

Notice of Exemption**Form D**

To Office of Planning and Research
P.O. Box 3044, Room 212
Sacramento, CA 95812-3044

From: (Public Agency) City of Los Banos
520 J Street
Los Banos, CA 93635

County Clerk
County of Merced
2222 M Street
Merced, CA 95340

Project Title Verizon Wireless- Sequoia Deployment Services 220 Willmott Avenue, Site Plan Review #2019-04

Project Location - Specific 220 Willmott Avenue., APN 081-110-055

Project Location - City Los Banos **Project Location - County** Merced

Description of Nature, Purpose, and Beneficiaries of Project Site Plan Review #2019-04 for the development of
an unmanned telecommunication facility

Name of Public Agency Approving Project City of Los Banos

Name of Person or Agency Carrying Out Project Verizon Wireless/ Sequoia Deployment Services

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 – Sec. 15303 New Construction or Conversion of Small Structures
- ☐ Statutory Exemption – State code number:

Reasons why project is exempt CEQA provides several “categorical exemptions” which are applicable categories of
projects and activities that the Lead Agency has determined generally do not pose a risk of significant impacts on the
Environment. The proposed project is for the development of an unmanned telecommunications facility which
includes; one (1) seventy foot (70’) tall disguised monopole and various ground equipment to be perimeter off
within a six hundred (600) square foot leased portion of private property located within the General Industrial
Zoning District of the City of Los Banos. The Project is exempt under Section 15303 of the State CEQA Guidelines (Class
3- New Construction or Conversion of Small Structures). Section 15303 categorically exempts projects that involve
construction and location of new small facilities or structures such as the project.

The City has further considered whether the project is subject to any of the exceptions to the use of a categorical
exemption found at CEQA Guidelines Section 15300.2. This section prohibits the use of categorical exemptions under the
following circumstances:

- (a) for certain classes of projects (Classes 3,4,5,6 and 11) due to location where the project may impact an environmental
resource or hazardous or critical concern;
- (b) when the cumulative impact of successive projects of the same type in the same place, over time, is significant;
- (c) where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual
circumstances;

(d) where the project may result in damage to scenic resources, including but not limited to, trees, historic buildings rock
croppings , or similar resources within a highway officially designated as a state scenic highway;

(e) where the project is located on a state designated hazardous waste site; and

(f) where the project may cause a substantial adverse change in the significance of a historical resource.

Section 15300.2(a), the project site is not located in an area of sensitive or critical concern.

With regard to Section 15300.2(b) there is no evidence of a potential significant cumulative impact because successive
projects of the same type in the same place have not been approved and are not currently proposed. The project will be
within a 600 square foot leased portion of improved and developed private property. Therefore, the project will not result
significant cumulative impacts.

Regarding Section 15300.2(c), the project would not result in any significant effects on the environment due to unusual
circumstances. The project site is surrounded by urban development and not located within a sensitive resource area.

Section 15300.2(d) does not apply to the project site as the site is not located adjacent to or visible from a designated
scenic highway.

Section 15300.2(e) does not apply because the site is not a state-designated hazardous waste site. The project site is
located in a mapped non-hazardous area as is all of the surrounding area.


Section 15300.2(f) does not apply because there are no historic resources or structures located within or around the project
site.

For the reasons cited above, the project will not result in a significant environmental impact and qualifies for a
Categorical Exemption pursuant to Section 15303 of the California Environmental Quality Act (CEQA) Guidelines.

Lead Agency Contact Person Rudy Luquin,
Associate Planner **Area Code/Telephone/Extension** (209) 827-2432

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

 2/28/2020 ASSOCIATE PLANNER
Signature Date Title

- ☒ Signed by Lead Agency
☐ Signed by Applicant

Date received for filing at OPR: _____