

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: PLN250008 (Special Plan Review/Administrative Minor Use Permit)

Project Applicant: Flor Dorado

Project Location - Specific:

200 Lone Tree Road (Assessor's Parcel 017-150-054)

Project Location - City: Unincorporated

Project Location - County: San Benito

Description of Nature, Purpose and Beneficiaries of Project:

The project involves a proposed private wedding and special event venue at 200 Lone Tree Road, Hollister, on a 5-acre parcel with a guest capacity of 109. No new or existing permanent structures will be used; all operations rely on temporary facilities like tents and portable restrooms. Events will run Friday-Sunday, 7 a.m.-12 a.m., centered on a 2,300-square-foot courtyard, with parking for 50 vehicles on-site. Operations include licensed alcohol service, professional security, and noise limits ending music by 10 p.m. Environmental safeguards include septic maintenance, sustainable landscaping, waste management, and bottled water provision.

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

Name of Person or Agency Carrying Out Project: Flor Dorado, 200 Lone Tree, Hollister, CA 95023,

Exempt Status: (check one): 408-306-7311, flordorado2@gmail.com

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

Reasons why project is exempt:

The project qualifies for a Common Sense Exemption under CEQA Guidelines §15061(b)(3) because it can be seen with certainty that there is no possibility of significant environmental effects. Events are small in scale (maximum 109 guests, 3 days per week), with traffic generation well below the 110 daily vehicle trip threshold identified in CEQA's Technical Advisory. No permanent structures are proposed; only temporary facilities (tents, portable restrooms, ADA parking) will be used. The parcel remains primarily agricultural (90% planted with pomegranate orchard), avoiding conversion of farmland. Noise is mitigated by limiting amplified sound to before 10:00 PM. Lighting will comply with "Dark Sky" standards. Water and wastewater are managed through an existing mutual well and septic system. Collectively, these factors demonstrate minimal operational intensity and no potential for 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: 9/05/2025 Title: Associate Planner

Signed by Lead Agency Signed by Applicant