

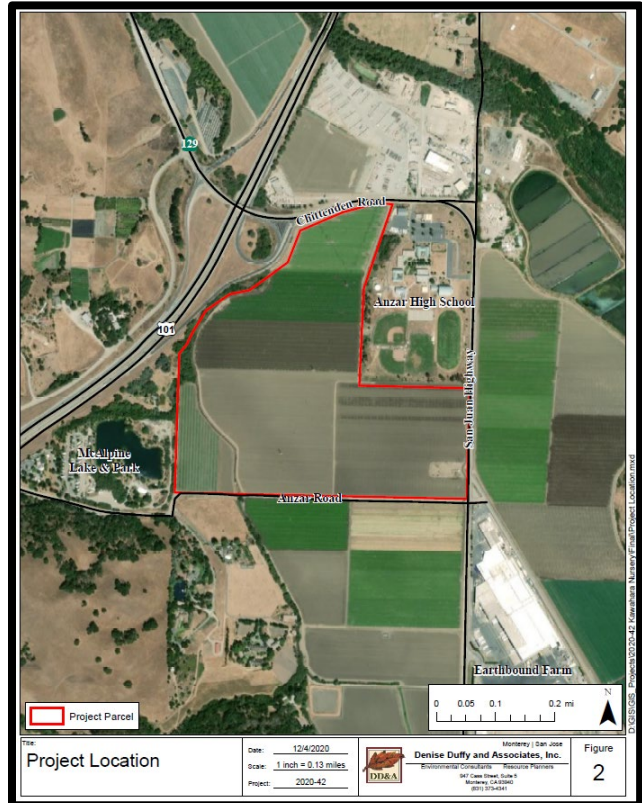
Notice of Intent to Adopt a Mitigated Negative Declaration and Notice of Availability for Public Review

TO: Interested Individuals
 San Benito County Clerk

FROM: San Benito County Resource Mgmt. Agency
 2301 Technology Parkway
 Hollister, CA 95023-2513

Contact Person: Arielle Goodspeed, Senior Planner, 831 902-2547
Project File No.: County Planning File PLN190056 (Use Permit)
Project Applicant: Clinton Wu, Kawahara Nurseries
Project Location: San Juan Highway, SE of 101/ San Juan Highway Interchange, Chittenden Road, near Aromas; 0 Anzar Road Aromas CA 95045 (Assessor’s Parcel 012-030-045)

NOTICE IS HEREBY GIVEN that the Initial Study for County Planning File PLN190056 is available for public review and that the County as **LEAD AGENCY** intends to adopt a Mitigated Negative Declaration for this project, which 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 **April 26, 2021** and ends at 5 p.m. on **May 26, 2021**. The project’s Initial Study, its proposed Mitigated Negative Declaration, and the documents referenced in the Initial Study and Mitigated Negative Declaration are available for review at the County Resource Management Agency at the above address and at County Website <http://www.cosb.us/>. Comments may be addressed to the contact person noted above, and written comments are preferred. Please reference the project file number in all communications. **NOTICE IS HEREBY FURTHER GIVEN** that a public hearing for this project before the County Planning Commission is tentatively scheduled for 6 p.m., **June 16, 2021** (or as soon thereafter as the matter may be heard), in the Board of Supervisors Chambers of San Benito County, located at 481 Fourth Street, Hollister, California, at which time and place interested persons may appear and be heard thereon.



The proposed project consists of an application for a Conditional Use Permit for the development of the proposed Kawahara Agricultural Facility. The project is proposed to be built on the 104-acre site. The project would include the construction of several buildings and site improvements in support of the agricultural facility project, including a 18,000 square-foot (“sq. ft.”) covered shipping/staging area, a 36,000 sq. ft. shipping and handling greenhouse, a 18,000 sq. ft. production greenhouse and a total of 518,400 sq. ft. of growing block greenhouses in three main blocks. Other project improvements would include widening San Juan Highway/Chittenden Road at the project entrance. The existing facilities remaining after demolition (15,506 SF) and the proposed improvements (63,680 SF) would total approximately 79,186 SF. In addition, the project proposes site improvements include signage, parking, and emergency vehicle access. The proposed project would have the same operating hours, and would have an increase of seven employees from the Gilroy facility (please refer to Operation discussion below).

