

Notice of Intent to Adopt a Mitigated Negative Declaration and Notice of Public Hearing

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, Associate Planner, 831 637-5313
Project File No.: Minor Subdivision (MS) 1242-16
Project Applicant: Naresh Kamboj
Project Location: Shelly Court, four miles northwest of San Juan Bautista (Assessor's Parcel 011-13-0-051-0)

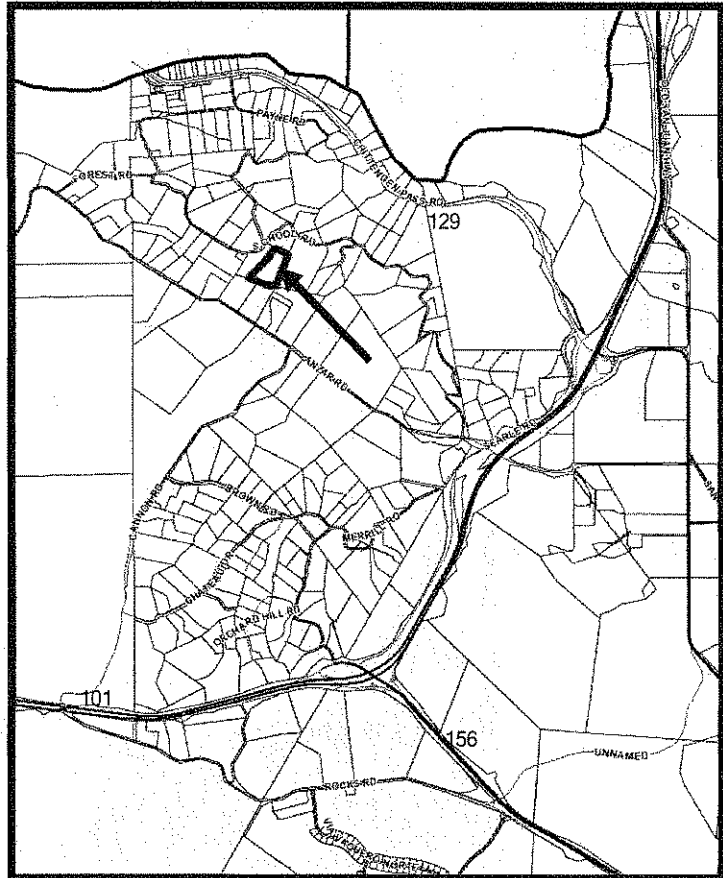
The applicant proposes to subdivide a 10.16-acre property into two lots of approximately five acres each, both accommodating residential use. Grading is not directly proposed by the subdivision but would take place prior to construction of homesites on each lot. Stormwater drainage would use existing facilities, including an off-site retention pond. The project is proposed to be served by an existing off-site well, by septic systems on both lots, by AT&T for communication, and PG&E for electricity.

The property consists of hilly grassland sloping downward to the southwest with only Shelly Court and water tanks as built features. The surrounding area contains grazing land and rural residences among similar terrain with woodlands on northern slopes and drainage courses and with grasses elsewhere. Nearby properties each generally contain 5 to 10 acres, with some larger exceptions and one nearby lot of approximately one acre. Shelly Court branches from School Road, which winds along the upper hills of the area and connects southeastward to the US 101 corridor near San Juan Bautista and northwestward to State Route 129 along the Pajaro River, with Forest Road leading to Anzar and Cole Roads as a westward exit from the area. The subject property and its western neighbor were each created by a prior subdivision approved in 2008.

The property is presently subject to the General Plan Land Use Element designation of Rural (R), 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 property's current zoning is Rural/Open Space (R/OS), allowing one dwelling per five acres. The R zone intends "to provide for areas within the county that are not primarily suited for agricultural uses, and lack services needed for higher density development," and is "intended to provide areas for mixtures of housing and small scale agricultural uses." The OS combining zone adds further requirements based on natural attributes of the site, primarily the site's high fire hazard.

This is to advise that the San Benito County Resource Management Agency has prepared an Initial Study and 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 **August 29, 2017**, and ends at 5 p.m. on **September 18, 2017**. 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. Comments may be addressed to the contact person noted above, and written comments are preferred. Please reference the project file number, MS 1242-16, in all communications. **NOTICE IS HEREBY GIVEN** that a **public hearing** for this project before the County Planning Commission is tentatively scheduled for **6 p.m., September 20, 2017** (or as soon thereafter as the matter may be heard), in the Board of Supervisors Chamber, County Administration Building, 481 4th Street, Hollister, California.



Michael Kelly
Signature

Associate Planner
Title

FILED August 28, 2017
IN SAN BENITO COUNTY

SAN BENITO COUNTY CLERK - RECORDER
RECEIVED: 8-29-17
REMOVE: 10/29/17 SCAN: 8/29/17

AUG 29 2017

JOE PAUL GONZALEZ, COUNTY CLERK
BY *[Signature]*

MARI FNE MEDINA

