

**Notice of Availability for Public Review
A Proposed Negative Declaration for the San Benito Hemp Campus**

To: Interested Individuals
 San Benito County Clerk

From: San Benito County Planning Department
2301 Technology Parkway
Hollister, CA 95023

Contact Person: Taven M. Kinison Brown, Principal County Planner (tkinisonbrown@cosb.us) 831-637-5313

Project File No.: PLN190020

Project Applicant: Pacific Bay Capital Group, LLC

Project Location: The Gilroy Gaits Equestrian Facility at 7777 Frazier Lake Road, San Benito County, California

Project Description: The San Benito Hemp Campus Use Permit is a proposal to reuse 275,000 square feet of existing structures at a former turkey raising facility on a 75-acre agriculturally (AP) zoned parcel south of and adjacent to the Frazier Lake Airport. The applicants have also offered to enter into a Development Agreement with the County of San Benito. The property is presently used as a 200-horse equestrian facility and for storage of the owner's car collection.

The San Benito Hemp Campus facility would provide for hemp cultivation and hemp-derivative manufacturing and oil extraction. The manufacturing processes will include compounding and formulating various hemp (CBD) products. The oil extraction facilities would involve ethanol-based extraction processes. The project includes a proposal to erect 60,000 square feet of "hoop" greenhouses for seed production and cultivation. An emergency generator will provide back-up power to the campus.

The San Benito Hemp Campus will process hemp grown elsewhere in the California region as the market will bear. Adjacent properties in the vicinity, not subject to this Use Permit review, will be used to grow hemp for cultivation and processing at this facility as well.

The proposed facility would operate seven days per week, 24 hours/day with two, twelve-hour shifts. Initially, the facility is expected to employ between 50 and 75 employees with potentially 125 employees at full development. Vehicle traffic generation would include employee-generated daily trips, along with truck trips relating to the operations. Between 25 and 50 truck trips per month would bring hemp and other extraction components, such as ethanol to the facility while approximately 20 truck trips per month leaving the facility with extracted hemp fiber.

An Initial Study has been prepared for the above-described project and the intent is to adopt a Negative Declaration. The (proposed) Negative Declaration finds that the project will not have a significant effect on the environment.

The public review period for the (proposed) Negative Declaration begins May 20, 2019 and ends June 10, 2019. A public hearing on the project is scheduled before the San Benito County Planning Commission on June 19, 2019. The public hearing will occur in the Board Chambers at 481 Fourth Street, Hollister, at 6:00 pm.

The project's Initial Study, proposed Negative Declaration and the documents referenced in the Initial Study and Negative Declaration are available for review at the County Planning Department at the above address. Comments may be addressed to the contact person noted above. Written comments are preferred. Please reference the project file number in all communications.

Signature

Title

Date

Taven M. Kinison Brown, Principal Planner *5/20/2019*

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 # INFORMATION ONLY
NOT SENT TO C.H.

Project Title: San Benito Hemp Campus

Lead Agency: San Benito County Resource Management Agency - Planning

Contact Person: Taven M. Kinison Brown

Mailing Address: 2301 Technology Parkway

Phone: 831-637-5313

City: Hollister

Zip: 95023

County: San Benito County

Project Location: County: San Benito County

City/Nearest Community: Hollister, CA

Cross Streets: Frazier Lake Road/ Shore Road

Zip Code: 95023

Longitude/Latitude (degrees, minutes and seconds): ... N / ... W Total Acres: 75 acres

Assessor's Parcel No.: 013-050-028

Section: ... Twp.: ... Range: ... Base: ...

Within 2 Miles: State Hwy #: 25

Waterways: None

Airports: Frazier Lake Airpark

Railways: Union Pacific

Schools: None

Document Type:

- CEQA: [] NOP [] Draft EIR [] Early Cons [] Supplement/Subsequent EIR [x] 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 [x] Use Permit [] Coastal Permit
[] Community Plan [] Site Plan [] Land Division (Subdivision, etc.) [] Other: Dev. Agreement

Development Type:

- [] Residential: Units ... Acres ...
[] Office: Sq.ft. ... Acres ... Employees ...
[] Commercial: Sq.ft. ... Acres ... Employees ...
[x] Industrial: Sq.ft. 275,000 Acres 75 Employees 125
[] Educational: ...
[] Recreational: ...
[] Water Facilities: Type ... MGD ...
[] Transportation: Type ...
[] Mining: Mineral ...
[] Power: Type ... MW ...
[] Waste Treatment: Type ... MGD ...
[] Hazardous Waste: Type ...
[] Other: ...

Project Issues Discussed in Document:

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

Present Land Use/Zoning/General Plan Designation:

A 275,000 square foot, 200-Horse Equestrian Facility. General Plan=Agriculture; Zoning=Agricultural Productive

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

The San Benito Hemp Campus Use Permit is a proposal to reuse 275,000 square feet of existing structures at a former turkey raising facility on a 75-acre agriculturally (AP) zoned parcel south of and adjacent to the Frazier Lake Airport. The San Benito Hemp Campus facility would provide for hemp cultivation and hemp-derivative manufacturing and oil extraction. The manufacturing processes will include compounding and formulating various hemp (CBD) products. The oil extraction facilities would involve ethanol-based extraction processes. The project includes a proposal to erect 60,000 square feet of "hoop" greenhouses for seed production and cultivation. An emergency generator will provide back-up power to the campus. The proposed facility would operate seven days per week, 24 hours/day with two, twelve-hour shifts. 125 Employees.

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 *THIS PROJECT WAS NOT REQUIRED TO BE SENT TO THE STATE CLEARINGHOUSE*

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X". *STATE CLEARINGHOUSE*
 If you have already sent your document to the agency please denote that with an "S".

