

# Notice of Availability for Public Comment

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**Ridgemark Subdivision (County Planning File PLN170008)**

**Draft Environmental Impact Report**

**State Clearinghouse No. 2020109022**

Notice Dated **May 2, 2025**

Comment Period **May 9, 2025, to June 24, 2025**

**NOTICE IS HEREBY GIVEN** that the San Benito County, as lead agency, has prepared a Draft Environmental Impact Report (Draft EIR) for the below referenced project. The Draft EIR analyzes the potential environmental effects associated with the proposed project in accordance with the California Environmental Quality Act (CEQA). In accordance with Section 15087 of the CEQA Guidelines, San Benito County has prepared this Notice of Availability (NOA) to provide responsible agencies and other interested parties with notice of the availability of the Draft EIR and solicit comments and concerns regarding the environmental issues associated with the proposed Project. **NOTICE IS HEREBY FURTHER GIVEN** that a public hearing for certification of a Final EIR and conditional use permit for this project before the Planning Commission will take place at a future undetermined date to be separately announced.

**LEAD AGENCY:** San Benito County Resource Management Agency  
Attn: Michael Kelly, Senior Planner  
2301 Technology Parkway, Hollister, California 95023-2513  
Email: [mkelly@sanbenitocountyca.gov](mailto:mkelly@sanbenitocountyca.gov)

**PROJECT TITLE:** RIDGEMARK SUBDIVISION (County Planning File PLN170008)

**PROJECT LOCATION:** The project site is located within the approximate 618-acre Ridgemark Golf Course and Country Club property, south of State Route 25 (Airline Highway) in unincorporated San Benito County, and southeast of the City of Hollister. Regional access to the project site is provided by State Route 25, Fairview Road, and Union Road.

**PROJECT DESCRIPTION:** The proposed project includes a vesting tentative map to re-subdivide the project site to accommodate 175 residential lots, including the eventual construction of 160 market-rate single-family residential units and 30 below-market-rate duplex or duet residential units (on 15 lots), commercial/non-residential development, recreational/open space improvements, roadway improvements, and related utility infrastructure improvements within the development area.

As a result of tribal consultation, the existing native habitat and open space area near the San Benito River will be preserved, reducing the size of residential Lots 50 and 51 to establish a permanently protected open space area, referred to as the proposed Ridgemark Ravine Open Space.

Requested County actions for the project would include:

- Rezoning on all or a portion of the project site to establish a base zone of "Single-family Residential (R-1)" District, combined with the "Planned Unit Development (PUD)" combining zone; and
- Approval of the proposed vesting tentative map, which re-subdivides the project site to create 175 maximum residential lots, five commercial/non-residential lots (Lots B-F), nine buffer zone lots, six undeveloped lots (Parcels A-F), five golf course lots, and one lot for a park.

**SIGNIFICANT ENVIRONMENTAL EFFECTS:** The County has prepared a Draft EIR pursuant to the California Environmental Quality Act (CEQA). A Final EIR (Response to Comments) will be prepared following public review and comment. The County will consider this information when deliberating the project.

The Draft EIR analyzes environmental impacts in the areas of Aesthetics, Air Quality, Biological Resources, Cultural and Tribal Cultural Resources, Energy, Geology and Soils, Greenhouse Gas Emissions, Hydrology and Water Quality, Noise, Law Enforcement and Fire Protection, Public School Facilities, Transportation, Wastewater, Water Supply, Cumulative Impacts, and Other CEQA-Required Analysis. The Project site is not included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5.

**PUBLIC REVIEW PERIOD:** A 45-day public review period for the Draft EIR will commence on **May 9, 2025**, and end on **June 24, 2025, at 5:00 p.m.** All comments on the Draft EIR must be received by the County no later than 5:00 p.m. on June 24, 2025, in order to receive a response to those comments addressing significant environmental issues. Comments may be sent by postal service, electronic mail, or hand delivery. The County encourages written comments on the project to be submitted in a readily accessible electronic format.

The Draft EIR is available for public review at the following website:

[www.sanbenitocountyca.gov/departments/resource-management-agency/ridgemark-tentative-map-pln170008](http://www.sanbenitocountyca.gov/departments/resource-management-agency/ridgemark-tentative-map-pln170008)

Printed copies of the Draft EIR are also available for review at the following locations:

- San Benito County Resource Management Agency, 2301 Technology Parkway, Hollister, California
- San Benito County Free Library, 470 Fifth Street, Hollister, California

Pursuant to Section 15088(a) of the State CEQA Guidelines, late comments may not be evaluated or receive a response from the County.

Comments shall be directed to:

San Benito County Resource Management Agency  
Attn: Michael Kelly, Senior Planner  
2301 Technology Parkway  
Hollister, California 95023-2513  
[mkelly@sanbenitocountyca.gov](mailto:mkelly@sanbenitocountyca.gov)

To view project documents, including materials used to prepare the Draft EIR, using Accela:

- 1) go to the website [aca.accela.com/SANBENITO](http://aca.accela.com/SANBENITO),
- 2) find the search bar in the screen's upper right with the magnifying glass image,
- 3) type into the search bar the Record Number **PLN170008**,
- 4) click/tap the magnifying glass image, then
- 5) open the drop-down menu "Record Info" and click "Attachments."

Project-related documents can be found here, with the Draft EIR using this file name:

- **2025-05-09\_DEIR\_PLN170008\_1\_Ridgemark Draft EIR.pdf**

(Appendices are also available in the two files named **2025-05-09\_DEIR\_PLN170008\_2a\_Appxs\_A-G.pdf** and **2025-05-09\_DEIR\_PLN170008\_2b\_Appx\_H.pdf**.)

Dated: **May 2, 2025**

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