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

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 Person: M. Abraham Prado, Director

Mailing Address: 2301 Technology Parkway, Hollister, CA
Phone: (831) 902-2273

City: Unincorporated area
Zip: 95023-2513
County: San Benito

Project Location: County: San Benito
City/Nearest Community: Hollister

Cross Streets: Bolsa Road/SR 25
Zip Code: 95023

Longitude/Latitude (degrees, minutes and seconds): 36 ° 53 ' 10.5 " N / 121 ° 24 ' 59.6 " W Total Acres: 20

Assessor's Parcel No.: 019-010-015
Section: _____ Twp.: _____ Range: _____ Base: _____

Within 2 Miles: State Hwy #: SR 25, SR 156
Waterways: N/A

Airports: Hollister Municipal Airport
Railways: N/A
Schools: Calaveras Elementary

Document Type:

CEQA: ☐ NOP ☐ Draft EIR
☐ Early Cons ☐ Supplement/Subsequent EIR
☐ Neg Dec (Prior SCH No.) _____
☒ Mit Neg Dec Other: _____

NEPA: ☐ NOI ☐ EA ☐ Draft EIS ☐ FONSI

Other: ☐ Joint Document ☐ Final Document ☐ Other: _____

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 _____ Acres _____
☐ Office: Sq.ft. _____ Acres _____ Employees _____
☐ Commercial: Sq.ft. _____ Acres _____ Employees _____
☐ Industrial: Sq.ft. _____ Acres _____ Employees _____
☐ Educational: _____
☐ Recreational: _____
☐ Water Facilities: Type _____ MGD _____

☐ Transportation: Type _____
☐ Mining: Mineral _____
☐ Power: Type _____ MW _____
☐ Waste Treatment: Type _____ MGD _____
☒ Hazardous Waste: Type Cannabis Processing
☒ Other: Agricultural - Cannabis

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:

The San Benito County General Plan designates the site as Agriculture ("A"). The site is within the Agricultural Productive ("AP") Zoning District.

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

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 unpermitted 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.

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".

X	Air Resources Board		Office of Historic Preservation
	Boating & Waterways, Department of		Office of Public School Construction
	California Emergency Management Agency		Parks & Recreation, Department of
	California Highway Patrol		Pesticide Regulation, Department of
X	Caltrans District # 5		Public Utilities Commission
	Caltrans Division of Aeronautics	X	Regional WQCB # 3
	Caltrans Planning		Resources Agency
	Central Valley Flood Protection Board	X	Resources Recycling and Recovery, Department of
	Coachella Valley Mtns. Conservancy		S.F. Bay Conservation & Development Comm.
	Coastal Commission		San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
	Colorado River Board		San Joaquin River Conservancy
	Conservation, Department of		Santa Monica Mtns. Conservancy
	Corrections, Department of		State Lands Commission
	Delta Protection Commission		SWRCB: Clean Water Grants
	Education, Department of	X	SWRCB: Water Quality
	Energy Commission		SWRCB: Water Rights
X	Fish & Game Region # 4		Tahoe Regional Planning Agency
X	Food & Agriculture, Department of	X	Toxic Substances Control, Department of
	Forestry and Fire Protection, Department of		Water Resources, Department of
	General Services, Department of		
	Health Services, Department of	X	Other: Department of Cannabis Control
	Housing & Community Development		Other:
	Native American Heritage Commission		

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

Starting Date November 9, 2026 Ending Date December 8, 2026

Lead Agency (Complete if applicable):

Consulting Firm: Denise Duffy & Associates, Inc.
Address: 947 Cass Street, Suite 5
City/State/Zip: Monterey, CA 93940
Contact: Robyn Simpson
Phone: (831) 760-0196

Applicant: Stoney, LLC,
Address: 415 E. Alondra Boulevard, Suite 1
City/State/Zip: Gardenia, CA 90248
Phone: (408) 623-2217

Signature of Lead Agency Representative: [signature] **Date:** 11/4/2026

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