

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: PLN220055 (Conditional Use Permit)

Project Applicant: Salvador Barreras

Project Location - Specific:

771 Olympia Avenue
(Assessor's Parcel 018-130-025)

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

Description of Nature, Purpose and Beneficiaries of Project:

The project at 771 Olympia Avenue in San Benito County involves creating a truck and trailer parking area for agricultural operations. Salvador Barreras and two employees will manage daily operations from 8 AM to 5 PM. The site will primarily serve for parking and light truck maintenance, including inspections, fluid changes, tire rotations, brake servicing, and part replacements. The company operates 12 trucks year-round, transporting for Taylor Farms and Nunes Company, with trucks visiting the yard for maintenance weekly and parking when idle. To address noise concerns, a new parking area with base rock, driveway approach, fencing, and gates will be added at the rear.

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

Name of Person or Agency Carrying Out Project: Salvador Barreras, 771 Olympia Avenue, San Juan Bautista, CA 95045,

Exempt Status: (check one):

- Categorical Exemption. State type and section number: §15061(b)(3) (common sense exemption with certainty of no significant environmental effect)

Reasons why project is exempt:

The project's approval conditions are designed to comprehensively mitigate environmental impacts, addressing cultural resources, noise, lighting, dust control, stormwater management, erosion, traffic safety, fire hazards, wastewater management, water quality, and hazardous materials. Located in an agricultural zone, the project aligns with the General Plan by providing truck parking and light maintenance that directly support regional agricultural operations, benefiting companies like Taylor Farms and Nunes Company. Of the 10-acre site, 83.86% will remain designated for agricultural use, with only 1.61 acres converted for parking, set back 32 feet from the nearest property line to ensure compatibility with neighboring agricultural uses.

The site is situated outside 100-year flood zones and wetlands, contains no designated critical habitats, and has a low likelihood of archaeological sensitivity, making it suitable for minimal environmental impact. Additionally, its location away from scenic highways, hazardous waste sites, and densely developed areas ensures the project's alignment with both environmental standards and community safety, seamlessly integrating with the surrounding agricultural landscape.

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: 10/29/24

Title: Associate Planner

Signed by Lead Agency Signed by Applicant