- | | |
|--|--|
| <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 type="checkbox"/> Fish & Game Region # _____ | <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 type="checkbox"/> Health Services, Department of | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Housing & Community Development | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Native American Heritage Commission | |

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

Starting Date May 20, 2019 Ending Date June 10, 2019

Lead Agency (Complete if applicable):

Consulting Firm: <u>M-Group US</u>	Applicant: <u>Pacific Bay Capital Group, LLC</u>
Address: <u>307 Orchard City Dr, Suite 100</u>	Address: <u>8 N. San Pedro St, Unit 200</u>
City/State/Zip: <u>Campbell, CA 95008</u>	City/State/Zip: <u>San Jose, CA 95110</u>
Contact: <u>Geoff Bradley, AICP</u>	Phone: <u>(408) 836-9290</u>
Phone: <u>408.340.5642</u>	

 Signature of Lead Agency Representative: Tawn M. K. Jensen Brown Date: 5/20/2019

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



San Benito County Resource Management Agency

Public Works / Planning & Building / Parks / Integrated Waste

2301 Technology Pkwy • Hollister CA 95023 • (831) 637-5313 • Fax (831) 636-4176

SAN BENITO COUNTY NOTICE OF PROPOSED NEGATIVE DECLARATION

TO: Responsible agencies, Trustee agencies, other County Departments, and interested parties

FROM: San Benito County Planning Department

This notice is to inform you that an Initial Study and proposed Negative Declaration have been prepared by the applicant (Pacific Bay Capital Group, LLC and M-Group.us) with oversight and review by the San Benito County Planning Department. The Planning Department intends to recommend filing a Negative Declaration for the project identified below. The public review period for the Initial Study is from **May 20, 2019** to **June 10, 2019**. The document is available for review at the address listed below. Comments may be addressed to Principal County Planner, Taven M. Kinison Brown. Written comments are preferred. Please use the project file number in all communication.

- 1. Project title and/or file number:** San Benito Hemp Campus
PLN190020
- 2. Lead agency name and address:** San Benito County Planning Department
2301 Technology Parkway, Hollister, CA 95023
- 3. Contact Person and phone number:** Taven M. Kinison Brown
831-637-5313
- 4. Project Location:** 7777 Frazier Lake Road, San Benito County, California
- 5. Project Sponsor's Name and Address:** Pacific Bay Capital Group, LLC
8 N. San Pedro St, Unit 200
San Jose, CA 95110
- 6. General Plan Designation:** Agriculture
- 7. Zoning:** Agricultural Productive (AP)
- 8. Description of Project:** The proposed San Benito Hemp Campus facility would include hemp cultivation and hemp-derivative manufacturing and oil extraction. The extraction and manufacturing areas (subject to the use permit requirements) would utilize a number of existing structures totaling approximately 275,000 square feet. The manufacturing processes will include the compounding and formulating various hemp (CBD) products. The proposed hemp oil extraction facilities would involve a "closed-system" ethanol-based extraction processes and would not require water as part of the process. The project is estimated to use approximately 15,000 gallons of ethanol each month operation. The project includes a proposal to erect 60,000 square feet of "hoop" greenhouses for seed production and cultivation. The project includes the use of an emergency generator. The site and buildings were previously used for a turkey raising facility and is currently used as an equestrian facility. Most of the agricultural cultivation activities associated with this operation are expected to occur between the proposed facility and Frazer Lake Road, and northeast of the across Lake Road and are a permitted use. The proposed facility would operate seven days per week, 24 hours/day in three shifts and is expected to employ about 125 employees once the facility is in full operation. Between 25 and 50 truck trips per month would bring hemp and other extraction components, such as ethanol to the facility while approximately 20 truck trips per month leaving the facility with extracted hemp products.

9. Surrounding Land Uses and Setting: Agriculture, private airport, and low density residential.

Seismic Zone: A small portion of the eastern portion of the site, immediately adjacent to Lake Road, is located in the Alquist-Priolo Earthquake Zone for the Calaveras Fault.

Fire Hazard: Located within a Local Responsibility Area, outside of the designated moderate, high, and very high fire hazard areas.

Floodplain: Zone X (outside the 500-year floodplain) as depicted on the FEMA floodplain map panel number 060690070D, dated April 16, 2009.

Archaeological Sensitivity: None.

Habitat Conservation Area: Within Habitat Conservation Plan Fee area.

Landslide: Not adjacent to hillside area, onsite slopes are generally less than 2%.

Soils:
Ww2 - Willows Soil, Eroded (55% of site)
Pa - Pacheco Silt Loam (35 % of site)
Pc - Pacheco Loam (8% of site)
GuE - Gullied Land (2% of site)

10. Planning and Zoning: The General Plan Land Use Designation for the site is Agriculture. According to the General Plan the intent of this designation is as follows: "This designation is applied especially to those lands, which are identified as being prime agricultural lands but also includes agriculturally productive lands of any type, including grazing lands." The project will comply with the applicable goals, policies, and programs contained in the adopted County General Plan. The site is zoned Agricultural Productive. The purpose of the Agricultural Productive (AP) is Zoning District (from the County Code Section 25.07.003) is as follows: "The intent of the AP district is to provide for areas within the county to be used for agricultural production of any type as set forth in the general plan." San Benito County Code Section 25.07.005 describes the conditional uses allowed in the zoning district, specifically Subsection (V) lists "Agricultural processing" and Subsection (B) lists "Commercial greenhouses and mushroom growing facilities" as conditionally permitted uses. The planting and harvesting of crops associated with this operation are a permitted use in the Agricultural Productive Zoning District.

11. Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement): In addition to permits and approvals for County-level departments and agencies, the following outside organizations may also use this document in their permitting actions: Central Coast Regional Water Quality Control Board, Monterey Bay Air Pollution Control District, San Benito County Water District.


