

Notice of Availability for Public Review  
A Proposed Negative Declaration for the Panoche RV Resort

To:  Interested Individuals  
 San Benito County Clerk

From: San Benito County Planning Department  
2301 Technology Parkway  
Hollister, CA 95023

**Contact Person:** Richard Felsing, Assistant County Planner (rfelsing@cosb.us) 831-902-2289  
**Project File No.:** PLN180033  
**Project Applicant:** Frank Saunders  
**Project Location:** 29960 Panoche Road, San Benito County, California,

**Project Description:** 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 onto Panoche Road located at the northeast and northwest corners of the property. A sewage pump-out station will serve all stalls and the facility as a whole. All stalls will be equipped with water service. The first row of seven (7) RV stalls will have full hookups (water, sewer, electricity); with electrical and sewer to be extended to the last two rows of RV stalls when 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.

Ninety-one (91) trees will be planted to visually screen the RVs and RV Park, shade the RV stalls, and act as a windbreak.

The parcel has been heavily impacted by a century's use as a bar and residence, and a range of accessory uses, including as farm yard, accessor mobile home, equipment storage, sometime gas tanks (removed 1976)—with land in disturbed condition in proportion to these activities.

The projected customer base consists of bird-watchers, off-road enthusiasts, and commuters coming into the Panoche Valley to access unique flora & fauna, recreational amenities, and employment sites (at the Panoche Valley Solar Facility and nearby farms and orchards). Weekend travelers haul motorcycles through Panoche Valley on the way to New Idria, Clear Creek, and other BLM recreation lands. With few/no places for campers or RVs to park, these visitors must often make the round-trip in a single day. The applicants note that their own farm employees commute each day from Hollister or the San Joaquin Valley, as do many employees of the nearby Panoche Solar Facility.

The proposed RV Park will operate seven days per week, with on-site 24-hour management provided by the two (2) employees currently residing at and operating the Panoche Inn. Gates will be equipped with Knox-box for fire/emergency access.

**An Initial Study has been prepared for the above-described project and the intent is to adopt a Mitigated Negative Declaration. The proposed Mitigated Negative Declaration finds that the project will not have a significant effect on the environment with the proposed mitigations.**

The public review period for the (proposed) Negative Declaration begins **October 21, 2019 and ends November 19, 2019**. A public hearing on the project is scheduled before the San Benito County Planning Commission on November 20, 2019. The public hearing will occur in the Board Chambers at 481 Fourth Street, Hollister, at 6:00 pm.

The project's Initial Study, proposed Negative Declaration and the documents referenced in the Initial Study and Negative Declaration are available for review at the County Planning Department at the above address. Comments may be addressed to the contact person noted above. Written comments are preferred. Please reference the project file number in all communications.

Signature: Richard Felsing Title: Assistant Planner

Date: 10/18/19