low-density residential development in areas that are not primarily suited for agricultural uses, but due to the lack of public infrastructure (e.g., water, sewer, drainage) or for geographical reasons are unsuited for higher density residential designations." The land use designation allows one dwelling unit per five acres. This property is subject to the Rural (R) zoning designation, which reflects the General Plan's corresponding R designation.

Currently, the Project site contains a partially-constructed single-family residence, two water tanks, a propane tank, unpaved roads, stored materials, several shipping containers, and vehicles and construction equipment. Based on a review of historical aerial photographs available from Google Earth, the majority of the site grading and oak tree removal activities occurred in 2016 and 2017. It is estimated that 1.91-acres of oak woodland habitat has been removed over the course of the Project site activities since 2016.

The disturbed areas are located in the vicinity of the shipping container residence with swimming pool, proposed multi-purpose building area, associated driveways, and the roads that extend across the hillside upslope to a pre-existing unpaved road near the top of the ridge. Site improvements constructed during this time period also include the current shipping container residence, septic system, main driveway, and retaining walls.

The Project includes construction of a water supply well on the property, although the final location of the well has not been determined at this time. The Project also includes construction of a new septic system on the property to serve the three residences.

Although not proposed by the Applicant, restoration of disturbed areas in violation of the County grading ordinance and not required for allowable site use would be appropriate pursuant to County grading ordinance. Restoration activities would include correction of unpermitted grading to conform with County grading ordinance requirements, restoration of graded areas not required for future site use (e.g., cleared trails above the residence), and repair of small landslides and erosion areas that have developed since the unpermitted activity occurred.



Michael Kelly
 Signature

Senior Planner
 Title

May 8, 2023
 Date