

## Notice of Determination

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**To:**   × Office of Planning and Research  
          1400 10th Street, Room 222  
          Sacramento, CA 95814

      × County Clerk  
          440 5th St., Room 206  
          Hollister, CA 95023-3843

**From:** County of San Benito  
          Resource Management Agency  
          2301 Technology Parkway  
          Hollister, CA 95023-2513

**Subject:**   **Filing of Notice of Determination in compliance with  
              Section 21152 of the Public Resources Code.**

**Project Title:** County File PLN190027 (Zone Change and Use Permit for 151 Ridgemark Drive)

2011111016	County of San Benito	Michael Kelly <i>mkelly@cosb.us</i>	831 902-2287 or 831 637-5313
<b>State Clearinghouse Number</b>	<b>Lead Agency</b>	<b>Contact Person</b>	<b>Telephone</b>
Geary Coats, Coats Consulting	PO Box 1356 Carmel, CA 93921-1356		831 238-7415
<b>Applicant Name</b>	<b>Address</b>		<b>Telephone</b>

**Project Location:** 151 Ridgemark Drive, approximately 800 feet south of Airline Highway at Fairview Road and Ridgemark Drive, unincorporated San Benito County near Hollister, on an approximately two-acre portion of Assessor's Parcel 020-330-042, adjacent to an associated 2.43-acre portion of said Assessor's Parcel similarly rezoned and approved for commercial use in recent preceding years.

**Project Description:** On July 21, 2015, the County of San Benito (County) certified the *Revised Draft Environmental Impact Report San Benito County 2035 General Plan, State Clearinghouse No. 2011111016* (General Plan EIR or previous EIR) and adopted the *San Benito County 2035 General Plan* (General Plan). The General Plan identified multiple locations along primary thoroughfares as Commercial Neighborhood (CN) nodes, including the close surroundings of Airline Highway (State Route 25) at its intersection with Ridgemark Drive. The impacts of developing the CN nodes were analyzed in the General Plan EIR.

The project implements the General Plan by amending the County Zoning Map for a portion of land designated in the General Plan as Commercial Neighborhood (CN) and establishing on said land Neighborhood Commercial (C-2) zoning, the zoning district most closely corresponding with the General Plan's CN designation.

In accordance with the California Environmental Quality Act (CEQA), the County prepared the *Addendum to San Benito County 2035 General Plan Update Environmental Impact Report for Planning File PLN190027* (Addendum to the General Plan EIR) to review the project and examine whether the project would result in any new or substantially more severe significant impacts than were identified in the General Plan EIR. The Addendum to the General Plan EIR concluded that the project will not have any new significant impacts on the environment or substantially more severe significant impacts than were analyzed in the General Plan EIR.

On December 18, 2019, the San Benito County Planning Commission adopted Planning Commission Resolution 2019-30, approving the project on conditions including the adoption by the County Board of Supervisors of the zoning map amendment proposed by the project. Resolution 2019-30 also made findings pursuant to CEQA and adopted the Addendum to the General Plan EIR. On February 4, 2020, the County Board of Supervisors subsequently enacted the zoning map amendment by approving Ordinance 1,001 in accordance with the prior Planning Commission recommendation.

**This notice is to advise that on December 18, 2019, the San Benito County Planning Commission, on behalf of the County of San Benito, the Lead Agency for the project, made the following determinations regarding the project:**

1. The commercial land use on the project site was reviewed under CEQA as part of the General Plan EIR to study the environmental impacts of the General Plan, which included a CN land use node in this location, and the General Plan EIR was certified on July 21, 2015.
2. The Planning Commission determined that the General Plan EIR sufficiently identifies any reasonably foreseeable effects of the PLN190027 zone change and use permit.
3. The Planning Commission determined that the current project does not substantially differ from the General Plan's depiction of commercial use in this location other than specifying site and building design, no substantial changes to the circumstances in which the depicted commercial use is undertaken have occurred, and no new information of substantial importance relevant to the project has emerged that reveal project effects so significant or so inadequately studied as to warrant major revisions to the General Plan EIR discussion of commercial land use in this location.
4. Having established the adequacy of the General Plan EIR discussion of commercial land use at the PLN190027 project site, and having found PLN190027 to implement the General Plan's CN land use node in this location, the Planning Commission determined that any environmental effects of this site's commercial land use would be subject to the overriding considerations of public benefit with which the County found General Plan environmental effects acceptable upon the July 21, 2015, certification of the General Plan EIR.
5. Pursuant to Sections 15162 and 15164 of State CEQA Guidelines, the County has found, on the basis of substantial evidence in light of the whole record, that:
  - a) The proposed use permit does not propose substantial changes to commercial land use mapped on the subject property by the General Plan that would require major revisions to the General Plan EIR due to new or substantially more severe significant environmental effects than previously analyzed in the General Plan EIR.
  - b) There have been no substantial changes in circumstances under which the commercial land use mapped on the subject property by the General Plan will be undertaken that will require major revisions to the General Plan EIR due to new or substantially more severe significant environmental effects than previously analyzed in the General Plan EIR.
  - c) No new information of substantial importance as described in subsection (a)(3) of Section 15162 has been revealed that would require major revisions to the discussion of commercial land use by the General Plan EIR or to that EIR's conclusion.
  - d) Therefore, in accordance with State CEQA Guidelines Section 15164, the Addendum to the General Plan EIR has been prepared because only minor technical changes or additions are necessary and none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred in connection with its consideration of County file PLN190027.

