

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, Associate Planner, 831 902-2288, jolivas@sanbenitocountyca.gov
Project File No.: County Planning file PLN220033 (494A Carpenteria Road Minor Subdivision)
Project Applicant: Matt Kelley Engineering
Project Location: 494A Carpenteria Road, uninc. San Benito County (Assessor's Parcel 011-210-095)

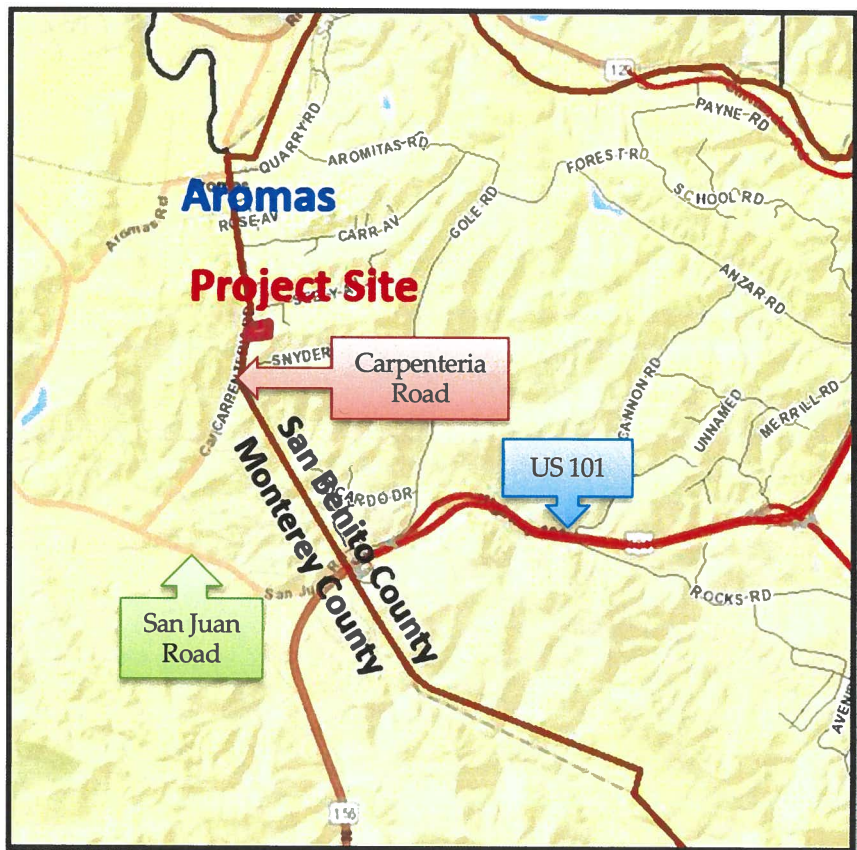
NOTICE IS HEREBY GIVEN that the Initial Study for Planning file PLN220033 is available for public review and that the County as LEAD AGENCY intends to adopt a Mitigated Negative Declaration for this project, which finds that the project, provided incorporated of mitigation measures, will not have a significant effect on the environment. The public review period in which comments will be accepted for the proposed Mitigated Negative Declaration begins **July 15th, 2024**, and ends at 5 p.m. on **August 13th, 2024**. 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., **October 16th, 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.

This study examines the effects of a minor subdivision located at 494A Carpenteria Road in unincorporated San Benito County, west of San Juan Bautista, California. The proposed project includes a minor subdivision of the five-acre property into two 2.5-acre lots and the construction of a single-family residence. The property contains one existing single family residence, which will remain on Parcel 1 and a new residence will be constructed on Parcel 2. See Appendix A of the IS/MND for vesting tentative map and site and grading plans.

As required by Chapter 23.15, Dedications, Reservations and Development Fees, of the San Benito County Code, the project may be required to design and implement public road improvements along the property frontage along Carpenteria Road, which is in Monterey County.

The Aromas Water District currently serves the existing residence and will also serve the proposed new residence. The existing residence uses



To view project documents using Accela:

- 1) go to the website aca.accela.com/SANBENITO,
- 2) go to Planning and enter the Record Number **PLN220033** and click "Search,"
- 3) 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 *Carpenteria Rd Minor Subdiv_Public Review Draft IS_SIGNED.PDF*

a septic system for sewage disposal and the proposed new residence will use a proposed new septic system. The applicant has not applied for permits for the new septic system as of July 2024.

