



CALIFORNIA ENVIRONMENTAL QUALITY ACT NOTICE OF EXEMPTION

TO: ☒ Office of Planning and Research
1400 Tenth Street, Room 121
Sacramento, CA 95814

FROM: City of Los Altos
One North San Antonio Road
Los Altos, CA 94022-3087

☒ County Clerk-Recorder's Office
County of Santa Clara
110 West Tasman Drive - First Floor
San Jose, CA 95134

PROJECT TITLE: 81 Pepper Drive – Removal from Los Altos Historic Resource Inventory (HRI)

PROJECT LOCATION - SPECIFIC: 81 PEPPER DRIVE (NORTH SIDE OF PEPPER DRIVE BETWEEN S SAN ANTONIO ROAD AND ELEANOR AVENUE)

PROJECT LOCATION - CITY: City of Los Altos

PROJECT LOCATION - COUNTY: Santa Clara County

PROJECT DESCRIPTION: The site contains an existing two-story single-family home that is listed on the Los Altos HRI. The project consists of removal of the property from the HRI.

NAME OF PUBLIC AGENCY APPROVING PROJECT: City of Los Altos

NAME OF PERSON CARRYING OUT THE PROJECT: James Parivash, applicant and property owner

EXEMPT STATUS: *(check one)*

- ☐ Ministerial (Sec. 2108(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:
- ☒ Statutory Exemptions. State code number: 16061(b)(3) common sense exemption

REASON(S) WHY PROJECT IS EXEMPT:

The removal of 81 Pepper Drive from the City of Los Altos Historic Resources Inventory is exempt from environmental review under the California Environmental Quality Act (CEQA) Guidelines Section 15061(b)(3), which applies when it can be seen with certainty that there is no possibility the activity may have a significant effect on the environment, and none of the exceptions under CEQA Guidelines Section 15300.2 apply.

The project filed with the City, as defined in Public Resources Code §21065, is comprised of a single action, which is the removal of the subject property from the Los Altos Historic Resources Inventory (HRI). At the time the Historical Commission approved the project, there was no active application to physically modify the site in any way. Furthermore, since approval of the project, no application has been filed. Additionally, at no time has there been an application submitted to the City to demolish the existing single-family home or the detached garage.

Under CEQA, the City of Los Altos, as the lead agency, is required to analyze any potential direct or indirect physical environmental impacts of the project as defined in the project application. The city is neither required, nor able, to analyze the impacts of any hypothetical or future project for which an application has not been received.

Based on the preponderance of evidence presented in both the Historic Resource Evaluation prepared by Evans & De Shazo and the Historic Resource Evaluation and Peer Review, and subsequent Appeal Response Memorandum prepared by Page & Turnbull, the property does not meet the minimum eligibility criteria for listing on the City of Los Altos Historic Resources Inventory. Furthermore, the property has never been listed on a state or national historic register, nor does any evidence suggest that the property has ever been eligible to be listed on any state or national historic register. For these reasons, the property does not qualify as a historic resource as defined by California Code of Regulations Section 15064.5(a). Because the property does not meet the criteria to be eligible for listing on any local, state or national Historic Resource Inventory, it can be seen with certainty that the act of removing it from the City of Los Altos Historic Resources Inventory will have no significant impact on the environment.

Lead Agency Contact Person: Brittany Whitehill, Senior Planner **Telephone:** 650-947-2675



Signature

Feb 4, 2026

Date

- ☒ Signed by Lead Agency
☐ Signed by Applicant

Date received for filing at OPR: