



# San Benito County Resource Management Agency

## Public Works / Planning & Building / Parks / Integrated Waste

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### SAN BENITO COUNTY NOTICE OF PROPOSED MITIGATED NEGATIVE DECLARATION

**TO:** Responsible agencies, Trustee agencies, other County Departments, and interested parties  
**FROM:** San Benito County Resource Management Agency

This notice is to inform you that the San Benito County Resource Management Agency has prepared an Initial Study and intends to recommend filing a Mitigated Negative Declaration for the project identified below. The public review period for the Initial Study is from **October 21<sup>th</sup>** to **November 19<sup>th</sup>, 2019**. The document is available for review at the address listed below. Comments may be addressed to the contact person, **Richard Felsing**. Written comments are preferred. Please use the project file number in all communication.

- 1. Project title & file number:** Panoche RV Resort  
PLN180033
- 2. Lead agency name & address:** San Benito County Resource Management Agency  
2301 Technology Parkway  
Hollister, CA 95023-2513
- 3. Contact person & phone number:** Richard Felsing  
831-902-2289
- 4. Project location:** 29960 Panoche Road, Paicines, CA 95043
- 5. Project sponsor's name & address:** Frank Saunders  
4 West Gabilan St.  
Salinas, CA 93901
- 6. General Plan designation:** Rangeland
- 7. Zoning:** C-2/AR Commercial/Agricultural Rangeland
- 8. Description of project:** The Panoche RV Resort proposes to construct a 21-stall RV Park behind the Panoche Inn on a maximum 2.5 acres of the same 6.53-acre parcel. Internal circulation consists of aggregate base (AB) drive aisles, RV stalls, and dual access driveways located at the northeast and northwest corners of the property. Initially only the first row of seven (7) RV stalls will have full hookups (water, sewer, electricity), while the last two rows of seven RV stalls will start with water hook ups only. A sewage pump-out station will serve all stalls without full hookups, as well as the entire facility, until extension of electrical and sewer hookups is justified by demand. Septic and water systems improvements include installation of new septic tank and leach field, water well for drinking, and fire suppression equipment such as wharf hydrants. Trees will be planted to shade the RV stalls, act as a windbreak, and screen the RV Park to maintain/enhance the visual aesthetic from the road.