

# 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 PLN210003 (Use Permit)  
**Project Applicant:** Michael Tobias, Tobias Farms  
**Project Location:** 2250 and 2290 Shore Road, Hollister, CA 95023, within San Benito County, California (Assessor's Parcel 013-050-010)

**NOTICE IS HEREBY GIVEN** that the Initial Study for County Planning File PLN210003 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 **August 4, 2021** and ends at 5 p.m. on **September 2, 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., **September 15, 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 Use Permit (County Planning File PLN210003) and construction of an agricultural storage structure and access driveway for Tobias Farms, on a 0.71-acre portion of a 50-acre proposed project site. The site has been utilized for agricultural cultivation since being developed.

The project proposes a new 25,000 sq. ft. warehouse building to be used for produce/bin storage and for maintenance of farm equipment. The pre-engineered metal building would measure approximately 250 feet by 100 feet. A portion of the building would be used for the farm shop which takes care of maintenance, repair and fabrication of the farming equipment on the ranch. Maintenance of the equipment would include servicing and repairing tractors, farming implements, and irrigation pipe as well as fabrication of new implements to use in the farming operation. The other portion of the facility would be used for bin storage to support the company's winter squash program, which lasts from September through December of each year.

The proposed project would also include access improvements, including a new, all-weather, crushed gravel driveway leading to the storage structure, as well as drainage improvements. The total area of disturbance associated with the proposed project is 30,992 sq. ft.

No new water use is proposed as part of the project. The proposed agricultural storage structure would not include any new water connections.

No new or expansion of a septic system is proposed as part of the project. The agricultural storage structure would not include any new wastewater connections. Portable toilet service would be used for employees when working in the facility.

Impervious surface would be increased by approximately 25,000 sq. ft. for the storage shed and 49,376 sq. ft. for the all- weather base perimeter/driveway. San Benito County standards would require 14,038 cubic feet of detention for this facility.

The project site is generally flat. Grading would be limited to the amount required for the barn building, improvements, pond construction, and driveway access.

The proposed project would include limited outdoor lighting for safety and security purposes. All proposed outdoor lighting would conform to County requirements for nighttime lighting.

During construction and operation, the project site would be accessed via a private driveway accessible via Shore Road. Parking would be available on-site for construction and operation. A 20-foot-wide gravel access driveway would be constructed on the property to connect the entrance to the proposed structure.

*Ariella Goodspeed*  
Signature

Senior Planner  
Title

August 4, 2021  
Date