Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: _____

Project Title: San Juan Hollister Road Concrete Ready-Mix Batch Plant (County File PLN240034)

Lead Agency: San Benito County Resource Management Agency, Planning and Land Use Division

Contact Name: Michael Kelly

Email: mkelly@sanbenitocountyca.gov Phone Number: (831) 902-2287

Project Location: Unincorporated area (*City*) San Benito County (*County*)

Project Description (Proposed actions, location, and/or consequences).

The Don Chapin Company currently operates a concrete and materials operation at 2735 Bolsa Road (APN 014-090-056), which is a 96.26-acre parcel located immediately northwest of the Hollister Municipal Airport. The project, recognized as County Planning File PLN240034, proposes to cease current operations at the Bolsa Road location then subsequently relocate to a 43.92-acre parcel located approximately 3.6 miles south at 2751 San Juan Hollister Road (APN 021-030-017), which has a General Plan Designation of Industrial Light (IL) and is within the Light Industrial (M-1) Zoning District. The proposed relocation requires a General Plan Designation change to Industrial Heavy (IH) and Zone Change to Heavy Industrial (M-2) to further allow for the proposed operation of a ready-mix batch plant, precast facility, and recycling operations, along with re-purposing existing on-site buildings. The relocation intends on maintaining current operational characteristics and associated environmental impacts; any differences from the two should primarily result from physical improvements and site modifications.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

County Planning File PLN240034 has potentially significant impacts, which could be mitigated to less than significant with respective incorporated mitigation measures, on the following resources: Air Quality; Biological Resources; Cultural Resources; Geology and Soils; Land Use and Planning; Noise; Transportation; and Tribal Cultural Resources.

Air Quality: Implement dust control; prepare a health risk assessment and Construction Management Plan.
Biological Resources: Acquisition of Incidental Take Permits; submission of lighting and fencing plans; utilization of seasonal no-disturbance buffers, habitat fencing, and non-disruptive construction timelines; and implementation of Mitigation Monitoring and Reporting Programs. Respective qualified biologists provide training to construction personnel, conduct pre-construction surveys, monitor construction activity, and provide documentation.
Cultural Resources: Comply with San Benito County Code Chapter 19.05.
Geology and Soils: Add language to all grading permits protecting paleontological resources.
Land Use and Planning: Amend the General Plan designation and simultaneously rezone the parcel.
Noise: Limit hours of operation.
Transportation: Submit driveway design analysis and install roadway signage along San Juan Hollister Road.
Tribal Cultural Resources: Qualified archaeologist provides training to construction personnel and observes groundbreaking activities.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

No known controversy.

Provide a list of the responsible or trustee agencies for the project.

San Benito County Resource Management Agency: Integrated Waste Management; Public Works Division

Other San Benito County Agencies: Environmental Health Department; San Benito County Water District

Regional and State Agencies: California State Water Resources Control Board; California Department of Transportation; California Department of Conservation; Monterey Bay Air Resources District; Monterey Bay Unified Air Pollution Control District; California Department of Fish and Wildlife; California Invasive Plant Council; California Native Plant Society; U.S. Fish and Wildlife Service; U.S. Geological Survey; California Department of Forestry and Fire Protection; California Department of Toxic Substances Control; California Environmental Protection Agency; CalRecycle