

**NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION  
TANIMURA & ANTLE 1298 ORCHARD ROAD VEGETABLE TRANSPLANT  
NURSERY PROJECT**

NOTICE IS HEREBY GIVEN that the San Benito County Resource Management Agency (“County”), acting as the lead agency, has accepted and coordinated the preparation of a Draft Initial Study/Mitigated Negative Declaration, prepared by the applicant’s representative, Denise Duffy & Associates, Inc., pursuant to the requirements of CEQA Guidelines §15072, for the Tanimura & Antle 1298 Orchard Road Vegetable Transplant Nursery Project (“project”). The proposed project is located at 1298 Orchard Road, Hollister in an unincorporated area of San Benito County, California.

The Initial Study/Mitigated Negative Declaration and referenced documents are available for review at the following address:

San Benito County Resource Management Agency  
2301 Technology Parkway  
Hollister CA 95023

The Initial Study/Mitigated Negative Declaration is also available online at <http://cosb.us/>.

The County will consider the Initial Study/Mitigated Negative Declaration and this Project at a public meeting to be held on January 16, 2019 at 6:00PM. Written comments on this Initial Study/Mitigated Negative Declaration will be accepted from **November 21, 2018 to December 20, 2018**. Any written comments on the Initial Study/Mitigated Negative Declaration/ Initial Study must be received at the above address within the public review period.

**Project Description:** The Tanimura & Antle 1298 Orchard Road Vegetable Transplant Nursery Project is proposed by Tanimura & Antle, the project applicant. The proposed project is located at 1298 Orchard Road, Hollister in an unincorporated area of San Benito County, California. The proposed project is located on the west side of Orchard Road and just east of Pacheco Creek and Highway 156, about 0.93 miles northeast of Fairview Road. The proposed project is located on Assessor’s Parcel Number (APN) 016-090-018. The property is bordered by Orchard Road on the east, Highway 156 and Pacheco Creek on the west, light industrial land uses on the north, and agricultural and residential land uses surround the site.

The project will include construction of a vegetable transplant nursery consisting of greenhouses and related facilities with about 100,000 square feet (sq. ft.) of office area and maintenance buildings, 700,000 sq. ft. of greenhouses, and 500,000 sq. ft. of outdoor growing and work area (outdoor growing area is comprised of raised benches/tables holding plantings with no structure or covering overhead). The project will be constructed in six (6) separate phases over a six-year period. The project parcel is comprised of 141.6 acres and is divided by Orchard Road. The project development area is contained within the parcel to the west of Orchard Road and comprises 75.6 acres of the 96.47-acre portion

of the property west of Orchard Road. The remainder of the subject parcel is located to the southeast of the road, encompassing another 45.128 acres, for a total property area of 141.6 acres. The San Benito County 2035 General Plan designates the project area as Agriculture (A) and the project site is zoned Agriculture Productive (AP).

FOR ADDITIONAL INFORMATION CONTACT:

Richard Felsing, Assistant Planner, San Benito County Resource Management Agency  
(831) 902-2289, [rfelsing@cosb.us](mailto:rfelsing@cosb.us)

We welcome your comments during the 30-day public review period. You may submit your comments in hard copy to the address below. The County also accepts comments via e-mail but requests that you follow these instructions to ensure that the County has received your comments. To submit your comments by e-mail, please send a complete document including all attachments to: [rfelsing@cosb.us](mailto:rfelsing@cosb.us).

An e-mailed document should contain the name of the person or entity submitting the comments and contact information such as phone number, mailing address and/or e-mail address; include any and all attachments referenced in the e-mail. To ensure a complete and accurate record, we request that you also provide a follow-up hard copy to the name and address listed below. If you do not wish to send a follow-up hard copy, then please send a second e-mail requesting confirmation of receipt of comments with enough information to confirm that we received the entire document. If you do not receive e-mail confirmation of receipt of comments, then please submit a hard copy of your comments to ensure inclusion in the environmental record or contact the County to ensure the County has received your comments.

Please provide comments in writing at the address below prior to the close of the 30-day public review period, **not later than 5pm on December 20, 2018**. Address all written comments on the Initial Study/Mitigated Negative Declaration to:

San Benito County Resource Management Agency  
Attn: Richard Felsing  
2301 Technology Parkway  
Hollister CA 95023

Re: Tanimura & Antle 1298 Orchard Road Vegetable Transplant Nursery Project

Comments may also be made at the anticipated public hearing for the item, January 16, 2019 with the San Benito Planning Commission at 6:00pm at the following location:

San Benito County Administration Building  
Board of Supervisors Chamber  
481 4<sup>th</sup> Street  
Hollister, CA 95023-3840