

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: PLN250006 (Rural Home Enterprise)

Project Applicant: Neal A. Nelson

Project Location - Specific:

1550 Union Road (Assessor's Parcel 021-080-025)

Project Location - City: Unincorporated

Project Location - County: San Benito

Description of Nature, Purpose and Beneficiaries of Project:

The project involves a Rural Home Enterprise for custom cabinetry fabrication and installation within an 8,450 sq. ft. accessory structure at 1550 Union Road, Hollister, CA. Operations occur weekdays (8 AM -5 PM), employing up to five non-family members. Activities are entirely indoor, with minimal deliveries (2 -3 per week), waste recycling, minor grading (450 cubic yards), and stormwater management. No significant hazardous materials are anticipated.

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

Name of Person or Agency Carrying Out Project: Neal A. Nelson, 1550 Union Road, Hollister, CA 95045,
408-307-8699, neal@creativecabinetry.us

Exempt Status: (check one):

Categorical Exemption. State type and section number: §15061(b)(3), §15303

Reasons why project is exempt:

San Benito County has determined the proposed project qualifies for CEQA exemptions under Guidelines Sections 15061(b)(3) (Common Sense Exemption) and 15303 (New Construction or Conversion of Small Structures). The project consists of constructing an 8,450-square-foot accessory building on an existing 5-acre developed parcel zoned Agricultural Productive (AP). Operations include custom cabinetry fabrication, conducted entirely indoors with no hazardous materials stored onsite. Traffic, noise, and waste impacts are minimal, and the structure involves minor grading and effective stormwater management. 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