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 Management Agency
2301 Technology Parkway
Hollister, CA 95023-2513

Contact Person: Michael Kelly, Senior Planner
831 902-2287 – mkelly@sanbenitocountyca.gov

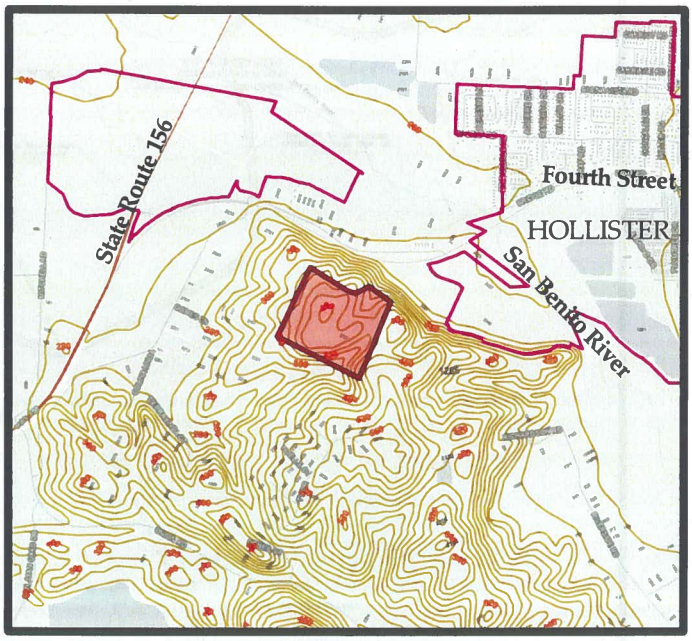
Project File No.: County Planning file PLN240034
(2751 San Juan Hollister Road Concrete Ready-Mix Batch Plant)

Lead Agency: San Benito County Resource Management Agency, Planning Division
2301 Technology Pkwy, Hollister CA 95023

Project Applicant: Don Chapin
560 Crazy Horse Canyon Road, Salinas, CA 93907

Project Location: 2751 San Juan Hollister Road, unincorporated San Benito County,
(Assessor's Parcel 021-030-017)

NOTICE IS HEREBY GIVEN that the Initial Study for Planning file PLN240034 (2751 San Juan Hollister Road Concrete Ready-Mix Batch Plant) is available for public review. The County, as Lead Agency, intends to adopt a Mitigated Negative Declaration for this project in compliance with Government Code Section 15073 to address potential environmental factors including Air Quality, Biological Resources, Noise, Transportation, and Tribal Cultural Resources. The Mitigated Negative Declaration 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 Friday, October 16, 2026**, and **ends at 5 p.m. on Monday, November 16, 2026**. The Initial Study, Mitigated Negative Declaration, and all supporting documents are available for review at the Lead Agency address listed above. Comments may be addressed to Michael Kelly, Senior Planner. Written comments are preferred. Please use the project file number (PLN240034) in all communications.

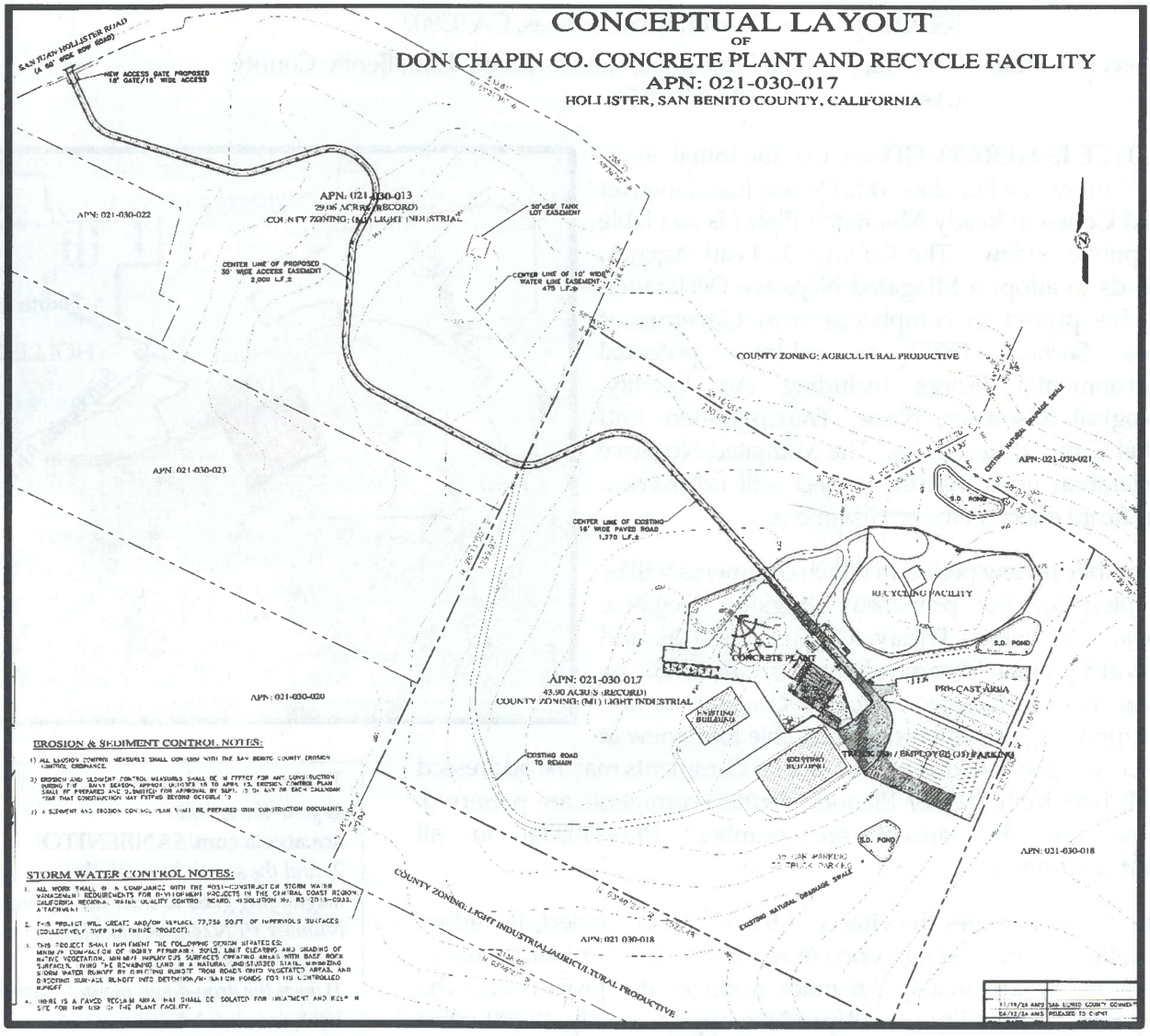
This study examines the effects of the proposed project, including relocation of an existing concrete ready-mix batch plant currently operating approximately 3.6 miles north of the project site. The proposed new facility would produce approximately 40,000 cubic yards of concrete annually, requiring approximately 5,500 inbound loads of raw materials and 4,000 outbound loads of finished concrete per year. The concrete ready-mix batch plant area includes a

To view project documents using Accela:
***1)** go to the website* **aca.accela.com/SANBENITO,**
2)** find the search bar with the magnifying glass to enter the Record Number* ***PLN240034 *and click the magnifying glass, then*
3)** open the drop-down menu "Record Info" and click "Attachments." Project-related documents can be found here, with the initial study titled:* ***2026-10-02_IS_PLN240034 San Juan Hollister Rd Concrete Batch Plant.pdf

permanent 550 square foot building that has a restroom for employees. The project also includes on-site recycling operations and a precast concrete facility.

The 43.92-acre project site is located at 2751 San Juan Hollister Road (Assessor's Parcel Number 021-030-017) in unincorporated San Benito County, approximately 0.3 miles west of the City of Hollister and approximately 0.12 miles south of State Route 156. The site is currently used for cattle grazing. The project site is the former Whittaker Ordnance Facility with open grassland, abandoned structures, a bunker, and existing roadways along the northern and southern portions of the site. As a result of prior use, the site requires cleanup for groundwater contamination including perchlorate, volatile organic compounds, and hexavalent chromium. Land uses surrounding the project site are primarily rural residences and industrial in nature.

Under the San Benito County 2035 General Plan, the project site is currently designated Industrial Light (IL). The property is zoned Light Industrial (M-1) under the County's zoning ordinance. Surrounding parcels are similarly designated for agricultural or light industrial use, with a mix of Agriculture, Light Industrial, and Heavy Industrial zoning in the immediate vicinity.



Michael Kelly — Senior Planner — October 12, 2026

Signature *Michael Kelly* | Title | Date