

Notice of Exemption

Appendix E

To: Office of Planning and Research
P.O. Box 3044, Room 113
Sacramento, CA 95812-3044

County Clerk

County of: Alameda

1106 Madison St

Oakland, CA 94607

From: (Public Agency): City of Piedmont

120 Vista Ave

Piedmont, CA 94611

(Address)

Project Title: 139 Lexford Road

Project Applicant: Willis Yu and Winnie Tam, 2807 MacArthur Blvd, Oakland, CA 94602

Project Location - Specific:

139 Lexford Road, Piedmont, CA 94611 APN 051-4826-009-00

Project Location - City: Piedmont

Project Location - County: Alameda

Description of Nature, Purpose and Beneficiaries of Project:

Proposal to construct a new 4,573-square-foot single-family residence on an existing vacant lot in Zone A, which is established for single-family residential use, as well as associated site grading and new landscaping.

Name of Public Agency Approving Project: City of Piedmont, CA

Name of Person or Agency Carrying Out Project: Kirk E. Peterson, Architect

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: 15303 (a), 15304 (b)

Statutory Exemptions. State code number: _____

Reasons why project is exempt:

Project is one new single-family residence in a single-family zone, there are no unusual circumstances associated with the property or project, existing General Plan policies and programs are sufficient to address grading, excavation, and construction, and there is no substantial evidence of an exception to Class 3. Additionally, the project proposes new landscaping on the lot, which is an exempted project class per Section 15304 (b). The Piedmont Planning Commission made findings that the project is exempt from the aforementioned sections when approving the project at their regular meeting on January 8, 2024 and City Council made the same findings of exemption on April 1, 2024 and August 18, 2025.

Lead Agency

Contact Person: Pierce Macdonald, Senior Planner

Area Code/Telephone/Extension: (510) 420-3063

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: Pierce Macdonald Date: 8/22/2025 Title: Senior Planner

Signed by Lead Agency Signed by Applicant

Authority cited: Sections 21083 and 21110, Public Resources Code.

Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.

Date Received for filing at OPR: _____