

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

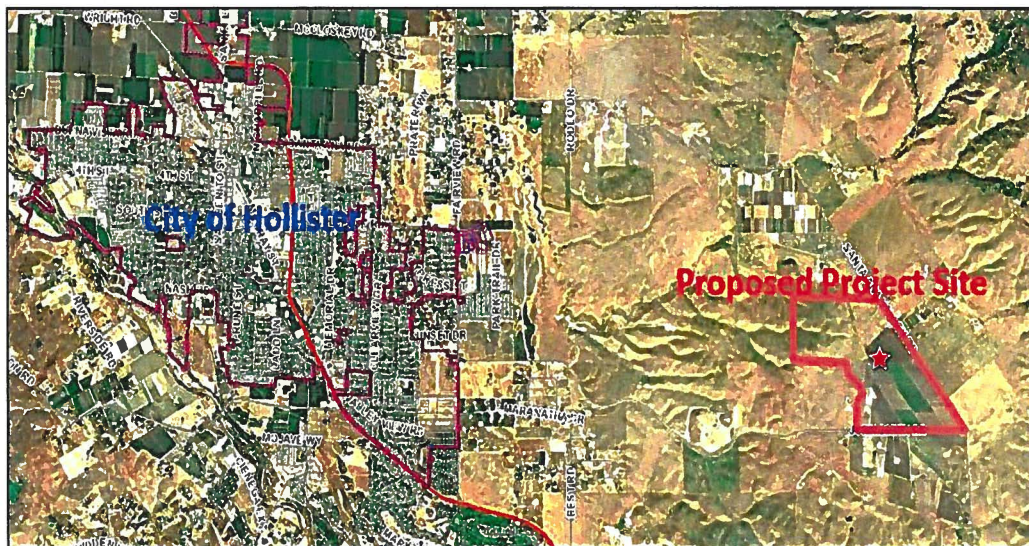
TO: Interested Individuals
 San Benito County Clerk

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

Contact Person: Jonathan Olivas, Assistant Planner, 831 902-2288, jolivas@cosb.us
Project File No.: County Planning file PLN220024 (4701 Santa Ana Valley Road Minor Subdivision)
Project Applicant: San Benito Engineering
Project Location: 4701 Santa Ana Valley Road, uninc. San Benito County (Assessor's Pcls. 022-120-005 and 022-130-002)

NOTICE IS HEREBY GIVEN that the Initial Study for Planning file PLN220024 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 **June 5, 2023**, and ends at 5 p.m. on **July 5, 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 San Benito County Planning Commission is tentatively scheduled for 6 p.m., **August 16, 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.



This study describes effects of a minor subdivision located at 4701 Santa Ana Valley Road, in the unincorporated San Benito County, to the east of Hollister California. This project proposes to subdivide an existing 562.8-acre parcel into three parcels of 165.8-acres, 136.9-acres, and 260.1-acres. There are two existing residences on the proposed parcels 1 and 2. No development is proposed on the proposed parcel 1, 2, or 3 at this time. Nor has the applicant applied for any permits for building, grading, or residential construction as of May 2023.

No new water use is proposed for this subdivision. The existing residences on the proposed Parcels 1 and 2 have existing wells. There are ten total wells located on the property. Only two have been identified as viable potable sources of water. It would be the applicant's responsibility to identify a third potable source for any future development on the proposed Parcel 3.

The applicant has not applied for any permits for any new septic system on the proposed parcels 1, 2, or 3. The proposed parcels 1 and 2 have existing septic systems. As part of any future building application the applicant would need to provide a soils report to show the suitability of the third parcel for a septic system.

