

Notice of Exemption

Appendix E

To: Office of Planning and Research
P.O. Box 3044, Room 113
Sacramento, CA 95812-3044

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

County Clerk

County of: San Benito
440 5th Street Room 206
Hollister, CA 95023-3843

(Address)

Project Title: PLN220047 (Administrative Use Review)

Project Applicant: Javier Ledesma

Project Location - Specific:
8175 Fairview Road
(Assessor's Parcel 016-100-024)

Project Location - City: Unincorporated

Project Location - County: San Benito

Description of Nature, Purpose and Beneficiaries of Project:

The project involves constructing a 4,800 sq. ft. building to support agricultural operations. A pre-manufactured building has been purchased, reviewed by a registered engineer for California compliance. The project aims to supplement a seasonal business selling row crop seed and vegetable transplants to local farmers, primarily through phone transactions. Traffic impact is expected to be minimal, as most visitors are local organic farmers, and deliveries are common. The operation will be mainly run by the property owners, with potentially 1-5 seasonal workers as needed. Transplants will be grown on-site or outsourced to local nurseries and delivered to clients.

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

Name of Person or Agency Carrying Out Project: Javier Ledesma, 8175 Fairview Road, Hollister, CA 95023,
209-233-7472, noelledesma@gmail.com

Exempt Status: (check one):

Categorical Exemption. State type and section number: §15303

Reasons why project is exempt:

Evidence: The project would construct an accessory building for support of agriculture services, permissible in the site's zoning district when considered under an administrative minor use permit as requested by this application. The project scope and nature propose minimal environmental impact. The site has not been identified as having environmental properties requiring special attention, and the project would be subject to conditions of approval addressing better environmental practices.

Lead Agency

Contact Person: Victor Tafoya, Assistant Planner Area Code/Telephone/Extension: 831 902-2294

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: 

Date: 9/8/23

Title: Assistant Planner

Signed by Lead Agency Signed by Applicant