

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: PLN220060 (Conditional Use Permit)

Project Applicant: Tim Borland

Project Location - Specific:

1983 and 1989 Old Hernandez Road (2 miles east of Highway 25, 3 miles west of Pinnacle National Park)
(Assessor's Parcel 028-160-009 and 028-160-031)

Project Location - City: Unincorporated

Project Location - County: San Benito

Description of Nature, Purpose and Beneficiaries of Project:

Promise Land 1926 LLC Ranch, spanning 2,300 acres, plans an agricultural recreation area on less than an acre. The Use Permit allows separate operations for Private Camping and Events. Private camping on APN 028-160-031 is available March 15th to November 1st, requiring scheduling, with portable restrooms provided. Events, hosted at Cowboy Village (Hitching Post, Pardi Barn, Round Pen, Doc's Barn, beer truck/seating area), permit up to 12 annually, accommodating 100 people. No November to February events; rain cancels March-November.

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

Name of Person or Agency Carrying Out Project: Tim Borland, 1989 Old Hernandez Road, Paicines, CA 95023,
408-691-3199, tim@promiseland1926.com

Exempt Status: (check one):

Categorical Exemption. State type and section number: §15301, §15303(C), §15304

Reasons why project is exempt:

Evidence: Section 15301 (Existing Facilities) exemptions consist of "the operation, repair, maintenance, permitting, leasing, licensing, or minor alterations of existing public or private structures." The proposed agricultural recreation area occupies less than an acre on the approximate existing 2,300 acre working ranch and relies on already developed ranch buildings, eliminating the need for new construction. Notably, the project involves two separate uses, camping and events, operating independently within existing facilities and minimal amenities. Private camping on Assessor's Parcel Number (APN) 028-160-031 is seasonal, scheduled in advance, and offers minimal amenities such as portable restrooms. Events, hosted in the Cowboy Village area on APN 028-160-009, utilize existing structures and outdoor spaces, accommodating up to 100 people with no more than 12 events annually. Additionally, the project avoids flood-prone periods and limits events to developed areas.

Evidence: Section, §15303(C) (New Constructions or Conversion of Small Structures) consist of "A store, motel, office, restaurant, or similar structure not involving the use of significant amounts of hazardous substances, and not exceeding 2,500 square feet in floor area." The proposed project involves the use of four existing buildings for private events, including a barn, a hitching post, a round pen, and a seating area. No structures mentioned above exceed 2,500 square feet in floor area. Furthermore, the project does not involve any significant expansion or alteration of the existing buildings, and the use of the structures for private events is consistent with the recreational uses permitted under agriculture rangeland zoning.

Evidence: Section 15304 (Minor Alterations of Land) exemptions consist of "minor public or private alterations in the condition of land, water and/or vegetation which do not involve removal of healthy, mature, scenic trees." The project involves the use of Cowboy Village for private events and would not involve any alterations to the existing condition of the land, water, or vegetation. The buildings to be used for the events are existing structures, and the events are held outdoors, with no proposed changes to the surrounding environment. Additionally, no trees, such as healthy, mature, scenic trees, are mentioned to be removed or altered in any way.

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: 02/11/24 Title: Assistant Planner

Signed by Lead Agency Signed by Applicant