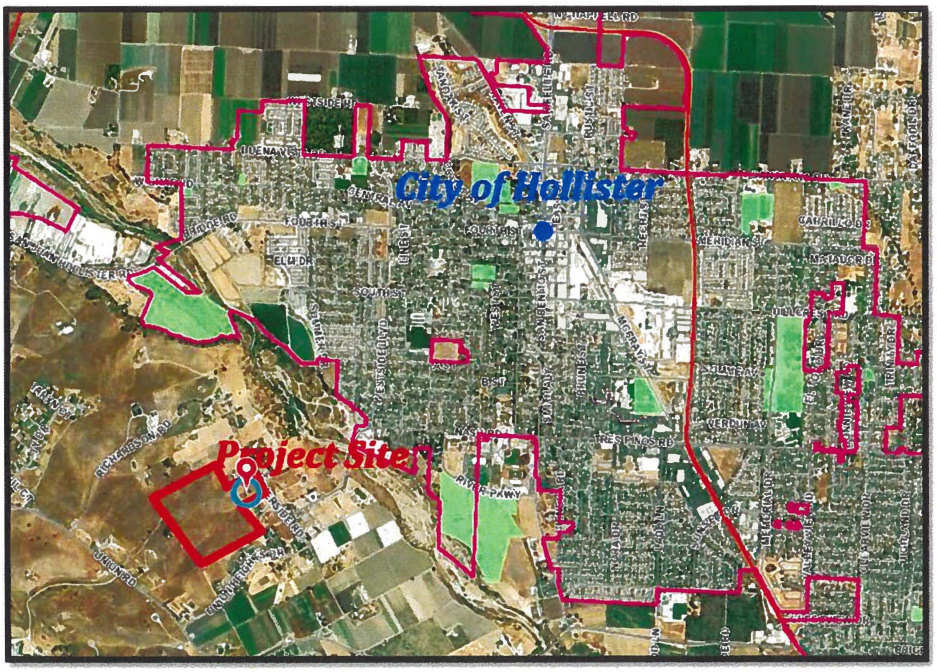
Notice of Intent to Adopt a Mitigated Negative Declaration and Notice of Availability for Public Review

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 PLN230019 (761 Riverside Road Minor Subdivision)
Project Applicant: Kelley Engineering
Project Location: 761 Riverside Rd., uninc. San Benito County (Assessor's Pcls. 021-060-240, 021-060-032, and 026-060-033)

NOTICE IS HEREBY GIVEN that the Initial Study for Planning file PLN230019 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 **August 8th, 2025**, and ends at 5 p.m. on **September 8th, 2025**. 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 15th, 2025** (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 761 Riverside Road in unincorporated San Benito County, 2 miles southwest of Downtown Hollister, California. The proposed project will subdivide a 74.49-acre parcel into three parcels of 24.66 acres, 24.88 acres, and 24.71 acres. The project also proposes three homes, three accessory dwellings, three accessory structures, three new septic systems, four new drainage ponds, grading for three new driveways, three new water tanks for use with the existing well on the proposed Parcel 2. This well will be shared by the three new dwellings and three new accessory dwellings. As required by Chapter 23.15, Dedications, Reservations and Development Fees, of the San Benito County Code, the project will be required to design and implement public road improvements along the property frontage along both Riverside Drive.

To view project documents using Accela:
1) *go to the website* **aca.accela.com/SANBENITO,**
2) *find the search bar with the magnifying glass to enter the Record Number* ***PLN230019*** *and click the magnifying glass, then*
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 ***2025-08-08_IS_PLN230019 Quiroz MS 761 Riverside.pdf***

The project site is currently served by an on-site well, which provides water to the existing residence and is intended to serve the proposed new residences. The existing residence utilizes a septic system for sewage disposal, and the proposed new residences are planned to be served by new septic systems. As of August 2025, the applicant has not submitted permit applications for the new septic systems.

Vehicular access to the project site from Riverside Road will be provided by a new 20-ft-wide driveway. 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 preliminary grading plan indicates the earthwork quantities required for development of the proposed project as follows: total cut is 21,700 cubic yards, total fill is 22,100 cubic yards, and shrinkage is 675 cubic yards, resulting in a net export of zero cubic yards.

The proposed project is located at 671 Riverside Road, Hollister, California, 95023, in San Benito County. The project site is comprised of an approximately 74.49-acre parcel that contains undeveloped farmland and grazing land. The project site is located in a predominantly rural area. Local access to the project site is via State Route 156 to Union Road to Riverside Road. The project site is located approximately 1 mile northwest of the intersection of Riverside Road and Union Road.

Surrounding land uses are primarily rural residential, with some agricultural uses in the vicinity. The San Benito County General Plan designates the project site as Agriculture (A) and the project site is zoned Agricultural Productive (AP). The AP designation applies to areas that are characterized by agriculturally productive lands of various types, including crop land, vineyards, and grazing lands. The purpose of this land use designation is to maintain the productivity of agricultural land, especially prime farmland, in the County.

Aside from larger developments such as Santana Ranch and Fairview Corners, projects of this scale have not occurred in this area in over two decades. The cumulative impacts on the County's circulation system were considered and mitigated through the environmental reviews for those larger projects. The current project is significantly smaller in scale and was anticipated in the County's 2035 General Plan and associated EIR.

Signature	Associate Planner	8/8/2025
Signature	Title	Date