

## Notice of Exemption

**To:** San Benito County  
Clerk-Recorder's Office  
1601 Lana Way  
Hollister, CA 95023

**From:** San Benito High School District  
1220 Monterey Street  
Hollister, CA 95023  
Attn: Superintendent

Office of Planning and Research  
1400 10th Street  
Sacramento, CA 95814  
Via CEQASubmit/CEQAnet

Project Title: Acquisition of Property by Purchase and Sale Agreement

Project Applicant/Lead Agency: San Benito High School District

Project Location - Specific: Approximately 13.98 acres located on Westside Road in the County of San Benito (APNs 019-120-041 and 019-120-042) ("Site")

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

Description of Nature, Purpose, and Beneficiaries of Project: The current owners of the Site desire to sell the Site to the Applicant/Lead Agency, and the Applicant/Lead Agency desires to purchase the Site. Applicant/Lead Agency has determined that it needs to construct a second high school to accommodate the existing and growing student population within the school district. After careful consideration of the Applicant/Lead Agency's existing student population, future residential developments and planning areas, and projections of where the greatest density of students would likely come from within the community, in addition to other considerations and location alternatives, the Applicant/Lead Agency has identified the Site as the most logical and compelling location for its second high school campus. The Site Beneficiaries are residents in the community, prospective students, teachers, and other school district employees.

Name of Public Agency Approving Project: San Benito High School District

Name of Person or Agency Carrying Out Project: San Benito High School District

Exempt Status:

- 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
- Statutory Exemption(s): **Feasibility and Planning Studies (Sec. 15252)**
- Other: **Common Sense Exemption (Sec. 15061(b)(3)).**

Reasons Why Project Is Exempt:

- **Feasibility and Planning Studies (Sec. 15252):** The acquisition of the Site is in anticipation of planning for the design and construction of the community's second high school campus. The Applicant/Lead Agency is not prepared to commence any construction or development, because following acquisition of the property, it will be preparing plans for the development of the Site, configuration and layout of the high school campus, and design and construction of the school facilities, including conducting feasibility and

planning studies for consideration and possible future actions by the governing board. Environmental review will be conducted once the District has developed plans for the Site, and before governing board approval of a final site plan and layout.

- **Common Sense Exemption (Sec. 15061(b)(3)):** It can be seen with certainty that there is no possibility that the proposed acquisition involves any activity that may have a significant effect on the environment. Applicant/Lead Agency is purchasing property and will not disturb the Site as a part of executing the purchase. Once a plan for the proposed high school layout and school facilities is developed, the Applicant/Lead Agency will comply with CEQA for any final facilities development at the Site.

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Lead Agency

Contact Person: **Dr. Shawn Tennenbaum** Area Code/Telephone: **(831) 637 - 5831**

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: 12/19/24 Title: **Superintendent**

Signed by Lead Agency  Signed by Applicant