

### 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

<b>SCH #</b>
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**Project Title:** County Planning file PLN200045 (Villa/Stoney Farms Cannabis Facility)

Lead Agency: County of San Benito Contact Person: Michael Kelly, Associate Planner  
 Mailing Address: 2301 Technology Pkwy Phone: 831 902-2287  
 City: Hollister Zip: 95023-2513 County: San Benito

**Project Location:** County: San Benito City/Nearest Community: Hollister  
 Cross Streets: Riverside Road and Richardson Road Zip Code: 95023

Longitude/Latitude (degrees, minutes and seconds): 36 ° 50 ' 36 " N / 121 ° 25 ' 35 " W Total Acres: 4.9

Assessor's Parcel No.: 021-050-028 Section: \_\_\_\_\_ Twp.: \_\_\_\_\_ Range: \_\_\_\_\_ Base: \_\_\_\_\_  
 Within 2 Miles: State Hwy #: 156, 25 Waterways: San Benito River  
 Airports: \_\_\_\_\_ Railways: Union Pacific Schools: R.O. Hardin Elementary

**Document Type:**

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

**Local Action Type:**

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

**Development Type:**

Residential: Units 1 Acres \_\_\_\_\_  
 Office: Sq. ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_  Transportation: Type \_\_\_\_\_  
 Commercial: Sq. ft. 6,100 Acres \_\_\_\_\_ Employees \_\_\_\_\_  Mining: Mineral \_\_\_\_\_  
 Industrial: Sq. ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_  Power: Type \_\_\_\_\_ MW \_\_\_\_\_  
 Educational: \_\_\_\_\_  Waste Treatment: Type \_\_\_\_\_ MGD \_\_\_\_\_  
 Recreational: \_\_\_\_\_  Hazardous Waste: Type \_\_\_\_\_  
 Water Facilities: Type \_\_\_\_\_ MGD \_\_\_\_\_  Other: \_\_\_\_\_

**Project Issues Discussed in Document:**

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

**Present Land Use/Zoning/General Plan Designation:**

**Grazing land. Zoned Agricultural Productive (AP). General Plan Agriculture (A).**

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

The project proposes a use permit regarding a cannabis cultivation facility at 1180 Riverside Road near Hollister. The cannabis activities would take place in a new 4,600-square-foot building to facilitate the growing of cannabis plants. A separate, smaller building approximately 1,500 square feet in area would contain offices, and the business would involve 6 to 10 employees. In addition, a large residence of approximately 4,000 square feet, including residential and storage space, would stand near Riverside Road, uphill from the commercial buildings. Grading would take place across approximately 30 percent of the site with 500 cubic yards of cut material and 500 cubic yards of fill to form the building sites and the driveway, plus a retention pond. The resulting driveway would run down the hill from near the northern terminus of Riverside Road. The site would be served by an on-site well, two water-storage tanks, a septic system, and electrical and telecommunications connections.

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".

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

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

Starting Date September 12, 2021 Ending Date October 1, 2021

**Lead Agency (Complete if applicable):**

Consulting Firm: <u>[Prepared by agency.]</u>	Applicant: _____
Address: _____	Address: _____
City/State/Zip: _____	City/State/Zip: _____
Contact: _____	Phone: _____
Phone: _____	

Signature of Lead Agency Representative: Michael Kelly Date: Sep 13, 2021

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