

Notice of Exemption

To: County Clerk
County of San Mateo
555 County Center
Redwood City, CA 94063-1665

From: Town of Atherton
80 Fair Oaks Lane
Atherton, CA 94070
(650) 752-0544

To be filed at OPR via <https://cegasubmit.opr.ca.gov>

Project Title: Two Lot Subdivision with a conditional exception for lot width

Project Applicant: Town of Atherton

Project Location – Specific: 43 Santiago Avenue (APN 070-343-310/ Permit SUB23-00004 /EXC23-00001)

Project Location – City: Town of Atherton **Project Location – County:** San Mateo

Description of Nature, Purpose, and Beneficiaries of Project: The Project consists of a two lot subdivision with a conditional exception for lot width. The lots will have conforming lot sizes and lot depths.

Name of Public Agency Approving Project: Town of Atherton

Name of Person or Agency Carrying Out Project: Town of Atherton

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: 15332 In-fill Development Project and under Section 15061(b)(3);
- Statutory Exemptions. State code number:

Reasons why project is exempt:

- (a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.** The project is compatible with the following General Plan Goal:
 - Housing Goal 3.750 Promote private efforts to conserve and improve Atherton’s existing housing supply.
 - Housing Policy 3.712 A: Within the limitations of the private housing market the Town shall work with private developer to encourage new housing development.
 This conditional exemption can be granted by the City Council and is not in conflict with the Zoning Code as no variances are requested.
- (b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.** The proposed project is within city limits. The size of the project is approximately 2.50 acres.
- (c) The project site has no value as habitat for endangered, rare or threatened species.** The project site is not located near a creek and is vacant residential lot surrounded single family homes.
- (d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.** The project is a two lot subdivision with both lots having a lot size of over one acre (standard size lot). No significant impacts related to traffic, noise, air quality or water quality will result as the minimum lot size for the area would be maintained.
- (e) The site can be adequately served by all required utilities and public services.** Will serve letters for all utilities have been obtained by the applicant.

Lead Agency

Contact Person: Radha Hayagreev **Area Code/Telephone/Extension:** (408) 796-4370

Signature: _____ **Date:** _____ **Title:** Senior Planner

- Signed by Lead Agency
 - Signed by Applicant
- Date received for filing at OPR: