

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 Management Agency
2301 Technology Parkway
Hollister, CA 95023-2513

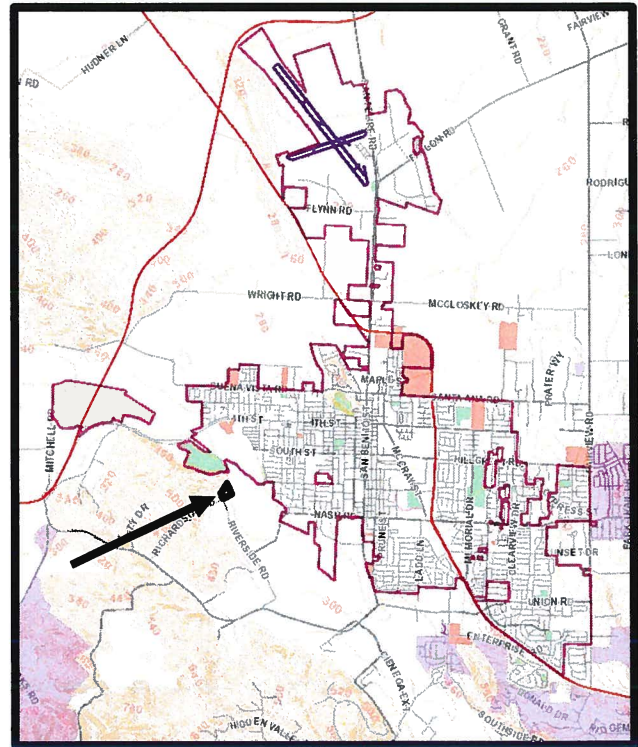
Contact Person: Michael Kelly, Associate Planner, 831 902-2287

Project File No.: Planning file PLN200045 (Villa/Stoney Farms Cannabis Facility)

Project Applicant: Ivan Villa

Project Location: 1180 Riverside Rd., opposite San Benito River from Hollister west limit (Assessor's Pcl. 021-050-028-0)

NOTICE IS HEREBY GIVEN that the Initial Study for Planning file PLN200045 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, provided incorporated of mitigation measures, 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 **November 12, 2021**, and ends at 5 p.m. on **December 13, 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 or Accela Citizens' Access (see instructions at lower right). 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., **December 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.



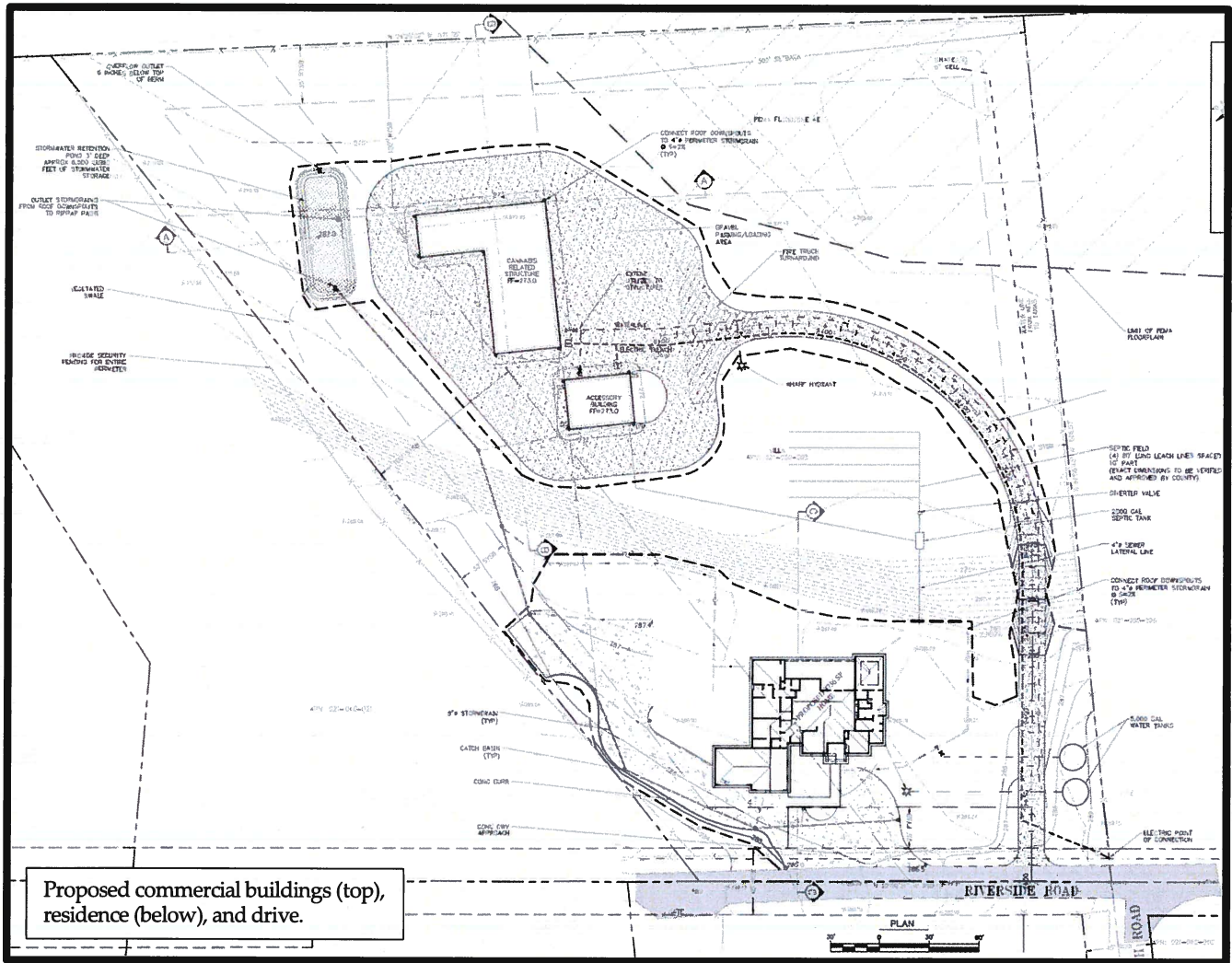
This study revises a prior study dated September 10, 2021, and describes effects of a cannabis cultivation use permit at 1180 Riverside Road near Hollister. The cannabis activities would take place in a new 4,600-square-foot building to facilitate the growing of cannabis plants. A separate building approximately 1,500 square feet in area would contain offices, and the business would involve 6 to 10 employees. In addition, a 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.

