

**NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION  
240 COLE ROAD SUBDIVISION PROJECT**

NOTICE IS HEREBY GIVEN that the San Benito County Resource Management Agency (“County”), acting as the lead agency, has accepted and coordinated the preparation of a Draft Initial Study/Mitigated Negative Declaration, prepared by the applicant’s representative, Denise Duffy & Associates, Inc., pursuant to the requirements of CEQA Guidelines §15072, for the 240 Cole Road Subdivision Project (“project”). The proposed project is located at 240 Cole Road, Aromas in an unincorporated area of San Benito County, California.

The Initial Study/Mitigated Negative Declaration and referenced documents are available for review at the following address:

San Benito County Resource Management Agency  
2301 Technology Parkway  
Hollister CA 95023

The Initial Study/Mitigated Negative Declaration is also available online at <http://cosb.us/>.

The County will consider the Initial Study/Mitigated Negative Declaration and this project at a public meeting to be held on July 17, 2019 at 6:00PM. Written comments on this Initial Study/Mitigated Negative Declaration will be accepted from **May 31, 2019 to June 29, 2019**. Any written comments on the Initial Study/Mitigated Negative Declaration/ Initial Study must be received at the above address within the public review period.

**Project Description:** The 240 Cole Road Subdivision Project is located in Aromas, 12 miles west of the City of Hollister in unincorporated San Benito County, California (Assessor’s Parcel Number [APN] 011-270-007-000). The project consists of the subdivision of an existing 37.43-acre parcel into seven (7) residential lots, specifically six (6) new residential lots and one (1) existing residential lot. Minimum lot size would be five (5) acres and each lot would consist of residential land uses, in keeping with the surrounding land uses. Development of the property would include construction of a new access road along Ricardo Drive. In addition, each lot would include construction of driveways, building sites, on-site septic systems, and trenching for underground utilities. Plans for the residences are not currently available, but it is assumed that they would be one- or two-story single-family residences with conventional light frame structures. The San Benito County 2035 General Plan designates the project area as Rural (“R”) and the project site is zoned Rural/Open Space (“R/OS”).

**FOR ADDITIONAL INFORMATION CONTACT:**

Michael P. Kelly, Associate Planner, San Benito County Resource Management Agency  
(831) 902-2287, [MKelly@cosb.us](mailto:MKelly@cosb.us)

We welcome your comments during the 30-day public review period. You may submit your comments in hard copy to the address below. The County also accepts comments

via e-mail but requests that you follow these instructions to ensure that the County has received your comments. To submit your comments by e-mail, please send a complete document including all attachments to: [MKelly@cosb.us](mailto:MKelly@cosb.us).

An e-mailed document should contain the name of the person or entity submitting the comments and contact information such as phone number, mailing address and/or e-mail address; include any and all attachments referenced in the e-mail. To ensure a complete and accurate record, we request that you also provide a follow-up hard copy to the name and address listed below. If you do not wish to send a follow-up hard copy, then please send a second e-mail requesting confirmation of receipt of comments with enough information to confirm that we received the entire document. If you do not receive e-mail confirmation of receipt of comments, then please submit a hard copy of your comments to ensure inclusion in the environmental record or contact the County to ensure the County has received your comments.

Please provide comments in writing at the address below prior to the close of the 30-day public review period, **not later than 5pm on June 29, 2019**. Address all written comments on the Initial Study/Mitigated Negative Declaration to:

San Benito County Resource Management Agency  
Attn: Michael P. Kelly  
2301 Technology Parkway  
Hollister CA 95023

Re: 240 Cole Road Subdivision Project

Comments may also be made at the anticipated public hearing for the item, July 17, 2019 with the San Benito Planning Commission at 6:00pm at the following location:

San Benito County Administration Building  
Board of Supervisors Chamber  
481 4<sup>th</sup> Street  
Hollister, CA 95023-3840