

Tanimura & Antle Transplant Nursery
PROJECT DESCRIPTION AND
ENVIRONMENTAL SETTING

Overview. 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 Project is located on parcel 016-090-018 which is comprised of 141.6 Acres. This parcel is bisected by Orchard Road running North East through the parcel creating a 96.5-acre site on the west side of Orchard Rd and a 45.1 acre site on the East Side of Orchard Rd. The project is proposed to be built on 96.5-acre site. The property is bordered by Orchard Road on the east, Highway 156 and Pacheco Creek on the west, agricultural and residential land uses on the south, and light industrial land uses on the north.

Land Use Designations: The San Benito County 2035 General Plan designates the Project area as Agriculture ("A") and the Project site is zoned Agriculture Productive ("AP").

Project Description: Tanimura & Antle (www.t&aproduce.com) is proposing a vegetable transplant nursery designed to utilize the recently developed planting technology known as Plant Tape (www.planttape.com) to allow for mechanized planting of vegetable transplant crops. This project will bring the property back to its previous use as a greenhouse facility. Construction of a vegetable transplant nursery consisting of greenhouses and related facilities with approximately 100,000 square feet of building area, 700,000 square feet of greenhouse, and 550,000 square feet of outdoor growing and work area. The project will be constructed in 6 separate phases over a 6 year period.

Traffic. The project site is located on Orchard Road, approximately 4,500 feet (0.86 miles) north of Fairview Road, in northern San Benito County. The site would be accessed via Orchard Road. Regional access to the project site is provided by State Route 156 and Fairview Road. At full buildout, the project site would employ up to 54 people. Operations would be from 6:00 AM – 6:00 PM, with truck pickup and delivery extending to 10:00 PM. The project site would have three gated driveways onto Orchard Lane. Most of the project traffic is anticipated to use the central driveway, as it provides the most direct access to the on-site parking area at the center of the project site. Each of the driveways would be paved at Orchard Lane and would become gravel roads as one progresses into the project site. The driveways connect to various gravel roadways located between the greenhouses, all of which are 40 feet in width; this width is more than adequate to allow to vehicles to pass one another while still a comfortable distance from the greenhouse structures. The project is estimated to generate a net 133 daily trips, with 20 trips (15 in, 5 out) during the AM peak hour and 18 trips (7 in, 11 out) during the PM peak hour. All of the study intersections under Existing Plus Project conditions continue to operate at or better than their respective level of service standards.

Water. There are currently two (2) existing wells on site. Wells were installed along the bank of the Pacheco creek. Historical use was for irrigation and domestic water use to the site. The existing wells will be used for irrigation and fire suppression water. A new Domestic water well will be constructed to serve the 54-person occupant load, restrooms and break room facilities.

Wastewater. A new Septic Tank and leach field sewer system will be designed to support the office space at the Center Building. Sizing requirements will be based on the 54 per occupant load full build out and support restrooms, break rooms and domestic needs.

Drainage. Given the large site area, gentle slopes, and existing drainage ditches there are opportunities to effectively manage storm water runoff. Although the site is constrained with low percolation rates and Pacheco Creek to the west, the area and slope of the site allows for opportunities to overcome these challenges. The site will be developed with a minimum 50-foot setback to Pacheco Creek and will not direct runoff into the creek. Two new vegetated basins totaling 15.2 acre-feet and a 1,500-foot long vegetated swale to retain and clean storm water will be strategically located to intercept runoff before there is any discharge from the site. Although site percolation was measured to be very small, the two basins proposed for the project are able to be sized to collect and mitigate the runoff from their respective tributary areas to the north and east. Basin 2, at the center of the project, will temporarily detain runoff and release it at pre-project rates to a vegetated swale along the south edge of the property, which gently flows towards Basin 1. Basin 1, at the southwest corner of the property will be adequately sized to retain the 85th and 95th percentile storm events, detain the 2-year and 10-year storm events to pre-project levels, and detain the 100-year storm event to the pre-project 10-year flow rate (satisfying the San Benito County Code of Ordinances) before discharging towards an offsite ditch along Highway 156.

Grading. Existing terrain generally slopes from the northeast to the southwest at about 0.5%. New site improvements are anticipated to conform to existing site terrain with minimal grading required. The Proposed Project includes rough grading and general site preparation to a maximum of (3) three feet below the existing surface. Utility trenching is planned to an average depth of three (3) feet and a maximum depth of five (5) feet where utility lines cross and greater depth is required to meet minimum separation requirements. The Proposed Project involves approximately 82,300 cubic yards of cut and 82,300 cubic yards of fill and will not require any import or export of cut and fill materials.

A tree assessment/arborist report has been prepared that identifies those trees identified for removal which are nearest or within development areas. There are 22 trees proposed for removal during different phases of the development.

Construction Activities. The duration of construction is expected to be approximately six months from issuance of permits. Construction hours are 7 a.m. to 5 p.m. The number of workers will vary throughout construction and will range from 10 to 100 workers at any given time.

Police and Fire Protection. The project is served by the San Benito County Sheriff's Department and Hollister Fire Department.