

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
(Address)

County Clerk

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

Project Title: PLN230027 (Rural Home Enterprise)

Project Applicant: Oswaldo Vargas

Project Location - Specific:

1441 Chittenden Road
(Assessor's Parcel 011-040-039)

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

Description of Nature, Purpose and Beneficiaries of Project:

The proposed project involves the operation of a small-scale woodworking workshop on a 0.94-acre property on Chittende Road. The property currently has a code enforcement case (ENF22-00077) for operating a business without a Rural Home Enterprise permit. The project includes the use of a metal barn that accommodates four machines and a cabinet maker. The business hours of operations are from 8 am to 5 pm on weekdays. The business anticipates around six trips per day including transportation of cabinets using commercial trucks. Employee parking is available on-site, and sanitation facilities consist of a regularly cleaned porta potty.

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

Name of Person or Agency Carrying Out Project: Oswaldo Vargas, 1441 Chittenden Road, San Juan Bautista, CA 95045,

Exempt Status: (check one):

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

Reasons why project is exempt:

Evidence: The §15301 Existing Facilities exemption encompasses "the operation, repair, maintenance, permitting, leasing, licensing, or minor alterations of existing public or private structures." The project involves the utilization of existing features on the property, including an existing corrugated metal building and other facilities such as the utility shed, septic system, well, water tank, and paved driveway. These facilities are established and are not undergoing substantial modification or expansion. Furthermore, the project's relatively small scale, with the woodworking workshop operating on a 0.94-acre property, addresses concerns related to noise and other environmental impacts. The hours of operation are limited to Monday through Friday from 8 am to 5 pm, with a maximum of four machine and cabinet makers working only one shift.

Evidence: Exemption under §15303(C) (New Constructions or Conversions of Small Structures) applies to structures such as stores, motels, offices, or restaurants not exceeding 2,500 square feet in floor area. The proposed project utilizes an existing corrugated metal building that does not exceed 2,500 square feet in floor area. Furthermore, the building is relatively small in the context of the 0.94-acre parcel, addressing concerns about the project's scale.

Evidence: The proposed use is in the Rural (R) zoning district. Uses beyond those which are permitted in the zoning district are to be restricted by the Zoning Ordinance. Provided compliance with all conditions of approval, the use meets all standards including setback requirements mandated by the zoning district. Those comments can be found in file PLN230027. Moreover, the project's nature does not involve the generation of pedestrian or vehicular traffic that would negatively affect the surrounding properties. The business may employ up to 5 employees and will not receive any customers on the premises.

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: 5/2/24 Title: Assistant Planner

Signed by Lead Agency Signed by Applicant