

**NOTICE OF INTENT
TO ADOPT A MITIGATED NEGATIVE DECLARATION**

NOTICE IS HEREBY GIVEN that the County of San Benito intends to adopt a Mitigated Negative Declaration pursuant to Sections 21092 and 21092.3 of the Public Resources Code and State CEQA Guidelines Section 15072.

PROJECT: LICO MAJOR SUBDIVISION

PROJECT LOCATION AND DESCRIPTION: The proposed project site is located at 213 Enterprise Road, approximately 0.5 mile south of the City of Hollister, 0.25 mile east of Southside Road, and directly south of and adjacent to Enterprise Road, in Ridgemark, a census designated place within unincorporated San Benito County.

The proposed Lico Major Subdivision Project would involve a residential subdivision on the project site, consisting of 149 single-family lots developed during four phases of construction on an approximately 49.95-acre site. Residential lot sizes would be between 4,505-16,126 square feet. The subdivision would include a 3.5-acre open space/stormwater drainage facility in the northeastern corner of the site, a 3.84-acre park and trail in the southwestern corner of the site, new roadways and associated residential infrastructure. To develop the project, the applicant requests a Vesting Tentative Subdivision Map, zone change, and a development agreement for the proposed affordable housing program that County regulations required the project to include.

The proposed project would require tree and vegetation removal, demolition of three existing agricultural structures, grading, and construction of 149 single-family residences and associated infrastructure. Project plans include planting of native or drought tolerant plants. Access to the project would be provided via three connections to existing roadways including two connections to Enterprise Road, one located at the northwest corner of the site and one at the northeast corner of the site, and one connection to Quail Ridge Way at the southeastern corner of the site.

HAZARDOUS MATERIAL SITES: The project site is not listed as hazardous materials or hazardous waste site on any of the lists enumerated in under Section 65962.5 of the Government Code.

DOCUMENT REVIEW AND AVAILABILITY: The 30-day public review period for this Mitigated Negative Declaration begins on May 15, 2020 and ends **June 15, 2020**. The Initial Study-Mitigated Negative Declaration (IS-MND) document is available for public review on the County's web site at: <http://cosb.us/wp-content/uploads/PLN190070-Lico-Subdivision-IS-MND.pdf>.

Due to the current COVID-19 pandemic, hard copies will be mailed upon request rather than accessible to the public at a physical location. If you need a hardcopy of the IS-MND or any of the documents referenced therein, please contact Darryl Boyd, Principal Planner, at dboyd@cosb.us or (831) 637-5313, and the County will mail you a hard copy at no cost to you.

CONTACT: Please send your written comments on this environmental document no later than June 15, 2020 to: San Benito County Resource Management Agency, Attention: Darryl Boyd, Principal Planner, 2301 Technology Parkway, Hollister, CA 95023, Phone: (831) 637-5313, or email: dboyd@cosb.us.

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