**NOTICE OF AVAILABILITY**

**Draft environmental impact report  
Lee subdivision project,** PLN200051 **State Clearinghouse No. 2022020429  
Comment Period August 26, 2022 to October 10, 2022**

***NOTICE IS HEREBY GIVEN*** *that the County of San Benito, 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, Zoning Code Amendment, Zone Map Change, and Vesting Tentative Map for this project before the Planning Commission will take place at a future undetermined date to be separately announced.*

**LEAD AGENCY:** County of San Benito   
Resource Management Agency, Planning Division  
Attn: Arielle Goodspeed, Principal Planner  
2301 Technology Parkway  
Hollister, CA 95023

**PROJECT TITLE:** Lee Subdivision Project

**PROJECT LOCATION:** The project site is located at 291 Old Ranch Road, which connects to Fairview Road approximately 0.5 mile north of Airline Highway/State Route (SR) 25, in unincorporated San Benito County (Assessor’s Parcel Number 025-320-004).

**PROJECT DESCRIPTION:** The approximately 27.45-acre site contains formerly dry-farmed grassland, an existing roadway, and one existing single-family residence. The site is bordered by rural single-family residences to the north and west, and agricultural/open space to the east. The site is designated Residential Mixed (RM) under the 2035 General Plan and is zoned Rural (R). The project would involve the demolition of the existing on-site residence (constructed in the late 1980s), subdivision with subsequent development of 141 residential lots, a public park and open space, utilities infrastructure, internal public streets, and improvements to Old Ranch Road. The project includes 121 single-family detached units and 20 attached duet units. A total of 15 percent of the residences will be affordable, and the applicant will enter into an affordable housing agreement with the County. Up to 25 accessory dwelling units will also be offered as an optional feature to home buyers. The project would require a zone change to Residential Multiple (RM) combined with a Planned Unit Development (PUD) overlay zone to expand the flexibility allowed in the development standards. Sunnyslope County Water District (SCWD) would provide water service to the project, and either SCWD or the City of Hollister would provide wastewater treatment services for the project.

**SIGNIFICANT ENVIRONMENTAL EFFECTS:** The County has prepared a Draft EIR pursuant to 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 Air Quality, Biological Resources, Cultural Resources, Geology and Soils, Greenhouse Gas Emissions, Noise, Transportation, Tribal Cultural Resources, Utilities and Service Systems, 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 **August 26, 2022** and end on **October 10, 2022 at 5:00 p.m**. All comments on the Draft EIR must be received by the County by 5:00 pm on October 10, 2022 in order to receive a response on 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 as well as materials used to prepare the document are available for public review at the following website: <https://www.cosb.us/departments/resource-management-agency/planning-and-land-use-division>

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

* San Benito County Resource Management Agency

2301 Technology Parkway, Hollister, California 95023

* San Benito County Administrative Office, County Administration Building

481 4th Street, 1st Floor, Hollister, California 95023

* County of San Benito, Office of the Clerk

440 Fifth Street, Second Floor, Room 206, Hollister, California 95023

* San Benito County Free Library

470 Fifth Street, Hollister, California 95023

Pursuant to Section 15088(a) of the 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: Arielle Goodspeed  
2301 Technology Parkway Hollister, California 95023  
[agoodspeed@cosb.us](mailto:agoodspeed@cosb.us)

Dated: August 19, 2022

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