Environmental factors potentially affected: The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" or "Less Than Significant with Mitigation," as indicated by the checklist on the following pages.

- | | | |
|--|---|---|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Agriculture/Forestry Resources | <input type="checkbox"/> Air Quality |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Energy |
| <input type="checkbox"/> Geology/Soils | <input type="checkbox"/> Greenhouse Gas Emissions | <input type="checkbox"/> Hazards/Hazardous Materials |
| <input type="checkbox"/> Hydrology/Water Quality | <input type="checkbox"/> Land Use/Planning | <input type="checkbox"/> Mineral Resources |
| <input type="checkbox"/> Noise | <input type="checkbox"/> Population/Housing | <input type="checkbox"/> Public Services |
| <input type="checkbox"/> Recreation | <input type="checkbox"/> Transportation | <input type="checkbox"/> Tribal Cultural Resources |
| <input type="checkbox"/> Utilities/Service Systems | <input type="checkbox"/> Wildfire | <input type="checkbox"/> Mandatory Findings of Significance |

Determination.

On the basis of this initial evaluation:

- I find that the proposed project qualifies for an exemption to CEQA pursuant to Section 15061(b)(3).
- I find that the proposed project COULD NOT have a significant effect on the environment, and a **NEGATIVE DECLARATION** will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A **MITIGATED NEGATIVE DECLARATION** will be prepared.
- I find that the proposed project **MAY** have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required.
- I find that the proposed project **MAY** have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An **ENVIRONMENTAL IMPACT REPORT** is required, but it must analyze only the effects that remain to be addressed.
- I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or **NEGATIVE DECLARATION** pursuant to applicable standards and (b) have been avoided or mitigated pursuant to that earlier EIR or **NEGATIVE DECLARATION**, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

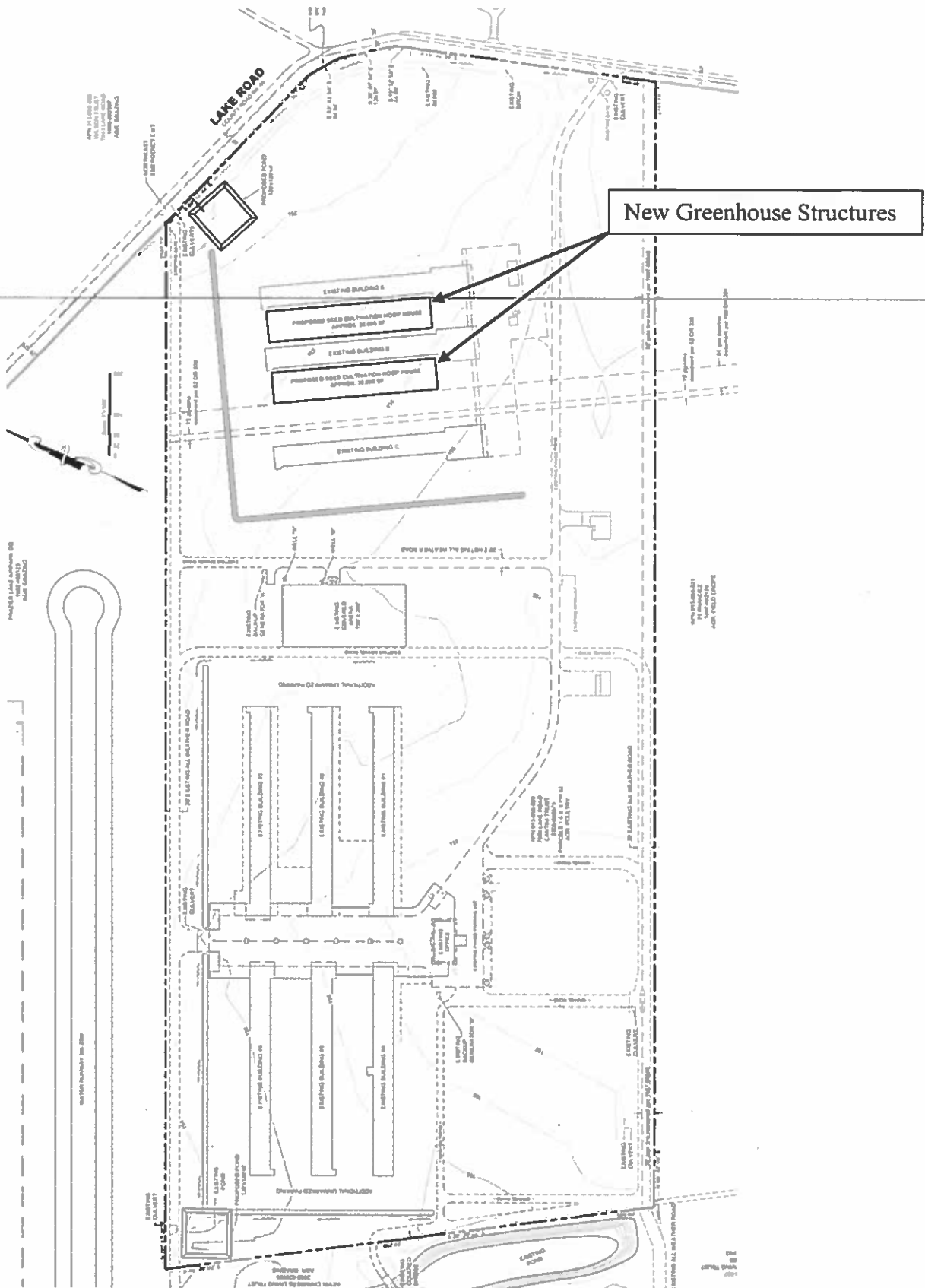

 Signature
 Taven M. Kinison Brown, Principal County Planner
 San Benito County Department of Planning and Building Inspection Services


 Date

Figure 1 Vicinity Map



Figure 2 Site Plan



Evaluation of Environmental Impacts:

- 1) A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g. the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g. the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
- 2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
- 4) "Negative Declaration: Less Than Significant with Mitigation" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from Section XVII, "Earlier Analyses," may be cross-referenced).
- 5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the earlier analyses discussed in Section XVII at the end of the checklist.
- 6) Potential project impacts can be reduced or mitigated in three different ways. The first is to modify the design or character of the project to reduce or eliminate an impact. The second are the provisions of required governmental program that require the implementation of permits or approvals with reduce or eliminate an impact. The third is the crafting of a specific mitigation measure to create a customized provision to mitigate project impacts.

I. AESTHETICS –

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) In nonurbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point).	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?				
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Response:

- a. Less Than significant - The proposed project is located in the middle of a flat agricultural plain and does not involve a scenic vista. The external appearance of the existing structures is not expected to change. Also, the proposed project is not located within a scenic corridor identified in the County General Plan, specifically State Highways 101, 129 and 146. In light of surrounding land uses discussed above, the site does not contain any outstanding scenic qualities that the proposed project could adversely impact.

- b. No Impact - The proposed project is not located along a state designated scenic highway corridor and does not contain any scenic resources.
- c. Less Than significant – The project is not in an urbanized area. The proposed project will not change the existing visual character and quality of the site and its surrounding area. The visual makeup of the surrounding area consists of agricultural and grazing lands with associated buildings and residences and a small private airport. The reuse of the existing buildings as well as the construction of additional structures will not alter the existing rural-agricultural character of the area.
- d. Less Than significant - The proposed project involves the reuse of existing buildings and is not expected to introduce noticeable new sources of light and glare. Any future additional on-site lighting will comply with the requirements in affect at the time of building permit submittal. The current developed condition of the site and the County Code requirements in Chapter 19.31 (Development Lighting) will prevent any new sources of light or glare.

II. AGRICULTURE AND FORESTRY RESOURCES –

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Involve other changes in the existing environment which due to their location or nature, could result in conversion of farmland, to non-agricultural use or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board.

Response:

- a, b. No Impact - The proposed project is the reuse of an existing agricultural production complex in a rural agricultural area. While the site contains quality agricultural soils, the site had already been substantially developed. Furthermore, the site is also not under a Williamson Act contract.
- c, d. No Impact - The proposed project does not contain, and is not located in or adjacent to, an area designated as forest land. As a result, the proposed project will not impact forestry resources of convert forest land to non-forest use.

- e. Less Than Significant - The proposed project is surrounded by lands considered to be Farmland of Local Importance, Prime Farmland, Unique Farmland, and Farmland of Statewide Importance, as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency. The proposed reuse of the site would not, in and of itself, result in the conversion of farmland or forest lands to some other type of use. To the extent that this project could encourage other agricultural processing facilities in the area, those changes could result in converting other agricultural lands to non-agricultural uses. However, any future proposed projects would be reviewed under separate environmental documents.

III. AIR QUALITY –

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Response:

- a. Less Than Significant - The proposed project is the reuse of existing on-site facilities that would not have the potential to conflict or obstruct the Air Quality Management Plan. If the proposed project requires the issuance of a permit from the Monterey Bay Air Pollution Control District, the compliance with the provisions of that permit would ensure compliance with applicable air quality plan and would minimize or prevent the release of problematic air quality pollutants.
- b. Less Than Significant - The proposed project is the reuse of existing on-site facilities that would not have the potential to conflict or obstruct the Air Quality Management Plan. To evaluate the proposed project, air quality emissions were modeled using the approved CalEEMod model to evaluate both the construction and operational emissions. Since the majority of the facilities onsite are existing, construction emissions are the result from the construction/erection of 60,000 square feet of hoop-house greenhouses. As indicated in Table III-1, the construction of these facilities would have a negligible impact to air quality.

TABLE III-1 Construction Criterial Pollutant Emissions

Criteria Pollutant	Threshold of Significance	Projected Construction Emissions
Particulate Matter, 10 micrometers or less	82 lbs/day	1.2 lbs/day
<i>Source: CalEEMod Version 2016.3.2, run date: 5/9/2019; Monterey Bay Unified Air Pollution Control District CEQA Air Quality Guidelines 2008, page 5-3</i>		

The majority of the potential air quality emissions will result from the operation of the facility. Note that the CBD oil extraction process involves a “closed” system that does not release pollutants into the air. Table III-2 indicates the anticipated operational emissions of the criteria pollutants are all below the MPAPCD’s significance thresholds.

TABLE III-2 - Operational Criterial Pollutant Emissions

Criteria Pollutant	Thresholds of Significance	Projected Operational Emissions
Reactive Organic Gases	137 lbs/day	-
Oxides of Nitrogen	137 lbs/day	23.5 lbs/day
Particulate Matter, 10 micrometers or less	82 lbs/day	11.8 lbs/day
Carbon Monoxide	550 lbs/day	52.9 lbs/day
Sulfur Dioxide	150 lbs/day	0.2 lbs/day

Source: CalEEMod Version 2016.3.2, run date: 5/9/2019; Monterey Bay Unified Air Pollution Control District CEQA Air Quality Guidelines 2008, page 5-6

- c. **Less Than Significant** - The proposed project is located in a rural agricultural area. The closest potentially sensitive uses are farm residences located over 500 feet south and east of the site. This distance, combined with the project’s lack of significant air pollution emissions, will minimize impacts to any potentially sensitive uses. The control of air pollutants is regulated by the standard requirements of the Monterey Unified Air Pollution Control District.
- d. **Less Than Significant** - The proposed project is located in a rural agricultural area. The closest potentially sensitive uses are farm residences located over 500 feet south and east of the site. This distance, combined with the project’s lack of significant air pollution emissions, will minimize impacts to any potentially sensitive uses. Previous uses of the facility include the production or keeping of large numbers of farm animals (turkeys and horses) that generate substantial amounts of objectionable animal-related odors. Any odors from the proposed project are expected to be minimal.

IV. BIOLOGICAL RESOURCES –

Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, by the California Department of Fish and Game or US Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Response:

- a-e. No Impact - The proposed project involves the reuse of a previously developed site. The site is located adjacent to the Frazier Lake Airpark which could create a localized barrier to the movement of wildlife species in some directions. The site does not contain sensitive or significant biologic resources, watercourses or wetlands. The reuse of the site will not conflict with local policies or ordinances adopted to protect biologic resources.
- f. Less Than Significant Impact - The proposed project is not located in an adopted area covered by a Habitat Conservation Plan. However, all of unincorporated San Benito County is in the future HCP study area as described in Chapter 19.19 (Habitat Conservation Plan Study Area). The purpose of the fee is to finance the development and implementation of a habitat conservation plan. Fees are collected prior to the issuance of a building permit and, if applicable, prior to the recordation of a final map. If building permits are required for this project, payment of the Habitat Conservation Mitigation Fee will be required. As a result, this project will also not conflict with other approved local conservation plan, regional or state habitat conservation plan and any impacts will be less than significant.

V. CULTURAL RESOURCES –

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Response:

- a, b. No Impact - The project involves the reuse of a previously developed site. The use of the site is not expected to result in any ground disturbance which could impact archeological and historic resources. The site is not been identified as containing historic resources or known or probable archaeological resources, as shown on San Benito County Sensitivity Maps, Prehistoric Cultural Resources. The inadvertent discovery of any archeologic resources would be addressed through the provisions of County Ordinance 610.
- c. No Impact - The project involves the reuse of a previously developed site. The use of the site is not expected to result in any ground disturbance which could disturb any unknown human remains. There are also no records indicating that the human remains have been interred or discovered on the project site. If human remains are discovered onsite, the provisions of Chapter 19.05 (Archeologic Site Review) will apply.

VI. ENERGY –

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Response:

- a, b. Less Than Significant - The project proposes to reuse an existing facility. While the project may result in an incremental increase in energy use, the small scale of the facility prevents any significant impact. In addition, any building permits associated with the conversion of the facility to the intended use will be required to comply with current energy requirements that are a component of statewide and local energy plans.

VII. GEOLOGY AND SOIL –

Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving a:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to the Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Be located on a geologic unit or soil that is unstable or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on expansive soil, as defined in Table 18-1-B of the uniform building Code (1994), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Response:

- a.i. Less Than Significant - The closest known fault, the Calaveras fault is on the adjacent land across Lake Road. However, the Alquist-Priolo Special Study Zone is located along the eastern edge of the site adjacent to Lake Road in an area where no existing structures are located and where no new buildings are proposed.
- a.ii. Less Than Significant - The project involves the reuse of a previously developed site. Given the close proximity to the Calaveras and other faults in the region, the site will experience seismic ground shaking during a seismic event. The proposed project site could be exposed to strong seismic ground shaking. However, any impacts are expected to be less than significant,
- a.iii. Less Than Significant - The project involves the reuse of a previously developed site. Given the close proximity to the Calaveras and other faults in the region, the site will experience seismic ground shaking during a seismic event. Depending on the nature of the event and the depth to groundwater, liquefaction or other ground failure could occur. The potential for seismic-related ground failure, including liquefaction is considered to be low for this site. Geological fault study SH-10984-SA, prepared by Earth Systems Pacific stated that "Previous studies in the vicinity indicated that the soils in the area of the site could potentially

liquefy during a major earthquake. Some potentially liquefiable zones of wet sandy soil were encountered in our borings. However, based on Ishihara (1995) if liquefaction was to occur at the site, it should have a minor effect on the planned improvements due to the depths of the potentially liquefiable materials and the consistency of the overlying soils.”

- a.iv. **No Impact** - The project site is located on a level valley floor and is not in a close proximity to an area which could generate a landslide.
- b. **No Impact** - The project will re-use an existing facility in a level area on the valley floor, in a setting where top soil erosion is not expected to be a concern. Any future development will be required to comply with standard erosion control requirements.
- c, d. **No Impact** - The site is located in a relatively flat valley floor area which does not contain a geological unit ~~or soil that is unstable or would potentially become unstable, or highly expansive soils. Any new future~~ structures would be required to comply with any geotechnical engineering recommendations as part of the building permit process. Therefore, no impacts relating to substantial soil erosion, on-or off-site landslide, lateral spreading, subsidence, liquefaction or collapse are expected to occur.
- e. **Less Than Significant** - The proposed project is already served by four existing onsite wastewater treatment systems and a potable water system. According to the Environmental Protection Agency, the sanitary (toilet and faucet only) wastewater generation for industrial uses is typically about 13 gallons per person per day. At build-out, the project proposes to have as many as 125 employees and visitors on the 77-acres site. The property is currently served by four different septic systems. Two of the systems serve the agricultural production buildings while the other two systems serve the two existing caretaker/office buildings. The treatment capacity of the two main systems is more than 1,600 gallons per day (capable of meeting the wastewater treatment needs of 125 employees and visitors). This figure does not include the systems for the existing caretaker/office buildings. According to the available records, all systems are functioning normally. Because the existing onsite wastewater treatment system was designed to accommodate a larger number of employees and visitors, no significant impacts are anticipated.
- f. **No Impact** - The site is underlain by alluvial soils and does not contain any paleontological resources or site or any unique geological features. The use of the site is not expected to result in any ground disturbance which could impact archeological and historic resources. The inadvertent discovery of any paleontological resources would be addressed through the provisions of County Ordinance 610.

VIII. GREENHOUSE GAS EMISSIONS –

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with any applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Response:

- a, b. **Less Than Significant** - The proposed project involves the production hemp-related project and will involve the use of electricity, motor vehicles, and could involve industrial processes with could generate small amounts of greenhouse gases. As indicated under the air quality discussion, the project will not violate air quality criteria or generate large amounts of criteria pollutants. However, the small scale of the facility and the requirements to comply with existing standards and programs will keep emissions to a less than significant level.

IX. HAZARDS AND HAZARDOUS MATERIALS –

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the likely release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Response:

- a. Less Than Significant - The proposed project could result in the routine transport, use, or disposal of hazardous materials used in the extraction and manufacture of hemp-related products. However, these materials are expected to be in limited amounts and will be required to comply with all existing regulations relating to their transport, use, and eventual disposal.
- b. Less Than Significant - The proposed project will involve industrial processes that could result in an operational upset or accident. However, the site is located in a remote rural location and the materials being used are in limited amounts and relatively benign in isolated settings.
- c. No Impact - There are no schools located within one quarter mile of the proposed project site.
- d. No Impact - According to the Department of Toxic Substances Control Envirostor website, the project site does not contain and is not adjacent to hazardous material location.
- e. Less Than Significant - The project proposes to use an existing facility that is adjacent to the Frazier Lake Airpark. In this location, the project does not conflict with flight operations and the requirements of the Frazier Lake Air Park Comprehensive Land Use Plan (FLACLUP). The project is located within the Traffic Pattern Zone, the FLACLUP describes the following for this zone: “The potential for aircraft accidents is relatively low and the need for land use restrictions are minimal.” The close proximity to the site means that aircraft conducting “touch and goes” or needed to return to the runway will, in most circumstances, not need to fly over the site.

- f. No Impact - The proposed project is not altering the existing road network and is not located in a place that would impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan.
- g. No Impact - The site is within a non-wildland/non-urban area according to the California Department of Forestry. The site is not within a wildland fire area. Nothing in the proposed project would expose people or structures to a significant risk of loss, injury, or death involving wildland fires.

X. HYDROLOGY AND WATER QUALITY –

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner which would:				
i) Result in substantial erosion or siltation on-or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iii) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv) Impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) In a flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Response:

- a. Less Than Significant - The project site contains existing wastewater treatment and disposal systems and the project is not proposing a new system. The existing system is described in the Geology and Soils section. The proposed project would not violate any water quality standards or waste discharge standards.
- b. Less Than Significant - The proposed project will utilize existing wells to serve the property and supported the previous agricultural uses. Comments of a previous project provided by the San Benito County Water District indicated the properties in the project vicinity have elevated groundwater levels. Therefore, the potential for substantially depleting groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering the local groundwater table levels are considered to be unlikely.
- c. Less Than Significant - The project involves the utilization of an existing agricultural facility that will not change or alter the existing drainage pattern. The Conceptual Drainage Plan proposes two 1,400 square foot detention basins. These will be located on the east and west side of the property to collect design event runoff prior to it leaving the site. The locations of the basin are depicted on Figure 2. The final drainage plan will comply with all applicable County standards.

- d. Less Than Significant - The project is not in an area that is susceptible to seiche, tsunami, or mudflow. However, the site is located in one of the more distant portions of the Dam Inundation area for the Anderson Valley Reservoir. According to the 2009 study, workers on site would have at least four hours advance notice before the arrival of any floodwaters. This would provide sufficient time to safely shut down and evacuate the facility.
- e. Less Than Significant - The project involves the reuse of an existing site and will not conflict with, or obstruct, the implementation of a water quality control plan or sustainable groundwater management plan.

XI. LAND USE AND PLANNING –

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Response:

- a. No Impact - The proposed project involves the reuse of an existing site that is not located in an area containing an established community that could be divided.
- b. No Impact - The proposed project involves the reuse of an existing rural agricultural-related facility. The project is designate for Agriculture on the General Plan Land Use Plan and zoned for Agricultural Productive on the County Zoning Map. As a result, the project does not conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project adopted for the purpose of avoiding or mitigating an environmental effect.

XII. MINERAL RESOURCES –

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Response:

- a, b. No Impact - The project consists of the reuse of an existing facility in agricultural area that does not contain important mineral resources.

XIII. NOISE –

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Generate a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Generate excessive groundborne vibration or groundborne noise	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

XIII. NOISE –

Would the project:

Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
--------------------------------	---------------------------------------	------------------------------	-----------

levels?

- | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, expose people residing or working in the project area to excessive noise levels? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

Response:

- a. Less Than Significant - The proposed project may generate additional noise that would incrementally add to ambient noise levels in the project vicinity. However, the noise generated by the adjacent airpark would continue to dominate the ambient noise environment. The lack of noise sensitive uses nearby also prevents any significant impacts.
- b. Less Than Significant - The reuse of the existing buildings will not generate excessive groundbourne vibration or groundbourne noise levels. If additional buildings are constructed in the future, short-term construction activities could result in groundborne vibrations, but because the nearest off-site structures would be located in excess of 25 feet from the onsite construction, the vibrations would not be a significant impact.
- c. Less Than Significant - The reuse of the existing facility will expose workers to aircraft noise from the adjacent Frazier Lake Airpark. The 2020 Noise Contours indicated that the project site would experience noise levels between 65 and 70 dB. According to the Comprehensive Land Use Plan for the Airpark, these noise levels are considered to be acceptable for agricultural and industrial land uses. In addition, previous studies prepared for the site indicated that noise levels from the operation of the airpark would not expose workers on-site to excessive aircraft-related noise levels.

