

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://ceqasubmit.opr.ca.gov>

Project Title: 2 Lot Subdivision with a conditional exception for lot width

Project Applicant: Town of Atherton

Project Location – Specific: 43 Santiago

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
- ☐ Statutory Exemptions. State code number:

Reasons why project is exempt:

The project would be exempt under the Class 32 exemption because:

- (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 and Policy:
 - Housing Goal 3.710: Facilitate the private development of housing to meet a portion of the above moderate income housing need identified for Atherton.
 - Housing Policy 3.712 A: Within the limitations of the private housing market the Town shall work with private developers to encourage new housing development.
- (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 2.502 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 by 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 2-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.

Furthermore, this Project would be exempt from environmental review under CEQA under Section

15061(b)(3), Title 4 of the California Code of Regulations. Under Section 15061(b)(3), "A Project is exempt from CEQA if: (3) The activity is covered by the general rule that CEQA applies only to projects, which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA." Staff finds that this project does not have a potential for causing a significant effect on the environment since the applicant does propose any improvement, modification, or development on the property at this time.

Lead Agency

Contact Person: Sung H. Kwon **Area Code/Telephone/Extension:** (408) 796-4844

Signature: _____

Date: _____

Title: Town Planner

☒ Signed by Lead Agency

☐ Signed by Applicant

Date received for filing at OPR: