


2019120455

DEC 13 2019
SHEILA GONZALEZ

JOE PAUL GONZALEZ, COUNTY CLERK
BY: 
DEPUTY CLERK

Notice of Exemption

To: ✓ Office of Planning and Research
PO Box 3044, 1400 Tenth Street, Rm 222
Sacramento, CA 95812-3044

✓ County Clerk
San Benito County
440 5th Street
Hollister, CA 95023

From: Planning Department
City of San Juan Bautista
P.O. Box 1420
San Juan Bautista, CA 95045

Project Title: Site and Design Review for Casa Rosa located in San Juan Bautista (SDR-2019-03)

Project Location - Specific:

- 107 Third Street – APN 002-021-004

Project Location – City: San Juan Bautista

Project Location – County: San Benito

Description of Project: A site and architectural design review permit (SDR 2019-03) for a mixed use development consisting of a restaurant, bar, and residential units located at 107 third street, San Juan Bautista (APN: 002-021-004).

On December 12, 2019, following a duly-noticed public hearing, the City of San Juan Bautista Planning Commission voted to approve the Site Design and Review. As of the date of this filing, no appeals have been filed. A copy of the document(s) may be examined at 311 2nd Street, San Juan Bautista, CA 95045

Name of Public Agency Approving Project: San Juan Bautista Planning Commission

Name of Person or Agency Carrying Out Project: City of San Juan Bautista

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: Categorical Exemption - 15331
- Statutory Exemptions. State code number:

Reasons why project is exempt: this zoning map amendment is exempt from the California Environmental Quality Act (CEQA) under CEQA Guidelines 15331 for the following reasons:

1. Under CEQA Guidelines Section 15331, this project includes a complete restoration and reconstruction of an existing building located within the Downtown Historic District of San Juan Bautista. This project falls under Class 31 of CEQA that categorically exempts projects "limited to maintenance, repair, stabilization, rehabilitation, restoration, preservation, conservation, or reconstruction of historical resources in a manner consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving Rehabilitating, Restoring, and Reconstructing Historic Buildings." The proposed project includes the restoration and rehabilitation of the exterior (front and sides) of the buildings, which is the identified historical portion of the structure.
2. Any potential indirect secondary impacts of the proposed Site and Design Review on the physical environment are speculative and are not reasonably foreseeable, and are, therefore, not subject to review under CEQA.
3. There is no substantiated opinion or reasonable argument to determine that the Site and Design Review will cause impacts that are subject to review under CEQA.

4. There are no unusual circumstances that would necessitate CEQA review.

Lead Agency:

City of San Juan Bautista

Contact Person:

Todd Kennedy, Associate Planner

Area Code/Telephone/Extension:

831-623-4661

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



Todd Kennedy
Associate Planner

12-13-19
Date

- ☒ Signed by Lead Agency
☐ Signed by Applicant

Date received for filing at OPR:

Governor's Office of Planning & Research

DEC 18 2019

STATE CLEARINGHOUSE



State of California - Department of Fish and Wildlife
2019 ENVIRONMENTAL FILING FEE CASH RECEIPT
DFW 753.5a (REV. 12/01/18) Previously DFG 753.5a

RECEIPT NUMBER:
35-20191213-045

STATE CLEARINGHOUSE NUMBER (If applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY PLANNING DEPARTMENT	LEAD AGENCY EMAIL cityplanning@san-juan-bautista.ca.	DATE 12/13/2019
COUNTY/STATE AGENCY OF FILING SAN BENITO	DOCUMENT NUMBER	

PROJECT TITLE

SITE AND DESIGN REVIEW FOR CASA ROSA LOCATED IN SAN JUAN BAUTISTA (SDR-2019-03)

PROJECT APPLICANT NAME TODD KENNEDY	PROJECT APPLICANT EMAIL cityplanning@san-juan-bautista.ca.	PHONE NUMBER (831) 623-4661
PROJECT APPLICANT ADDRESS 107 THIRD STREET	CITY SAN JUAN BAUTISTA	STATE CA
		ZIP CODE 95045

PROJECT APPLICANT (Check appropriate box)

☒ Local Public Agency ☐ School District ☐ Other Special District ☐ State Agency ☐ Private Entity

CHECK APPLICABLE FEES:

<input type="checkbox"/> Environmental Impact Report (EIR)	\$3,271.00	\$	
<input type="checkbox"/> Mitigated/Negative Declaration (MND)(ND)	\$2,354.75	\$	
<input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW	\$1,112.00	\$	

☒ Exempt from fee

☒ Notice of Exemption (attach)

☐ CDFW No Effect Determination (attach)

☐ Fee previously paid (attach previously issued cash receipt copy)

<input type="checkbox"/> Water Right Application or Petition Fee (State Water Resources Control Board only)	\$850.00	\$	
<input checked="" type="checkbox"/> County documentary handling fee		\$	\$50.00
<input type="checkbox"/> Other		\$	

PAYMENT METHOD:

☒ Cash ☐ Credit ☐ Check ☐ Other

TOTAL RECEIVED \$ \$50.00

SIGNATURE 	AGENCY OF FILING PRINTED NAME AND TITLE Sheyla Gonzalez-Funes, Deputy County Clerk-Recorder
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