Impervious surface increase is unknown at this time as the applicant has not submitted any site plans for the proposed Parcel 3. Parcels 1 and 2

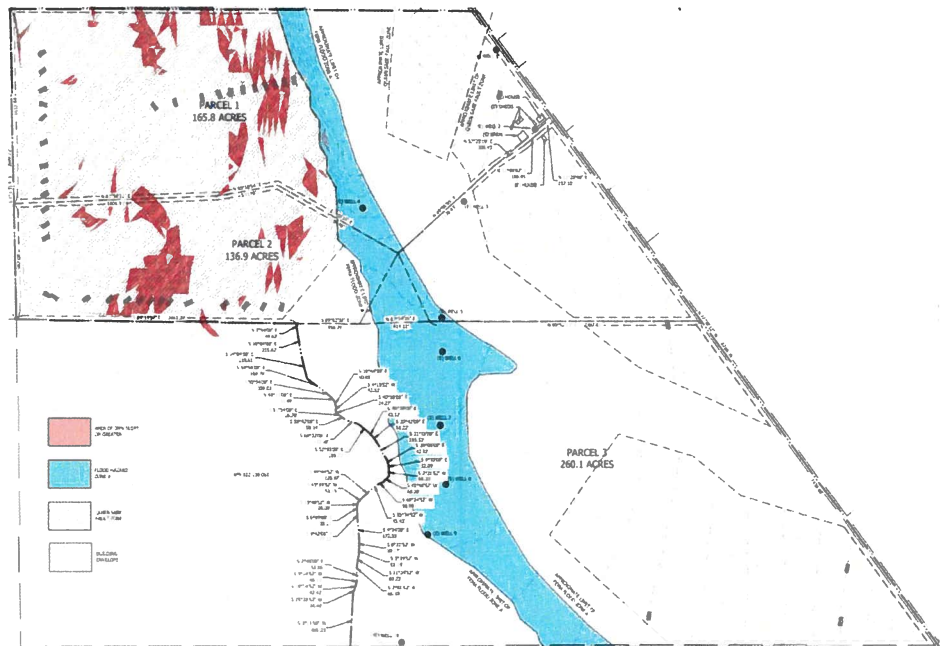
To view project documents using Accela:
1) go to the website aca.accela.com/SANBENITO,
2) go to Planning and click on "Search Cases,"
3) enter the Record Number **PLN220024** and click "Search," then
4) open the drop-down menu "Record Info" and click "Attachments."
Project-related documents can be found here, with the initial study using the file name **IS_PLN220024_BRIGANTINO_4701 SANTA ANA VALLEY ROAD.PDF**

have existing drainage for the existing residences. There is no grading proposed as part of this subdivision. The proposed Parcels 1 and 2 have existing grading for the existing shared driveway. No grading permits have been applied for the proposed parcel 3.

The proposed project would include limited outdoor lighting for safety and security purposes. All proposed outdoor lighting would be required to conform to County requirements for Zone II nighttime lighting under County Code Chapter § 19.31.008. During potential future construction, the project could be accessed via the existing driveway off of Santa Ana Valley Road for proposed parcel 1 and proposed parcel 2. The proposed Parcel 3 can be accessed off of either John Smith or Santa Ana Valley Road. Parking would be available on-site for construction and operation. No construction plans have been submitted at this time.

The proposed project is located at 4701 Santa Ana Valley Road, Hollister, California, 95023, in San Benito County (County). The project site is comprised of an approximately 562.8-acre parcel (APN's 022-120-005 & 022-130-002) that contains two existing single-family residences located in a rural area surrounded by row crop farming and rural residential uses. Local access to the project site is John Smith Road to Santa Ana Valley Road. The project site is located at the corner of John Smith Road and Santa Ana Valley Road approximately 7 miles east of Hollister.

Surrounding land uses are primarily agricultural, with rural residential uses in the vicinity as well. The San Benito County General Plan designates the project site as Agriculture (A) and the project site is zoned Agricultural Rangeland (AR). The AR designation applies to areas that are characterized by open space and grazing land on hills, mountains, and remote areas of the county. These areas typically have little transportation access, high to very high fire hazard, and no public infrastructure (e.g., sewer, water, drainage). This designation does allow for uses that directly support agricultural operations and one principal residential dwelling unit per lot. Secondary dwellings are allowed for relative, caretaker/employee, and farm worker housing.



The most recent project of this scope was completed 16 years ago. The addition of this project would cause minimal increase to the already accounted for impact. It is worth noting that projects like Santana Ranch and Fairview Corners, while having significant impacts themselves, have been accounted for through environmental mitigation actions assessed in conjunction with those projects. This IS/MND contains mitigation to ensure that all impacts would be reduced to a Less Than Significant Impact level.

[Handwritten Signature]

Assistant Planner
Title

6/5/23
Date