Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

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 Person: Michael Kelly, Senior Planner
Mailing Address: 2301 Technology Parkway, Hollister, CA
Phone: (831) 902-2287
City: Unincorporated area
Zip: 95023-2513
County: San Benito

Project Location: County: San Benito
City/Nearest Community: Hollister
Cross Streets: San Juan Hollister Road and Business Route 156
Zip Code: 95023
Longitude/Latitude (degrees, minutes and seconds): 36 ° 50 ′ 48.0 ″ N / 121 ° 26 ′ 21.4 ″ W Total Acres: 43.92
Assessor's Parcel No.: 021-030-017
Section: _____ Twp.: _____ Range: _____ Base: _____
Within 2 Miles: State Hwy #: 156
Waterways: San Benito River
Airports: _____
Railways: _____
Schools: Calaveras, R.O. Hardin, Sacred Heart

Document Type:

CEQA: ☐ NOP ☐ Early Cons ☐ Neg Dec ☒ Mit Neg Dec
☐ Draft EIR ☐ Supplement/Subsequent EIR (Prior SCH No.) _____ Other: _____
NEPA: ☐ NOI ☐ EA ☐ Draft EIS ☐ FONSI
Other: ☐ Joint Document ☐ Final Document ☐ Other: _____

Local Action Type:

☐ General Plan Update
☒ General Plan Amendment
☐ General Plan Element
☐ Community Plan
☐ Specific Plan
☐ Master Plan
☐ Planned Unit Development
☐ Site Plan
☒ Rezone
☐ Prezone
☒ Use Permit
☐ Land Division (Subdivision, etc.)
☐ Annexation
☐ Redevelopment
☐ Coastal Permit
☐ Other: _____

Development Type:

☐ Residential: Units _____ Acres _____
☐ Office: Sq.ft. _____ Acres _____ Employees _____
☐ Commercial: Sq.ft. _____ Acres _____ Employees _____
☒ Industrial: Sq.ft. _____ Acres 11.00 Employees 50
☐ Educational: _____
☐ Recreational: _____
☐ Water Facilities: Type _____ MGD _____
☐ Transportation: Type _____
☐ Mining: Mineral _____
☐ Power: Type _____ MW _____
☐ Waste Treatment: Type _____ MGD _____
☐ Hazardous Waste: Type _____
☐ Other: _____

Project Issues Discussed in Document:

☐ Aesthetic/Visual
☐ Agricultural Land
☒ Air Quality
☒ Archeological/Historical
☒ Biological Resources
☐ Coastal Zone
☐ Drainage/Absorption
☐ Economic/Jobs
☐ Fiscal
☐ Flood Plain/Flooding
☐ Forest Land/Fire Hazard
☒ Geologic/Seismic
☐ Minerals
☒ Noise
☐ Population/Housing Balance
☐ Public Services/Facilities
☐ Recreation/Parks
☐ Schools/Universities
☐ Septic Systems
☐ Sewer Capacity
☐ Soil Erosion/Compaction/Grading
☐ Solid Waste
☐ Toxic/Hazardous
☒ Traffic/Circulation
☐ Vegetation
☐ Water Quality
☒ Water Supply/Groundwater
☐ Wetland/Riparian
☐ Growth Inducement
☒ Land Use
☐ Cumulative Effects
☒ Other: Tribal Resources

Present Land Use/Zoning/General Plan Designation:

General Plan Designation - Industrial Light (IL) // Zoning District - Light Industrial (M-1)

Project Description: *(please use a separate page if necessary)*

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.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with and "X".
If you have already sent your document to the agency please denote that with an "S".

X	Air Resources Board		Office of Historic Preservation
	Boating & Waterways, Department of		Office of Public School Construction
	California Emergency Management Agency		Parks & Recreation, Department of
	California Highway Patrol		Pesticide Regulation, Department of
X	Caltrans District # 5		Public Utilities Commission
	Caltrans Division of Aeronautics	X	Regional WQCB # 3
	Caltrans Planning		Resources Agency
	Central Valley Flood Protection Board	X	Resources Recycling and Recovery, Department of
	Coachella Valley Mtns. Conservancy		S.F. Bay Conservation & Development Comm.
	Coastal Commission		San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
	Colorado River Board		San Joaquin River Conservancy
	Conservation, Department of		Santa Monica Mtns. Conservancy
	Corrections, Department of		State Lands Commission
	Delta Protection Commission		SWRCB: Clean Water Grants
	Education, Department of	X	SWRCB: Water Quality
	Energy Commission		SWRCB: Water Rights
X	Fish & Game Region # 4		Tahoe Regional Planning Agency
	Food & Agriculture, Department of	X	Toxic Substances Control, Department of
	Forestry and Fire Protection, Department of		Water Resources, Department of
	General Services, Department of		
	Health Services, Department of		Other:
	Housing & Community Development		Other:
	Native American Heritage Commission		

Local Public Review Period (to be filled in by lead agency)

Starting Date October 16, 2026 Ending Date November 16, 2026

Lead Agency (Complete if applicable):

Consulting Firm: EMC Planning Group
Address: 601 Abrego Street
City/State/Zip: Monterey, CA 93940
Contact: Shoshana Lutz
Phone: (831) 649-1799

Applicant: Donald D. Chapin Jr.
Address: 560 Crazy Horse Canyon Road
City/State/Zip: Salinas, CA 93907
Phone: (831) 449-4273

Signature of Lead Agency Representative: Michael Kelly **Date:** October 12, 2026

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.