Vehicular access to the project site from Carpenteria Road will be provided by the existing driveway. The proposed project includes removal and replacement of 150 linear feet of the existing driveway upon entering the property and adding a further extension to the proposed single-family residence. The proposed driveway extension will be 16-feet wide and provide a 12-foot-wide turnaround. A retaining wall up to 365 linear feet and varying in height from 1 to 10 feet will be constructed around the proposed single-family residence and driveway extension. The proposed driveway will be designed to adhere to the San Benito County design guidelines and standards and would be subject to approval by the San Benito County Public Works and San Benito County Fire Department.

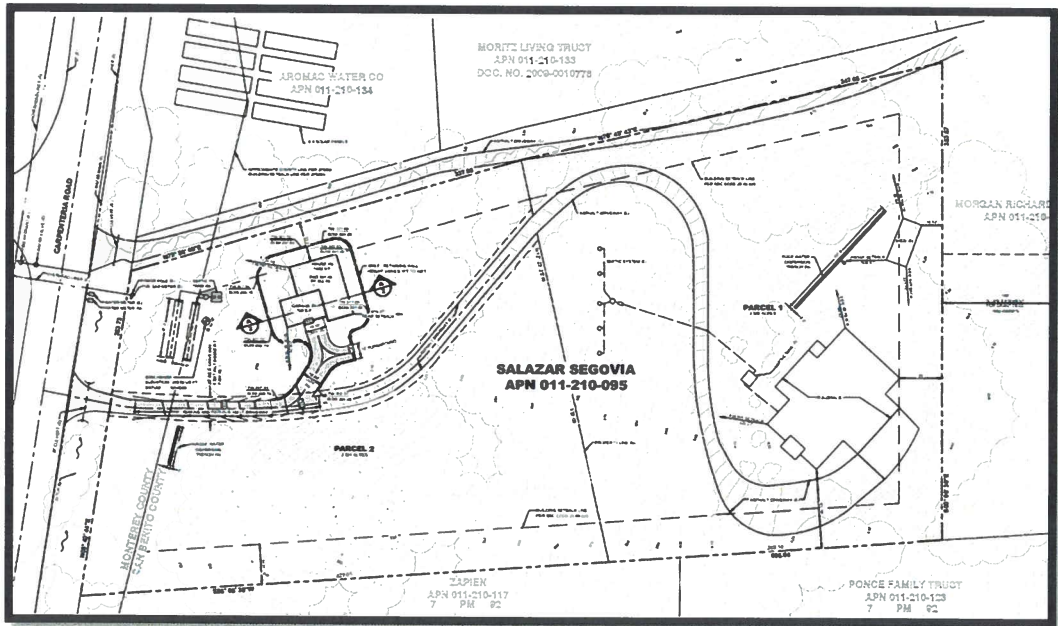
The civil plans include a preliminary grading plan (Sheet 2 in Appendix A). The preliminary grading plan indicates the earthwork quantities required for development of the proposed project as follows: total cut is 500 cubic yards, total fill is 580 cubic yards, and shrinkage is 80 cubic yards, resulting in a net export of zero cubic yards.

The proposed project includes removal of 16 trees on the project site, including 14 oak trees and two pine trees. The proposed project does not include a landscaping plan or tree replacement plan.

The five-acre project site is located at 494A Carpenteria Road, in unincorporated San Benito County approximately seven miles southeast of the City of Watsonville and approximately six miles northwest of the City of San Juan Bautista. The project site has a San Benito County 2035 General Plan land use designation of Rural Transitional (RT). The Rural

Transitional (RT) designation allows rural development as a transition between rural and urban areas at a maximum density of one dwelling unit per two-and-half acres. The project site is zoned Rural Transitional (RT), which permits residential uses.

The project site is comprised of one parcel: Assessor's parcel number 011-210-095. Existing use on the project site includes a single-family residence. The



project site slopes to the west (less than 30 percent grade). Woodlands cover most of the site and a channelized drainage runs north-south near Carpenteria Road. The site is surrounded by residences to the east, south, and west, with the Aromas Tri-County Fire Protection District fire station to the north. The project site and its surrounding uses are all within the California Department of Forestry and Fire very high and high fire hazard severity zones for state responsibility areas. Access to the project site, including the existing residence, is provided by an existing driveway connecting the project site to Carpenteria Road.

The most recent project of this scope was completed 36 years ago (Parcel Map 800-87). The addition of this project would cause minimal increase to the already accounted for impact. It is worth noting that projects like San Juan Oaks and Rancho Larios, 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.

Signature

Associate Planner
Title

7/12/2024
Date