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- e) As a basis for this authority, the County cites California Public Resources Code §21166, State CEQA Guidelines §15162, and State CEQA Guidelines §15164.
6. Pursuant to State CEQA Guidelines, the County of San Benito, as the Lead Agency, is filing this Notice of Determination.
7. No new mitigation measures were made a condition of the approval of the project. General Plan EIR mitigation measures consisted of revised policy subsequently incorporated into the General Plan upon its adoption, and Planning Commission Resolution 2019-30 found the current project consistent with the General Plan and therefore with said revised policy resulting from said General Plan EIR mitigation measures.
8. A Statement of Overriding Considerations was not adopted for the project. No new or substantially more severe significant impacts were identified.
9. Findings were made pursuant to the provisions of CEQA.

**This is to certify that the project file, which includes the Addendum to the General Plan EIR and all supporting materials, is available for review by the General Public at:**

County of San Benito Resource Management Agency  
2301 Technology Parkway  
Hollister, CA 95023-2513



Signature (Lead Agency Contact)

Michael Kelly

Associate Planner  
Title



Date

Governor's Office of Planning & Research

FEB 10 2020

STATE CLEARINGHOUSE

Date received for filing at Clerk

Filed in San Benito County

JOE PAUL GONZALEZ: County Clerk

**35-20200206-002**

02/06/2020  
Pages: 3  
Fee: \$ 50.00

By asalazar, Deputy



RECEIPT NUMBER: 35-20200206-002
STATE CLEARINGHOUSE NUMBER (If applicable) 2011111016

**SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.**

LEAD AGENCY COUNTY OF SAN BENITO	LEAD AGENCY EMAIL mkelly@cosb.us	DATE 02/06/2020
COUNTY/STATE AGENCY OF FILING SAN BENITO		DOCUMENT NUMBER

PROJECT TITLE  
  
COUNTY FILE PLN190027 (ZONE CHANGE AND USE PERMIT FOR 151 RIDGEMARK DRIVE)

PROJECT APPLICANT NAME GEARY COATS, COATS CONSULTING	PROJECT APPLICANT EMAIL mkelly@cosb.us	PHONE NUMBER (831) 238-7415
PROJECT APPLICANT ADDRESS PO BOX 1356	CITY CARMEL	STATE CA
		ZIP CODE 939211356

**PROJECT APPLICANT** (Check appropriate box)

<input type="checkbox"/> Local Public Agency	<input type="checkbox"/> School District	<input type="checkbox"/> Other Special District	<input type="checkbox"/> State Agency	<input checked="" type="checkbox"/> Private Entity
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**CHECK APPLICABLE FEES:**

<input type="checkbox"/> Environmental Impact Report (EIR)	\$3,271.00	\$	
<input type="checkbox"/> Mitigated/Negative Declaration (MND)(ND)	\$2,354.75	\$	
<input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW	\$1,112.00	\$	
<input checked="" type="checkbox"/> Exempt from fee			
<input type="checkbox"/> Notice of Exemption (attach)			
<input checked="" type="checkbox"/> CDFW No Effect Determination (attach)			
<input type="checkbox"/> Fee previously paid (attach previously issued cash receipt copy)			
<hr/>			
<input type="checkbox"/> Water Right Application or Petition Fee (State Water Resources Control Board only)	\$850.00	\$	
<input checked="" type="checkbox"/> County documentary handling fee		\$	\$50.00
<input type="checkbox"/> Other		\$	

**PAYMENT METHOD:**

<input type="checkbox"/> Cash	<input type="checkbox"/> Credit	<input type="checkbox"/> Check	<input checked="" type="checkbox"/> Other	<b>TOTAL RECEIVED</b>	\$	\$50.00
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SIGNATURE 	AGENCY OF FILING PRINTED NAME AND TITLE Alexa Salazar, Deputy County Clerk-Recorder
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