

Notice of Exemption

Appendix E

To: Office of Planning and Research
P.O. Box 3044, Room 113
Sacramento, CA 95812-3044
County Clerk
County of: San Benito
440 5th Street Room 206
Hollister, CA 95023-3843

From: (Public Agency): San Benito Co. Resource Mgmt.
2301 Technology Parkway
Hollister, CA 95023-2513
(Address)

Project Title: County file PLN230026 (Use Permit Amendment)

Project Applicant: Rani Douglas

Project Location - Specific:
11736 Cienega Road approximately 10 miles south of downtown Hollister. (Assesors P

Project Location - City: Unincorporated Project Location - County: San Benito

Description of Nature, Purpose and Beneficiaries of Project:

PLN230026 proposes to amend County Planning file PLN190010 to establish a the new use of a wine tasting room only that allows for the service of wine and beer produced off site (Type 42 ABC License). Under the prior approval of Use Permit PLN190010 the applicant was allowed to run a winery with a tasting room for on-site product (Type 2 duplicate ABC license). The winery use will be discontinued as a result of PLN230026. The applicant will be limited to a maximum of 20 occupants at any given time per the San Benito County Division of Environmental Health (See condition of approval 21 of Resolution). The hours of operation will be from 11am to 5pm, Wednesday through Sunday.

Name of Public Agency Approving Project: San Benito Co. Resource Management Agency

Name of Person or Agency Carrying Out Project: Rani Douglas, 34220 Panoche Road, Paicines, CA 95023, (831) 801-3323.

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: 15301 (Existing Facilities) 15303 (New Construction or Conversion of Small Structures)
Statutory Exemptions. State code number:

Reasons why project is exempt:

The proposed project involves no expansion of a current or former use. The existing facility hosted a winery from 1977 to 1994 under UP 82-77, limited to 10,000 gallons annually. In 1994 the previous operations ceased. On May 15th, 2019, PLN190010 Use Permit for a winery and wine tasting room was approved by the San Benito County Planning Commission. The current project (PLN230026) proposes an amendment to PLN190010. This amendment proposes no expansion of the existing structure. It is a simple conversion of use to wine tasting room versus a winery/tasting room. Hazardous substances are addressed as a condition of project approval. The proposed use would not exceed the limits stated in State CEQA Guidelines §15303 as the wine tasting room is a similar intensity of use to that of a store, motel, office, or restaurant. This project also does not meet the requirements to qualify for State CEQA Guidelines §15300.2 exceptions to Categorical Exemptions.

Lead Agency
Contact Person: Jonathan Olivas, Assistant Planner Area Code/Telephone/Extension: (831) 902-2288

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

Signature: [Signature] Date: 6/30/23 Title: Assistant Planner

- Signed by Lead Agency Signed by Applicant

Authority cited: Sections 21083 and 21110, Public Resources Code.
Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.

Date Received for filing at OPR: