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

To: Interested Individuals
San Benito County Clerk

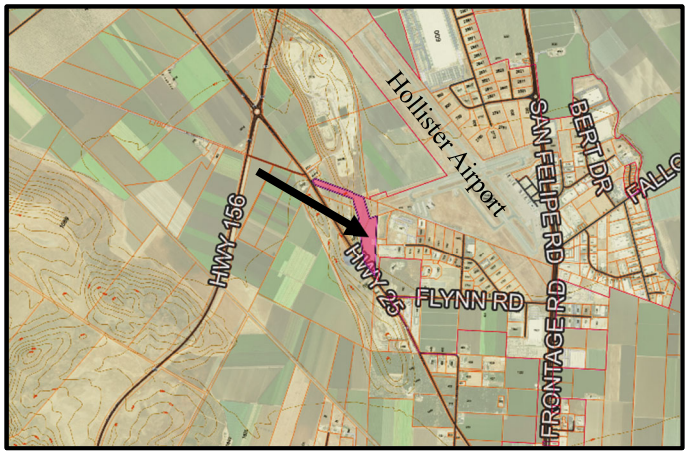
From: San Benito County Resource Mgmt. Agency
2301 Technology Parkway
Hollister, CA 95023-2513

Contact Person: M. Abraham Prado, Director of Planning and Building Services, (831) 902-2273, aprado@sanbenitocountyca.gov

Project File No.: County Planning File CAN230001
(Stoney Farms Conditional Use Permit)

Project Applicant: Stoney, LLC

Project Location: 2639 Bolsa Road, Hollister, CA 95023, within San Benito County, California (Assessor's Parcel Number 019-010-015)



NOTICE IS HEREBY GIVEN that the Initial Study for County Planning File CAN230001 is available for public review and that the San Benito County Resource Mgmt. Agency (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 November 9, 2026, and ends at 5:00 p.m. on December 8, 2026**. The project's Initial Study, its proposed Mitigated Negative Declaration, and the documents referenced in the Initial Study and MND are available for review at the County Resource Management Agency at the above address, at the County website via the page at https://www.sanbenitocountyca.gov/departments/resource-management-agency/planning-and-land-use-division/current-major-planning-projects, and via Accela at aca.accela.com/SANBENITO. Comments may be addressed to the contact person identified above; written comments are preferred. Please reference the project file number, CAN230001, in all communications. **NOTICE IS HEREBY FURTHER GIVEN** that a public hearing for this project before the County Planning Commission is tentatively scheduled for 6:00 p.m., January 20, 2027, 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 public may also join this meeting using Zoom by visiting the web address https://cosb-us.zoom.us/j/89244778691?pwd=keOus6ltwLyAeeHOnThDuTrZTBqv0s.1 or by dialing either +1 669 900-6833 (US, San Jose) or +1 408 638-0968 (US, San Jose). To access the meeting, please enter the Webinar ID **892 4477 8691** and passcode **950928**.

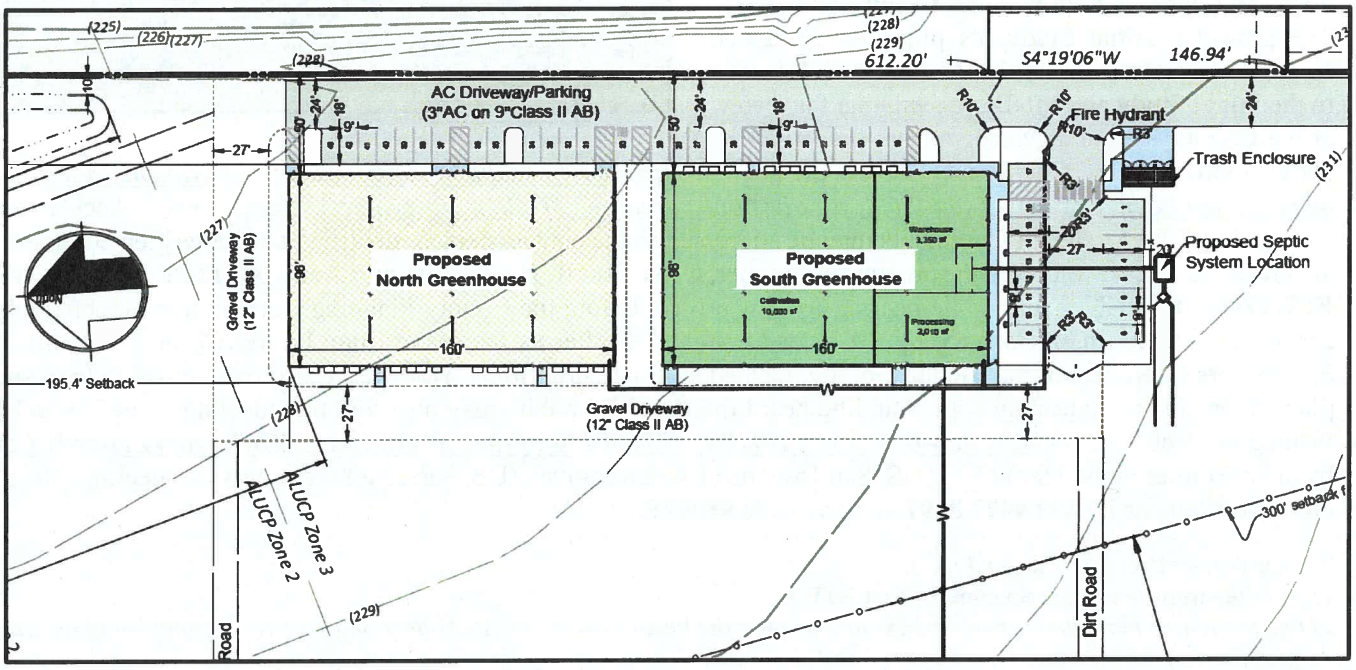
To view project documents using Accela:
***1)** go to the website* **aca.accela.com/SANBENITO**,
2)** find the search bar with the magnifying glass to enter the Record Number* ***CAN230001 *and click the magnifying glass, then*
***3)** open the drop-down menu "Record Info" and click "Attachments."*
Project-related documents can be found here, with the initial study titled:
2026-10-23_IS_CAN230001 Stoney Farms Public Review Draft.pdf

The proposed project, reviewed under County Planning File CAN230001, aims to establish an indoor commercial cannabis microbusiness (cultivation, manufacturing, and distribution) facility consisting of two (2) 15,360 square foot greenhouse/warehouse structures totaling 30,720 square feet, a 43-stall parking lot, paved access driveway, trash enclosure, and septic system. The proposed project includes new outdoor lighting for safety and security purposes, including building attached lights and lights for all walkways and parking areas. Water service to the

proposed project would be provided by an existing well located on an adjacent parcel via a shared well agreement and access easement. The proposed project would require an encroachment permit from Caltrans due to the access road connecting with SR 25. Limited grading would be required for the site, and the proposed project also includes new utility connections and on-site landscaping. Once operational, the proposed project would include separate spaces for indoor cultivation of cannabis, processing of cannabis into concentrated cannabis products, preparation and packaging of cannabis products, and office and warehouse space. Security personnel will be located on the site on a 24-hour basis, seven (7) days a week. High definition internal and external Closed Circuit Television cameras will be utilized, as well as other security measures including motion sensitive burglar alarms, door and window monitoring devices and contact alarms, monitored building entries, and fire and burglar alarms.

The proposed project is located at 2639 Bolsa Road, Hollister, CA 95023, in unincorporated San Benito County, California. The project site is comprised of an approximately 13-acre portion of a vacant 20-acre parcel. The project site has historically been used for row crop farming. The proposed project would be located on the northeast portion of the parcel. Bolsa Road/State Route 25 provides local access to the project site. Regional access is provided by SR 156 located approximately 2,300 feet northwest of the project site. The project site is located in a rural area and is surrounded by agricultural and rural residential land uses, as well as the Hollister Municipal Airport. The proposed project is located within the jurisdiction of the Airport Land Use Compatibility Plan (ALUCP) for the Hollister Municipal Airport. Portions of the proposed project site are located within ALUCP Zones 2 and 3. However, the portion of the site proposed for development with habitable structures is in Zone 3, where aircraft may make turns but are not making direct approaches or departures to the airport.

The San Benito County General Plan designates the project site as Agriculture (A) and the project site is zoned Agricultural Productive (AP). The AP designation applies to areas that are characterized by agriculturally productive lands of various types, including crop land, vineyards, and grazing lands. The purpose of this land use designation is to maintain the productivity of agricultural land, especially prime farmland, in the County. Manufacturing, laboratory testing, and microbusiness of cannabis for commercial use are considered conditionally acceptable uses under the AP zoning designation.



Signature *M. Abraham Prado*	*Director of Planning and Building Services*	11/5/2026
	Title	Date