

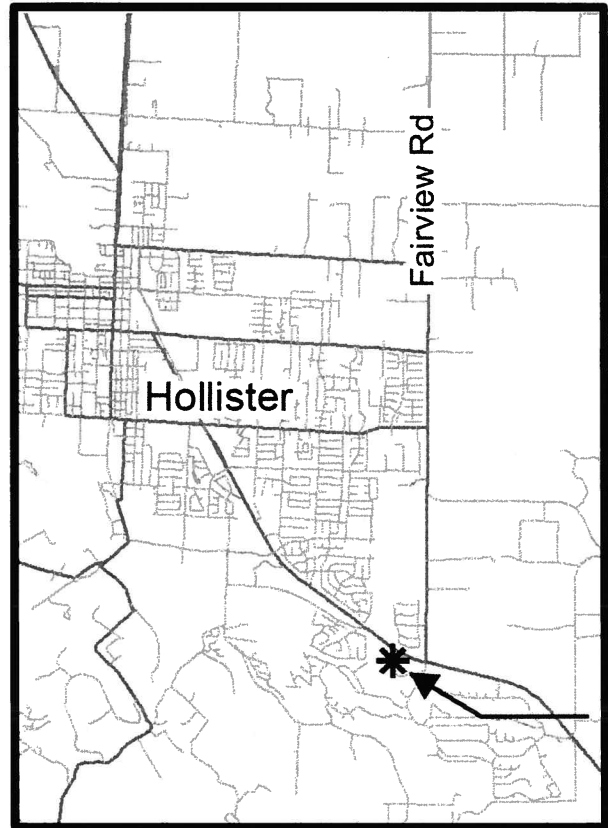
# Notice of Intent to Adopt a Mitigated Negative Declaration and Notice of Availability for Public Review

TO:  Interested Individuals  
 San Benito County Clerk

FROM: San Benito County Resource Mgmt. Agency  
2301 Technology Parkway  
Hollister, CA 95023-2513

**Contact Person:** Michael Kelly, Associate Planner, 831 902-2287  
**Project File No.:** County Planning File PLN180004 (Use Permit/Grading Permit)  
**Project Applicant:** Nader Javid  
**Project Location:** 3586 Airline Highway, near Hollister (Assessor's Parcel 020-330-010)

**NOTICE IS HEREBY GIVEN** that the Initial Study for County Planning File PLN180004 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 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 **November 15, 2019**, and ends at 5 p.m. on **December 17, 2019**. 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 in all communications. **NOTICE IS HEREBY FURTHER GIVEN** that a public hearing for this project before the County Planning Commission is tentatively scheduled for 6 p.m., **December 18, 2019** (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.



The proposed project includes construction of an assisted care facility for senior adults, following demolition of the existing residence and outbuildings. The assisted care facility will include a total of 155 rooms and 180 beds in two, three-story buildings with a combined area of 136,367 square feet. The facility, accommodating 180 residents, will have a total 30 daily employees, with a maximum of three staffing shifts per day and a maximum of ten employees during any one shift.

Vehicular access to the project site from Airline Highway will be provided by the existing driveway for the Sunnyslope County Water District office. The driveway would be realigned, and the existing culvert that directs flows from the unnamed intermittent stream would be replaced. The proposed driveway will form a loop around the main building to provide a 20-foot wide fire access road. A retaining wall up to 293 linear feet with a varying height up to 8.7 feet will be constructed along the looped driveway.

Grading of 18,700 cubic yards cut material and 7,100 cubic yards of fill, resulting in an export of 11,600 cubic yards, would occur. The proposed project includes removal of 17 trees on the project site, while the preliminary landscape plan indicates that 141 new trees will be planted on the project site.

The proposed project will include a sewer lift station and force main to pump wastewater from the facility to an existing off-site collections system on Joes Lane, located within the Ridgemark neighborhood. Storm water from the proposed project will drain into three underground detention systems, and ultimately into the unnamed intermittent stream that traverses the northern part of the project site.

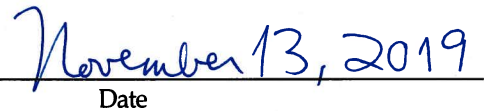
Existing uses on the seven-acre project site include a single-family residence, animals (including goats and horses), outbuildings, recreational vehicles, and a driveway. The rest of the project site is covered with non-native grasses. The existing residence is located approximately 200 feet from unnamed an intermittent stream. Access to the project site, including the existing residence, is provided by an existing driveway connecting the project site to Airline Highway (State Route 25). The driveway also provides access to a rural residential lot, located immediately south of the project site and the Sunnyslope County Water District office, located immediately north of the project site. Other surrounding land uses include the Cielo Vista neighborhood across Airline Highway to the north, the approved, but not yet developed Roberts Ranch subdivision across Airline Highway to the northwest, vacant land to the east, the Ridgemark neighborhood to the southeast, and the Quail Hollow, Oak Creek, and Tyler Knoll neighborhoods to the west.

The project site has a San Benito County 2035 General Plan land use designation of Residential Mixed (RM). The Residential Mixed (RM) designation allows areas of unincorporated urban uses where circulation and utility services exist. The project site is zoned Residential Multiple (RM), which, in addition to allowing multiple-family dwellings, also allows for uses such as an assisted care facility.



Signature

Associate Planner  
Title



Date