Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: _____

Project Title: Stoney Farms Conditional Use Permit Project (County File CAN230001)

Lead Agency: San Benito County Resource Management Agency, Planning and Land Use Division

Contact Name: M. Abraham Prado, Director

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Project Location: Unincorporated (*City*) San Benito County (*County*)

Project Description (Proposed actions, location, and/or consequences).

The proposed project is a conditional use permit for an indoor commercial cannabis microbusiness (cultivation, manufacturing, and distribution) facility (County Planning File CAN230001). The proposed project would include 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. 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.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

County File CAN230001 has potentially significant impacts, which could be mitigated to less than significant with respective incorporated mitigation measures, on the following resources: Biological Resources, Cultural Resources, Geology and Soils, Hazards and Hazardous Materials, Hydrology and Water Quality, and Tribal Cultural Resources.

Biological Resources: Employee Education Program, pre-construction survey, construction monitor, implementation of Best Management Practices (BMPs), bat surveys (outside of September 15 through November 1), bird surveys (outside of February 1 through September 15), consultation with US Fish and Wildlife Service and/or California Department of Fish and Wildlife for Calfornia red-legged frog and California Tiger Salamander, maintaining tree protection zones.
Cultural Resources: on-call archaeologist, provisions and procedures for treatment of human remains.
Geology and Soils: evidence demonstrating adherence to recommendations of design-level geotechnical report, implementation of construction erosion control measures and BMPs.
Hazards and Hazardous Materials: Implementation of design features.
Hydrology and Water Quality: preparation and implementation of a Stormwater Pollution Prevention Plan
Tribal Cultural Resources: pre-construction training, providing site access to tribal monitors

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

No known controversy.

Provide a list of the responsible or trustee agencies for the project.

San Benito County Resource Management Agency: Integrated Waste Management; Public Works Division

Other San Benito County Agencies: Environmental Health Department; San Benito County Water District, Recology San Benito County, Airport Land Use Commission

Regional and State Agencies: City of Hollister Fire Department, California Department of Transportation, Monterey Bay Air Resources District, California Department of Fish and Wildlife, U.S. Fish and Wildlife Service, California Department of Cannabis Control