

## Notice of Exemption

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**To:** ✓ Office of Planning and Research  
 PO Box 3044, 1400 Tenth Street, Rm 222  
 Sacramento, CA 95812-3044

**From:** Planning Department  
 City of San Juan Bautista  
 P.O. Box 1420  
 San Juan Bautista, CA 95045

✓ County Clerk  
 San Benito County  
 440 5<sup>th</sup> Street  
 Hollister, CA 95023

**Project Title:** Minor Site and Design Review for a proposed Accessory Building

**Project Location - Specific:**

- 67 Polk Street – APN 002-380-017

**Project Location – City:** San Juan Bautista

**Project Location – County:** San Benito

**Description of Project:** This project includes new construction of a new Accessory Building that is 720 square feet in size. This project will be located in the rear yard of an existing single-family home. This new building will replace a previous accessory building that was located in roughly the same location. This new building will be used as a workshop by the property owner to conduct hobby and vocational related activities all indoors.

On March 27, 2020, San Juan Bautista City Staff approved a Site and Design Review Request for this project. A copy of the document(s) may be examined at 311 2<sup>nd</sup> Street, San Juan Bautista, CA 95045.

**Name of Public Agency Approving Project:** San Juan Bautista City Staff

**Name of Person or Agency Carrying Out Project:** City of San Juan Bautista

**Exempt Status:** *(check one)*

- Ministerial (Sec. 21080(b)(1); 15268);
- Declared Emergency (Sec. 21080(b)(3); 15269(a));
- Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
- Categorical Exemption. State type and section number:
- Statutory Exemptions. State code number:

**Reasons why project is exempt:** This Minor Site and Design Review is exempt from the California Environmental Quality Act (CEQA) under CEQA Guidelines 15300.2, 15301, 15304, and 15332 for the following reasons:

1. Under CEQA Guidelines Section 15300.2, there is no finding that significant impact on the environment is identified. There is no cumulative impact on the environment identified as well. There are no hazardous waste sites or scenic highways identified in the immediate area. There is no adverse impact on any historic resources with this project. No further ground disturbance will be taking place other than what is necessary to reconstruct the accessory building in kind. Any further development or alterations on site will require further CEQA review. No historic resources are intended to be impacted in any way with this project.

2. Under CEQA Guidelines Section 15301, the site includes an existing facility that is residential. The proposed project includes the construction of a new Accessory Building on the same lot. The addition is less than 50% of the main building and is 720 square feet, which is substantially less than 2,500 square feet. Although this building is not an expansion to the main building, it still adds to the lot coverage.

3. Under CEQA Guidelines Section 15304, the propose Accessory Building will require alterations to the site. With the construction, applicable trenching and earthwork will take place to lay the foundation in order for the building to meet applicable health and safety standards. This project with its construction activity will have no harm on the physical environment.

4. Under CEQA Guidelines Section 15332, this project includes an in-fill development with the accessory building construction. The project is consistent with all applicable general plan policies and designations as well as with the zoning designations and regulations. This project occurs within the city limits and is less than five acres in size. This project has no value as habitat for endangered, rare, or threatened species. Approval of this project would not result in any significant effects relating to traffic, noise, air, or water quality. The site can be and are already adequately served by all required utilities and public services.

5. Any potential indirect secondary impacts of the proposed Accessory Building on the physical environment are speculative and are not reasonably foreseeable, and are, therefore, not subject to review under CEQA.


6. There is no substantiated opinion or reasonable argument to determine that the proposed Accessory Building will cause impacts that are subject to review under CEQA.

7. There are no unusual circumstances that would necessitate CEQA review.

Lead Agency: City of San Juan Bautista  
Contact Person: Don Reynolds, City Manager  
Area Code/Telephone/Extension: 831-623-4661

If filed by applicant:

- 1. Attach certified document of exemption finding.
- 2. Has a Notice of Exemption been filed by the public agency approving the project?  
 Yes  No

  
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Don Reynolds  
City Manager

March 27, 2020  
Date

- Signed by Lead Agency
- Signed by Applicant

Date received for filing at OPR:

Filed in San Benito County  
JOE PAUL GONZALEZ:County Clerk  
**35-20200402-009**  
04/02/2020  
Pages: 2  
Fee: \$ 50.00  
By nvigna, Deputy

Governor's Office of Planning & Research

APR 06 2020

STATE CLEARINGHOUSE