

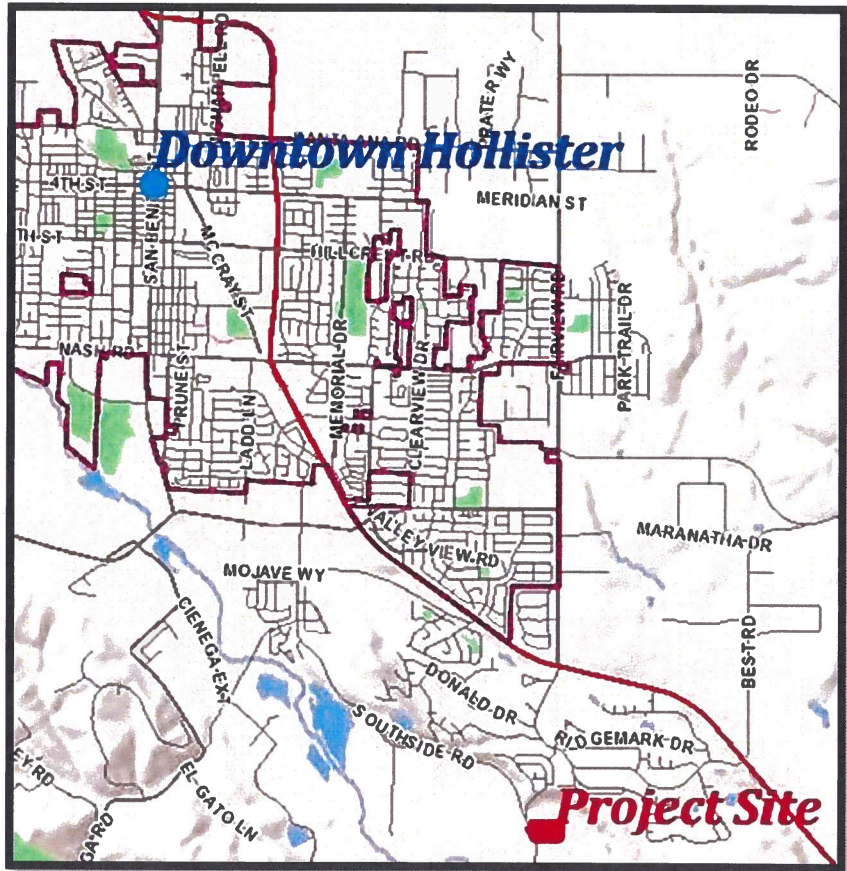
# Notice of Intent to Adopt a Mitigated Negative Declaration and Notice of Availability for Public Review

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](mailto:jolivas@cosb.us)  
**Project File No.:** County Planning file PLN230015 (Southside Road Zone Change/Minor Subdivision)  
**Project Applicant:** San Benito Engineering  
**Project Location:** Southside Road approximately 2 miles southeast of the intersection of Union Road and Southside Road, in the unincorporated San Benito County (Assessor's Parcel 025-420-007).