Daily operations of the project would include growing plants in the greenhouse blocks and in the fields/plantings. Additional operations would include research and testing in the production greenhouse/packaging and processing finished products within the shipping and handling greenhouse/staging of product for shipping

in the shipping and staging covered area/loading of trucks at the truck loading dock. The nursery will operate all months of the year with the hours of operation from 7:00 AM to 4:00 PM, truck pick-up and delivery will be between 4:00 AM and 4:00 PM. The project is estimated to generate a net 62 daily trips, with 12 trips (7 in, 5 out) during the AM peak hour and 21 trips (5 in, 16 out) during the PM peak hour. At full buildout, the nursery operation is expected to employ 10 to 15 people during the weekdays. Weekend operations would be limited to one or two employees watering and caring for plants.

Regional access to the project site is provided from U.S. Route 101 and Highway 156. Access to the project site would be via San Juan Highway. Aggregate Base will be utilized for the equipment storage yards, paths around the greenhouses, and for the emergency secondary access, which will provide safe year-round access. This secondary emergency access would be closed with a bollard and chain to minimize use. Access to Anzar Road would have a knock box lock to ensure access as appropriate for emergency vehicles only.

The project site is generally flat and consists of existing agricultural uses. The proposed project includes rough grading and general site preparation of 89.11 acres. During the rough grading phase, areas of higher elevation would be excavated to a maximum depth of 2.52 feet below the surface and areas of lower elevation would be supplemented to a maximum height of 4.33 feet above the surface, resulting in a roughly level surface throughout the proposed project site. Grading activities are anticipated to be completed within 60 days. The proposed project involves approximately 74,457 cubic yards ("CY") of cut and 63,288 CY of fill and would not require any import or export of cut and fill materials, as the site grading would balance the existing site materials. These figures assume a 15 percent soil shrinkage factor, which accounts for the imbalance in the cut and fill values. No trees or vegetation are proposed for removal.

Water for the proposed project would come from an existing well onsite. In addition, the project site is within the service area of the San Benito County Water District ("SBCWD"). It is anticipated that the proposed project will use approximately 507,305 gallons of water per day, this estimate includes 10,000 gallons per day for use in the greenhouses and 497,304 gallons per day to be used to irrigate the surrounding row crops (MH Engineering Co., 2021).

A septic system is proposed to serve the employee bathrooms in the shipping and handling greenhouse building. The septic system would be designed and constructed in accordance with County Environmental Health requirements.

The proposed project would introduce a total of 718,489 sq. ft. of impervious surface. The entire developed site would be graded to drain toward San Juan Creek, which is consistent with the natural drainage pattern of the site. Runoff would be directed to a storm water mitigation channel which would run parallel to San Juan Creek. The storm water mitigation channel would be vegetated in enable a low level of filtration and would discharge to the creek only during periods of extended wet weather.

The project site has a San Benito County 2035 General Plan land use designation of Agricultural Productive ("AP"). The Agricultural Productive ("AP") designation applies to areas that are characterized by agriculturally productive lands of various types, including crop land, vineyards, and grazing lands. The project site is zoned Agricultural Productive ("AP") which allows commercial greenhouses as conditional uses within the AP Zoning District; these conditional uses are allowable when a use permit is first obtained. The proposed project includes agricultural land, commercial greenhouses, accessory buildings, and access roads consistent with allowable and condition uses allowed within the AP Zoning District of the San Benito County Zoning Ordinance.

Arielle Goodspeed

Signature

Senior Planner

Title

April 26, 2021

Date