

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
481 4th Street, 1st Floor
Hollister, CA 95023-3843

From: (Public Agency): San Benito Co. Planning
2301 Technology Parkway
Hollister, CA 95023-2513
(Address)

Project Title: County Planning file PLN230008 (Conditional Use Permit)

Project Applicant: Melissa Keith

Project Location - Specific:

51 Old Ranch Road approximately 4 miles southeast of downtown Hollister.

Project Location - City: Unincorporated Project Location - County: San Benito County

Description of Nature, Purpose and Beneficiaries of Project:

To construct an 85-foot-tall wireless telecommunications monopine tower in a 1,600-square-foot lease area.

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

Name of Person or Agency Carrying Out Project: Melissa Keith

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: § 15303 (New Construction or Conversion of Small Structures)
Statutory Exemptions. State code number:

Reasons why project is exempt:

While Cell towers are not explicitly included in § 15303 proposed cell towers are comparable in scope and function to those structures listed, such as commercial developments within the range of 2,500-10,000 square feet (SF) of floor area, utility extensions and improvements. Furthermore, in both Aptos Residents Association v. County of Santa Cruz and Don't Cell Our Parks v. City of San Diego the use of categorical exemption Section § 15303(d) was sustained by the court for cell towers as the projects did not pose cumulative impacts, and unusual circumstances did not apply.

Lead Agency

Contact Person: Jonathan Olivas, Assistant Planner Area Code/Telephone/Extension: (831) 902-2288

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: [Signature] Date: 12/13/23 Title: Assistant 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: