Notice of Exemption

Appendix E

To: Office of Planning and Research
P.O. Box 3044, Room 113
Sacramento, CA 95812-3044

County Clerk
County of: San Benito
1601 Lana Way
Hollister, CA 95023

From: (Public Agency): City of San Juan Bautista
311 Second Street
San Juan Bautista, CA 95045
(Address)

Project Title: PLN260006 (Conditional Use Permit)

Project Applicant: Olivier Griss

Project Location - Specific:

830 Mission Vineyard Road, San Juan Bautista, CA 95045
(Assessor's Parcel 002-550-019)

Project Location - City: San Juan Bautista Project Location - County: San Benito

Description of Nature, Purpose and Beneficiaries of Project:

Approval of Conditional Use Permit PLN260006 to authorize a 225-square-foot addition to an existing legal nonconforming single-family residence. The addition will contain a primary bathroom and walk-in closet and will increase the residence from 1,052 square feet to 1,277 square feet. The project will not add a bedroom, create an additional dwelling unit, or change the existing residential use.

Name of Public Agency Approving Project: City of San Juan Bautista Community Development Department

Name of Person or Agency Carrying Out Project: Olivier Griss, P.O. Box 615, San Juan Bautista, CA 95045
831-521-7094

Exempt Status: **(check one):**

☑ Categorical Exemption. State type and section number: Class 1 - Existing Facilities (CEQA Guidelines Section 15301(e)(1))

Reasons why project is exempt:

Evidence: CEQA Guidelines Section 15301 applies to the permitting or minor alteration of existing public or private structures involving negligible or no expansion of the existing or former use. Section 15301(e)(1) includes additions that do not exceed 50 percent of the floor area of the structure before the addition or 2,500 square feet, whichever is less. PLN260006 authorizes a 225-square-foot addition to an existing 1,052-square-foot single-family residence. The applicable limit is 526 square feet, and the proposed addition represents approximately 21.4 percent of the existing floor area. The addition is limited to a primary bathroom and walk-in closet and would not add a bedroom, create another dwelling unit, or change or intensify the existing residential use. The project therefore falls within the Class 1 categorical exemption. Based on the administrative record, there is no substantial evidence that any exception under CEQA Guidelines Section 15300.2 applies.

Lead Agency
Contact Person: Victor M. Tafoya, Associate Planner Area Code/Telephone/Extension: 831-750-0694
planning@sanjuanbautista.ca.gov

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: Victor Tafoya Date: 9/4/26 Title: Associate Planner

☑ Signed by Lead Agency ☐ Signed by Applicant

Authority cited: Sections 21083 and 21110, Public Resources Code.
Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.

Date Received for filing at OPR: _____