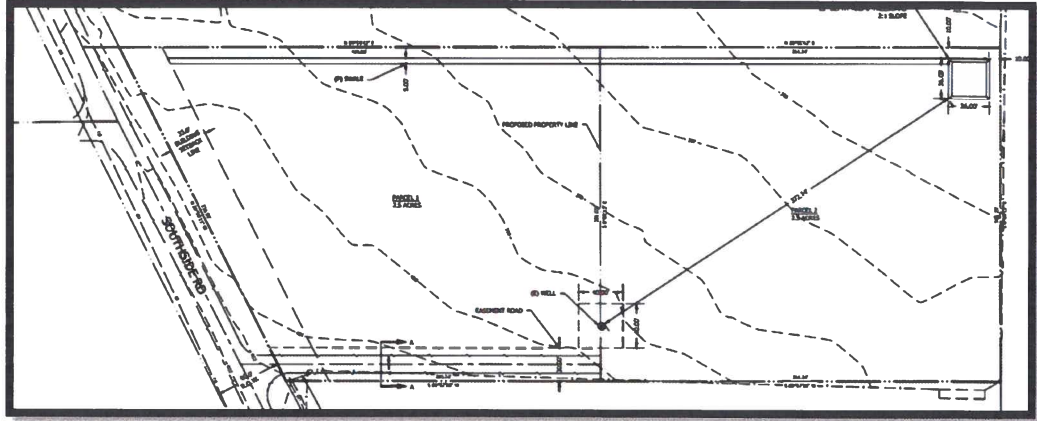
NOTICE IS HEREBY GIVEN that the Initial Study for Planning file PLN230015 is available for public review and that the County as LEAD AGENCY intends to adopt a Mitigated Negative Declaration for this project, which finds that the project, provided incorporated of mitigation measures, will not have a significant effect on the environment. The public review period in which comments will be accepted for the proposed Mitigated Negative Declaration begins September 6<sup>th</sup>, 2024, and ends at 5 p.m. on October 6<sup>th</sup>, 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., on a date uncertain, 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 zone change and minor subdivision at at Southside Road approximately 2 miles southeast of the intersection of Union Road and Southside Road, in the unincorporated San Benito County near Hollister. The proposed project consists of an application for a Zone Change and a Minor Subdivision. If the Zone Change from Agricultural Productive (AP) to Residential Mixed (RM) were to be approved, then the minor subdivision into two lots of 2.5 acres could be approved. The application as submitted proposes construction of a driveway for accessibility of the proposed Parcel 2. No other construction is proposed as part of this application. The applicant has not applied for any permits for building, grading, or construction. The project site has been utilized for agricultural cultivation historically.

To view project documents using Accela:  
1) go to the website [aca.accela.com/SANBENITO](http://aca.accela.com/SANBENITO),  
2) go to Planning and click on "Search Cases,"  
3) enter the Record Number **PLN230015** 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 **2024-09-06\_IS\_MND\_PLN230015\_KELLOGG\_SOUTH SIDE\_ROAD.PDF**

While no construction is currently proposed for this project, the approval of the subdivision would result in a density change, allowing for the potential development of one unit per 2.5 acres. This change is limited by the existing septic and well systems under the RM zoning designation.



No new water use is proposed at this time. The existing water supply is provided by a shared well located on the boundary between the two parcels. Public water access is neither foreseeable nor accessible in the vicinity of this project at this time.

There are no existing septic systems on the proposed Parcels 1 and 2. Should these parcels be developed in the future, the applicant will be required to submit a soils report demonstrating the capability of the soils on these parcels to support a septic system before any building permits are issued. Similar to the water supply, public sewer access is neither foreseeable nor accessible in the vicinity at this time.

The increase in impervious surfaces is currently unknown, as the applicant has not submitted any construction plans. The project proposes grading of 181 cubic yards for both cut and fill to accommodate the proposed shared driveway. All grading, including any future grading, must conform to and will be reviewed for compliance with San Benito County Code Chapter 19.17 (Grading, Drainage, and Erosion Control).

No new light sources are proposed as part of this project. Any future outdoor lighting will be required to conform to County requirements for Zone II nighttime lighting under County Code Chapter § 19.31.008.

During any future construction, the project would be accessed via Southside Road and the proposed shared private driveway serving Parcels 1 and 2. However, no construction is proposed at this time.

The project site is comprised of an approximately 5-acre parcel (APN 025-420-007) that is currently undeveloped with the exception of the current row crops as the primary land use. Local access to the project site from Hollister is Union Road to Southside Road. The project site is located approximately 2 miles southeast of the intersection of Union Road and Southside Road.

Surrounding land uses are primarily agricultural, with some rural residential uses in the vicinity as well. The San Benito County General Plan designates the project site as Residential Mixed (RM) and the project site is zoned Agricultural Productive (AP). The intent of the AP district is to provide for areas within the county to be used for agricultural production of any type as set forth in the general plan, including agriculture support uses, vineyards, wineries and winery supporting land uses. Low-density residential uses, and the preservation of prime farmland. Low-density and farmworker housing are also permitted. Historically, this property has been used for agricultural purposes.

The most recent projects of this scale are from 2022, and the addition of this project would cause minimal increase to this already accounted for impact. It is worth noting that projects like Santana Ranch and Promontory, 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

9/6/24  
Date