

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: Jonathan Olivas, Assistant Planner, (831) 902-2288, jolivas@cosb.us
Project File No.: County Planning File PLN220004
Project Applicant: Frank Russell
Project Location: 1175 Comstock Road, Hollister, CA 95023, within San Benito County, California (Assessor's Parcel Number 017-030-015)

NOTICE IS HEREBY GIVEN that the Initial Study for County Planning File PLN220004 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 10th, 2024, and ends at 5:00 p.m. on July 9th, 2024. The project's Initial Study, its proposed Mitigated Negative Declaration, and the documents referenced in the Initial Study and MND are available for review at the County Resource Management Agency at the above address and at the County website: aca.accela.com/SANBENITO search for PLN220004 and select record info. Comments may be addressed to the contact person identified above; 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 6:00 p.m., August 21st, 2024, 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.



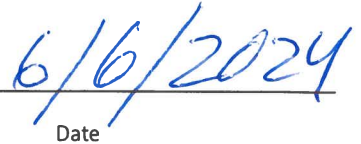
The proposed project, reviewed under County Planning File PLN220004, aims to subdivide an approximately 39-acre parcel into four (4) new lots. Three (3) new lots would each be five (5) acres in size, and are anticipated to each be developed with one (1) new residence and potential accessory dwelling units. One (1) existing lot ("Lot 1") would remain following the subdivision and would be 23.54 acres in size. Lot 1 would be connected to an existing well and the three (3) new lots would require installation of a new well on each lot. The three (3) new lots would also require installation of new individual septic systems for any future development. The proposed project also includes dedication of a right-of-way and construction of public road improvements along the project's frontage on Comstock Road, in compliance with County Code. Minor grading would be required for the proposed building envelopes and driveway access, as well as improvements to Comstock Road. No other grading or construction is currently proposed; it is assumed that the lots would be sold individually, and the new owners would construct new buildings and associated water supply and septic infrastructure at a future date.



Signature

Assistant Planner

Title



Date