XIV. POPULATION AND HOUSING –

Would the project:

Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
--------------------------------	---------------------------------------	------------------------------	-----------

- | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension or roads or other infrastructure)? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Displace substantial numbers of existing people or housing necessitating the construction of replacement housing elsewhere? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Response:

- a. Less Than Significant - The proposed project involves the reuse of an existing facility and does not involve the construction of new homes. As a result, it is not expected to substantially induce population growth in the area. While the project will employ additional people, the project is small enough that it would not inducing substantial new development in the area. Therefore, given that this proposal does not describe the creation of a housing or industrial development, any impact would be less than significant impact.
- b. No Impact - The proposed project involves the reuse of an existing facility and will not displace any existing housing.

XV. PUBLIC SERVICES –

Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Response:

- a, b, e. Less Than Significant - The proposed project will result in the potential incremental increase in the demand for sheriff, fire services, or other governmental services. However, no new facilities would be needed result of this project. The project site would continue to financially contribute to the costs of these services through existing property, use, and sales taxes.
- c, d. No Impact - The proposed project involves the reuse of an existing facility and will not increase the demands on schools and parks. No new educational or recreational facilities will need to be constructed as a result of this project.

XVI. RECREATION –

Would the Project:

	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Require the construction or expansion of recreational facilities, or include recreational facilities, which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Response:

- a, b. No Impact - The project will not affect any existing recreational facilities and will not increase the need for additional or expanded recreational facilities.

XVII. TRANSPORTATION/TRAFFIC –

Would the project

	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance of safety of such facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict or be inconsistent with CEQA Guidelines Section 5064.3(b)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially increase hazards due to a design feature (e.g. sharp curves, or dangerous intersections) or incompatible uses (e.g., farm	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

XVII. TRANSPORTATION/TRAFFIC –

Would the project	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
equipment)?				
d) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Response:

- a. **No Impact** - The proposed project is located in a rural area and conforms with all applicable transportation and safety-related plans and policies.
- b. **Less Than Significant** – The proposed project is the reuse of an existing facility in a rural environment. Frazier Lake Road, the primary access point to the facility, currently operates at an acceptable level of service. The operation of the new facility will not change the current operating conditions. The previously approved use of the site, a two hundred-stall horse facility, resulted in approximately 176 vehicle trips (88 round trips) per day with three daily horse trailer trips. In contrast the proposed project could have as many as 125 employees which could result in about 250 vehicle trips (125 round trips) per day with about six round-trip truck trips per day on average. These calculations assume that all employees will be driving individually. According to the 2035 County General Plan, the existing and proposed average daily traffic volumes are about 3,500 trips per day on Frazer Lake Road. In comparison, the General Plan LOS “D” threshold is approximately 14,300 daily trips. Shore Road, which runs between Highways 25 and 156 has similar low traffic volumes. Recent changes to the CEQA Guidelines, Section 15064.3(b)(1) provides criteria on how to address Vehicle Miles Traveled (VMT) for land use projects. However, neither the State nor San Benito County had adopted standards for calculating vehicle miles traveled. As a result, this document has been prepared using the County’s existing evaluation criteria.
- c. **No Impact** - The project involves the reuse of an existing facility and will not create substantial road safety hazards due to a design feature or incompatible uses.
- d. **No Impact** - The proposed project has multiple access points onto both Frazier Lake Road and Lake Road. These multiple connections to the area’s road network provide adequate emergency access.

XVIII. TRIBAL CULTURAL RESOURCES

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Cause substantial damage to a listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code Section 5020.1(k)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause substantial damage to a resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

A significant tribal cultural resource, defined in Public Resources Code Section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe.

Response:

- a, b. No Impact – The project involves the reuse of an existing facility on a previously developed site that is not known to contain any tribal cultural resources.

XIX. UTILITIES AND SERVICE SYSTEMS –

Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Generate solid waste in excess of state or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Comply with federal, state, and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Response:

- a. No Impact - The site is currently served by on-site wastewater treatment and disposal systems, not connection to an outside agency is required. The site is already served by the existing electrical or telecommunications infrastructure. No addition facilities are required to support the proposed project.
- b. No Impact - The project involves the reuse of an existing facility that is served by onsite water wells.
- c. No Impact - The project is served through an existing onsite wastewater treatment and disposal system.
- d, e. Less than significant - The project is required to comply with all federal, state, and local statutes and regulations related to solid waste. The John Smith Landfill is the primary site for solid waste disposal for San Benito County and has sufficient capacity to accommodate the project's solid waste disposal needs.

XX. WILDFIRE –

If located in/near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

XX. WILDFIRE –

If located in/near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:

Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
--------------------------------	---------------------------------------	------------------------------	-----------

temporary or ongoing impacts to the environment?

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Response:

all. No Impact – The site is within a non-wildland/non-urban area and according to the California Department of Forestry is not within a wildland fire area. Nothing in the proposed project would expose people or structures to a significant risk of loss, injury, or death involving wildland fires.

XXI. MANDATORY FINDINGS OF SIGNIFICANCE –

Does the Project:

Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
--------------------------------	---------------------------------------	------------------------------	-----------

- | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| a) Have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Response:

- a. No Impact - The project involves the reuse of an existing facility on a developed site containing no biologic resources.
- b, c. Less Than Significant - The project involves the reuse of an existing facility on a developed site. As a result, there could be possible unknown or unforeseeable impact on human beings at some point in the future. The project is consistent with the City's General Plan (the long-range plan for the including the goals, policies and programs set forth therein) and the zoning requirements. While the project is minor and therefore not significant, it is part of the cumulative modification of the environment.

XXII. LIST OF REFERENCES

1. San Benito County General Plan
 - a. Land Use Element
 - b. Transportation Element
 - c. Noise Element
 - d. Open Space and Conservation Element
 - e. Scenic Roads and Highways Element
 - f. Seismic Safety/Safety Element
<https://m-group.box.com/s/q6zpmkhf92v62r5aemaaeo06iac34giq>
 - g. Housing Element
<https://m-group.box.com/s/6dqa7r1oen7f6pfyn2p35wzh5umv3mtk>

- h. Environmental Resources and Constraints Inventory
<https://m-group.box.com/s/on2ys843ero181kestxq7fjr0uc2qswj>
2. San Benito County Ordinances
 - a. Zoning Ordinance
<https://m-group.box.com/s/hu37247nvb57lhrj4vo304k2m7t3z3tm>
 - b. Grading Ordinance
<https://m-group.box.com/s/tbbv3xugip1mnoknwgedyhdeeahvn2il>
3. Soil Survey for San Benito County, 021-000-009, 1969, US Dept. of Agriculture, SCS
<https://m-group.box.com/s/tcaxb5bhalj8aslitbcvmrclb3rz7345>
4. Air Quality Management Plan, Monterey Bay Unified Air Pollution Control District
<https://m-group.box.com/s/nvmypzidg0ackeaj47nlzb6l86oqp8x8>
5. Water Quality Control Plan for the Central Coastal Basin, California Regional Water Quality Control Board, Central Coast Region, September 1994
<https://m-group.box.com/s/x71b8byn9oulin95zin30kxdpaeudhm4>
6. Project Description
<https://m-group.box.com/s/8tfd2ayb8ynnreehpwn64am36cqk4xc1>
7. Maps
 - a. General Plan Land Use Map, San Benito County
<https://m-group.box.com/s/lrck8yw82is0udvwjy1jlpqrb5u37s23>
 - b. Zoning Map, San Benito County
<https://m-group.box.com/s/5liktdzxqzriehhypjlx2gklqfognpqp>
 - c. Landslide Hazard Identification Maps: Relative Susceptibility Map
<https://m-group.box.com/s/1qiuhz0ggaqton2t0zfx69b02yr7odw4>
 - d. Alquist-Priolo Fault Hazard Maps, 1986
<https://m-group.box.com/s/qp2nd03gs4bsffbd0uoayrhpvorkwc86>
 - e. Fire Hazard Severity Zones in State Responsibility Areas
<https://m-group.box.com/s/hpjsb4nsu7u26ts35tjp2fx9rbpdz6g1>

- f. FEMA Flood Insurance Rate Map dated September 27, 1991
<https://m-group.box.com/s/99w4d85esuy221feplp93ucw8yofcsos>
 - h. San Benito County Application Project Plan Set
<https://m-group.box.com/s/lk5c1dxrixvf13r7io8ff7ob0cfw2o57>
 - i. U.S.G.S. San Felipe Quadrangle
<https://m-group.box.com/s/n5a92s5n38dgq4bovb4k6axf0w6b6kua>
 - j. San Benito County Important Farmland 2009 Map, California Department of Conservation, Office of Land Conservation, Farmland Mapping and Monitoring Program <https://m-group.box.com/s/qvi0g7pain0o1kke014a5naq2x8azdz2>
-
- 8. CEQA Air Quality Guidelines, Monterey Bay Unified Air Pollution Control District
<https://m-group.box.com/s/2gplsnbbarv24s3192hk03q34kryyts4>
 - 9. California Scenic Highway Mapping System, California Department of Transportation
<https://m-group.box.com/s/vvvfu8tlvmkzpwjs5490t1qh1hfysptl>
 - 10. Web Soil Survey, National Cooperative Soil Survey, Natural Resources Conservation Service <https://m-group.box.com/s/y8q9fdonyanu8doa6lj48p04bjeh9l6>
 - 11. National Wetlands Inventory, Fish and Wildlife Service [IV.a-e]
<https://m-group.box.com/s/km1izl4l5uc4zu9c1wcyo3262emlx3en>
 - 12. Geological fault study SH-10984-SA, prepared by Earth Systems Pacific
<https://m-group.box.com/s/ql118givuk6e1lvqfl9e26gl200iqtsy>
 - 13. Anderson Dam EAP 2009, Flood Inundation Maps, Santa Clara Valley Water District
<https://m-group.box.com/s/wvyjmgo9jphrvvw21zsun7oopeb0hvf>
 - 14. Comprehensive Land Use Plan-Frazer Lake Airpark, San Benito County Airport Land Use Commission, November 15, 2001
<https://m-group.box.com/s/6dsg0afid54q2co9kpnkrsri9ilf7tob>
 - 15. 2020 Aircraft Noise Contours, prepared by Walter Windus PE, February 5, 2001
<https://m-group.box.com/s/kjst5037ydgjqfw11nwoy1veh5e461l>
 - 16. Septic System Analysis, prepared by Kelley Engineering & Surveying, May 13, 2019
<https://m-group.box.com/s/10jrsh1b2dh4hkxy56g8buwurrj9lxs>
 - 17. US EPA, Onsite Wastewater Treatment Systems Manual, February 2002
<https://m-group.box.com/s/3175dxwwrb10byhnhzchxpvgoa9pupxve>
 - 18. Conceptual Drainage Plan, prepared by Kelley Engineering & Surveying, May 2019
<https://m-group.box.com/s/lj84qdn5xm61i0nty16f2zijptmapvqi>

XXIII. Figures

- 1. Vicinity Map
- 2. Site Plan