The project site is a grassy space of approximately 4.9 acres, stepping downward from a level ground surface near the terminus of Riverside Road to a plain on the west edge of the San Benito River. Adjacent to the site are properties used for rural residences, orchard, and grazing. Farther outward are similar land uses in addition to lands intended for sand mining along the river. The area opposite Riverside Road is hilly, with an area of hill extending to the property's north. Beyond that hill, about 600 feet northward, is Brigantino Park, a public open space presently consisting of unimproved open grass on the river's west side. Although almost all of incorporated Hollister is east of the river, the park is also within Hollister city limits. No public road or foot trail connects Riverside Road to the park or other points northward. Riverside Road leads to the site as a two-lane road past agriculture and

To view project documents using Accela:

- 1) go to the website aca.accela.com/SANBENITO,
- 2) go to Planning and click on "Search Cases,"
- 3) enter the Record Number **PLN200045** and click "Search," then
- 4) open the drop-down menu "Record Info" and click "Attachments."

Project-related documents can be found here, with the initial study using the file name **IS_PLN200045_211110 Villa Stoney Farms 1180 Riverside revision.pdf**.



rural residences similar to the project site's neighbors. The road narrows to about 20 feet in pavement width near the project site. Other than the park, Hollister incorporated territory is a quarter-mile to the northeast across the San Benito River. Along the river are the City of Hollister industrial wastewater treatment ponds with a recreational trail at its perimeter. Farther to the east is another public park overlooking the river and a residential neighborhood beyond that. Road access into incorporated Hollister is one mile by road, across the Nash Road bridge. The project site is a ¼-mile from the nearest school, R.O. Hardin Elementary School, in incorporated Hollister.

The site is under the Agriculture (A) designation in the San Benito County 2035 General Plan. This designation is intended "to maintain the productivity of agricultural land ... [and] is applied to agriculturally productive lands of various types, including crop land, vineyards, and grazing lands. This designation allows agricultural support uses, such as processing, wineries, and other necessary public utility and safety facilities and one principal residential dwelling unit per lot. ... These areas typically have transportation access, but little to no public infrastructure." One dwelling per five acres is allowed. This property is subject to the Agricultural Productive (AP) zoning designation, which allows agriculture in general in addition to residential use limited according to the General Plan. County Code §25.07.022 allows several additional uses under a conditional use permit, most of an agricultural nature. Among these is cultivation of commercial cannabis. County Code Chapter 19.43 regulates cannabis land uses in much further detail. The chapter determines the zones in which these uses are allowed, establishes necessary project components, and sets operating requirements for multiple types of cannabis businesses. This land use is regulated to an especially greater degree by the State of California under the Medicinal and Adult Use Cannabis Regulation and Safety Act and by California Code of Regulations Title 4 Division 19 Chapter 7 and related codes.

Michael Kelly

Associate Planner
Title

November 10, 2021

Date

Signature