



SAN BENITO COUNTY CLERK - RECORDER  
 RECEIVED: 6/15/2018  
 REMOVE: 8/14/2018 SCAN: 6/15

**FILED**  
 IN SAN BENITO COUNTY

JUN 15 2018

JOE PAUL GONZALEZ, COUNTY CLERK  
 BY: *[Signature]*  
 DEPUTY CLERK  
 CARLOS GODINEZ

# City of San Juan Bautista

*The "City of History"*

## Notice of Exemption

Approval Date: June 12, 2018  
 Case No: **PM 2018-101**  
 Project Address: **830 Mission Vineyard Road**  
 Zoning: I - Industrial  
 APN: 002-550-009  
 Lot Size: 544,500 square feet (12.5 Acres)  
 Prior EIR: Urban Growth Boundary Amendment per Case 2013-01  
 Project Applicant: Dale and Christine Coke (Coke Farms)  
 P.O. Box 186, Aromas, CA 95004  
 (831) 623-2100 x. 205  
 Staff Contact: Todd Kennedy - (831) 623-4661 x. 20, [cityplanning@san-juan-bautista.ca.us](mailto:cityplanning@san-juan-bautista.ca.us)

To: County Clerk – Recorder’s Office      State of California  
 San Benito County      Office of Planning and Research  
 440 5<sup>th</sup> Street, Room 206      PO Box 3044  
 County Courthouse      Sacramento, CA 95812-3044  
 Hollister, CA 95023-3843

Pursuant to the California Environmental Quality Act (CEQA), the Guidelines of the Secretary for Resources and the San Juan Bautista requirements, this Notice of Exemption is transmitted to you for filing. At the end of the posting period, please return this Notice to the Staff Contact with a notation of the period it was posted.

Attached fee: \$50.00 filing fee

### Project Description:

The property owner is requesting a parcel map approval for a four parcel minor subdivision with a remainder parcel resulting from the existing 12.5 acre parcel. The proposed minor subdivision will extend from Old San Juan-Hollister Road southeasterly to front with Mission Vineyard Road. The current zoning classification and General Plan Designation is Industrial.

The proposed project will create four standard lots and a remainder parcel. The remainder parcel will be for public facility purposes whereas the four parcels will belong

to the property owner, The property owner currently intends to continue to farm the land, but would like to record a parcel map as attached. There are no plans to develop the parcels beyond farming at the present time.

**Determination:**

On June 12, 2018, following a duly-noticed public hearing, the City of San Juan Bautista Planning Commission voted to approve the Parcel Map/Minor Subdivision by resolution. No appeals have been filed. A copy of the document(s) may be examined at 311 2<sup>nd</sup> Street, San Juan Bautista, CA 95045 in file no. PM 2018-101.

1. An Exemption from Environmental Review has been prepared pursuant to the provisions of CEQA under Sections 15300.2, 15301, & 15315 (Exceptions, Existing Facilities, and Minor Land Divisions respectively)
2. This project in its approved form has been determined to be exempt from further environmental review because the project fits within existing facilities to be used for public utilities, exceptions because significant effects on the environment because no development or land use changes are proposed for this project and this is a minor land division on industrial zoned land, has a less than 20% slope and has not been annexed or divided in any way in the last two years.



By Todd Kennedy  
Associate Planner

6-15-18

Date

Cc: Dale and Christine Coke – Coke Farms, Applicant  
Anne Hall, Applicant Representative



State of California - Department of Fish and Wildlife  
**2018 ENVIRONMENTAL FILING FEE CASH RECEIPT**  
 DFW 753.5a (Rev. 12/15/15) Previously DFG 753.5a

RECEIPT NUMBER: <b>35-20180615-020</b>
STATE CLEARING HOUSE # (If applicable)

LEAD AGENCY <b>San Juan Bautista Planning Commission</b>	LEAD AGENCY EMAIL <b>cityplanning@san-juan-bautista.ca.us</b>	DATE <b>6/15/2018</b>
COUNTY/STATE AGENCY OF FILING <b>San Benito</b>	DOCUMENT NUMBER <b>18-020</b>	
PROJECT TITLE <b>Urban Growth Boundary Amendment PM 2018-101</b>		
PROJECT APPLICANT NAME <b>dale coke</b>	PROJECT APPLICANT EMAIL	PHONE NUMBER <b>(831) 623-2100</b>
PROJECT APPLICANT ADDRESS <b>PO Box 186</b>	CITY <b>AROMAS</b>	STATE <b>CA</b>
		ZIP CODE <b>95004</b>

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)  | \$3,168.00 | \$ | \$0.00  |
| <input type="checkbox"/> Mitigated/Negative Declaration (MND)(ND)   | \$2,280.75 | \$ | \$0.00  |
| <input type="checkbox"/> Certified Regulatory Program document (CRP)  |            | \$ | \$0.00  |
| <input checked="" type="checkbox"/> Exempt from fee   |            |    |         |
| <input checked="" type="checkbox"/> Notice of Exemption (attach)  |            |    |         |
| <input type="checkbox"/> CDFW No Effect Determination (attach)  |            |    |         |
| <input type="checkbox"/> Fee previously paid (attach previously issued cash receipt copy)                   |            |    |         |
|   |            |    |         |
| <input type="checkbox"/> Water Right Application or Petition Fee (State Water Resources Control Board) only |            | \$ | \$0.00  |
| <input checked="" type="checkbox"/> County documentary handling fee   | \$50.00    | \$ | \$50.00 |
| <input type="checkbox"/> Other _____  |            | \$ | \$0.00  |

PAYMENT METHOD:

- Cash    
  Credit    
  Check    
  Other \_\_\_\_\_    
 Total Received \$ \_\_\_\_\_ \$50.00

SIGNATURE <i>x Juan C Godinez</i>	PRINTED NAME AND TITLE Carlos Godinez - Deputy County Clerk
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