

Notice of Exemption

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

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

FILED
IN SAN BENITO COUNTY

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

JAN 24 2020
Alexandra Salazar
JOE PAUL GONZALEZ, COUNTY CLERK
BY: [Signature]
DEPUTY CLERK

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 January 21, 2020 following a duly-noticed public hearing, the City of San Juan Bautista City Council approved a Site Design and Review permit for the Casa Rosa development. 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 City Council.

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 Site Design and Review permit is exempt from the California Environmental Quality Act (CEQA) under CEQA Guidelines 15331 for the following reasons:

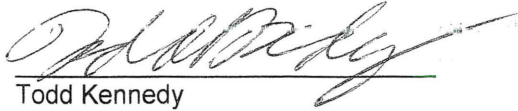
1. Under CEQA Guidelines Section 15331, this project includes a complete restoration and reconstruction of an existing building located within the Downtown Historic District of San Juan Bautista. This project falls under Class 31 of CEQA that categorically exempts projects "limited to maintenance, repair, 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

1 - 24 - 20
Date

- ☒ Signed by Lead Agency
☐ Signed by Applicant

Date received for filing at OPR:

Governor's Office of Planning & Research

FEB 10 2020

STATE CLEARINGHOUSE

**2019 ENVIRONMENTAL FILING FEE CASH RECEIPT**

DFW 753.5a (REV. 12/01/18) Previously DFG 753.5a

RECEIPT NUMBER:

35-20200124-001

STATE CLEARINGHOUSE NUMBER (if applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY

PLANNING DEPARTMENT CITY OF SAN JUAN

LEAD AGENCY EMAIL

cityplanning@san-juan-bautista.ca.

DATE

01/24/2020

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

311 SECOND 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

Alexa Salazar, Deputy County Clerk-Recorder