

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
1601 Lana Way
Hollister, CA 95023

(Address)

Project Title: PLN250005 (Rural Home Enterprise)

Project Applicant: Donnovan McAbee

Project Location - Specific:

928 Foxhill Circle (Assessor's Parcel 025-520-020)

Project Location - City: Unincorporated

Project Location - County: San Benito

Description of Nature, Purpose and Beneficiaries of Project:

The project involves processing pre-slaughtered animal carcasses into meat cuts and sausages (no onsite slaughtering). It operates entirely indoors, using existing facilities, with products sold online and shipped. There are no public sales onsite. Initially run by one employee (the owner), operations may expand to one additional employee. Hours are weekdays, 8 AM-5 PM, with approximately two deliveries per week and up to two shipments daily, all via standard pickup trucks.

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

Name of Person or Agency Carrying Out Project: Donnovan McAbee, 928 Foxhill Circle, Hollister, CA 95023,
831-524-3390, dmcabee3223@gmail.com

Exempt Status: (check one):

Categorical Exemption. State type and section number: §15301, §15303

Reasons why project is exempt:

San Benito County has determined the proposed project qualifies for CEQA exemptions under Guidelines Sections 15301 (Existing Facilities) and 15303 (New Construction or Conversion of Small Structures). The project involves the indoor processing of pre-slaughtered animal carcasses into custom meat cuts and sausages within an existing accessory structure located on a developed parcel zoned Agricultural Productive (AP). Operations will occur entirely indoors, with no animal slaughtering onsite and no substantial hazardous materials involved. Traffic, noise, odor, and waste impacts will be minimal. Only minor interior modifications are proposed, with no structural expansion or significant alterations to the building footprint. These factors collectively demonstrate there is no possibility of significant environmental impacts.

Lead Agency

Contact Person: Victor Tafoya, Associate 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: 6/06/2025

Title: Associate Planner

Signed by Lead Agency Signed by Applicant