



COUNTY OF SAN BENITO  
RESOURCE MANAGEMENT AGENCY  
2301 TECHNOLOGY PARKWAY, CA 95023  
TELEPHONE: (831) 637-5313  
<http://www.sanbenitocountyca.gov/home>

## NOTICE OF INTENT TO ADOPT AN INITIAL STUDY - MITIGATED NEGATIVE DECLARATION 5201 Airline Highway and 111 Best Road Project

**NOTICE IS HEREBY GIVEN** that the County of San Benito (County) in its role as lead agency has prepared an Initial Study to evaluate the environmental impacts of the proposed 5201 Airline Highway and 111 Best Road Project (project), described below, and intends to adopt a Mitigated Negative Declaration in accordance with the California Environmental Quality Act. The Initial Study/Mitigated Negative Declaration (IS/MND) concludes that the project would not have a significant adverse effect on the environment if the mitigation measures identified in the IS/MND are adopted and made conditions of approval of the project.

**FROM:** County of San Benito, Planning and Building Services Department  
2301 Technology Parkway  
Hollister, CA 95023  
Abraham Prado, Director of Planning and Building Services  
[aprado@sanbenitocountyca.gov](mailto:aprado@sanbenitocountyca.gov) or (831) 902-2273

**PUBLIC REVIEW PERIOD:** The Draft IS/MND is available for public review at the County of San Benito Resource Management Agency, 2301 Technology Parkway, Hollister, California 95023. An electronic copy of the Draft IS/MND is also available for download on the County's website at:  
<https://www.sanbenitocountyca.gov/departments/resource-management-agency/planning-and-land-use-division/current-major-planning-projects>.

The Draft IS/MND is available for a minimum review period beginning October 1, 2026, and ending November 2, 2026. Comments on the IS/MND must be submitted in writing within the specified review period and sent by mail or email to:

**Mail:** County of San Benito  
Planning and Building Services Department  
Attn: Abraham Prado, Director of Planning and Building Services  
2301 Technology Parkway  
Hollister, CA 95023  
Email: [aprado@sanbenitocountyca.gov](mailto:aprado@sanbenitocountyca.gov)

**LOCATION OF PROJECT:** The project site is approximately 433 acres and located at 111 Best Road and 5201 Airline Highway, in unincorporated San Benito County, California, approximately 1.1 miles east from the City of Hollister. The properties comprising the project site are identified as Assessor's Parcel Number (APN) 025-190-033, 025-190-032, 025-200-001, and 025-200-002. The project site is not included on any list or lists enumerated under Section 65962.5 of the California Government Code.

**SUMMARY OF PROJECT DESCRIPTION:** The project consists of two separate applications for approval of Tentative Maps of Subdivision. One of the subdivision applications (County Planning file PLN250035) would subdivide approximately 235 acres of the project site (APN 025-190-033 and 025-190-032) located at 111 Best Road. The other application (County Planning file PLN250046) would subdivide approximately 198 acres of the project site (APN 025-200-001 and 025-200-002) located at 5201 Airline Highway, adjacent to the other proposed subdivision. Each application would create four parcels plus one remainder parcel, and therefore, combined, the total project site would be subdivided into 10 parcels (8 new parcels and 2 remainder parcels).

Four of the proposed parcels would each contain an existing residential structure. The other six proposed parcels would not have existing residential structures within their boundary. No construction or other activity is proposed on these parcels or elsewhere on the project site. However, the existing zoning of the site (Rural Residential, or RR) would allow for construction of a single-family residence on each of the newly created vacant lots in the future. For this reason, the Draft IS/MND evaluates not only the proposed subdivision of the project site, but also the construction and operation (or occupancy) of a new residence on each of the six parcels that would be vacant after subdivision of the project site.

Please contact Abraham Prado, Director of Planning and Building Services, at [aprado@sanbenitocountyca.gov](mailto:aprado@sanbenitocountyca.gov) or (831) 902-2273 if you have questions regarding this notice.