Exhibit D

C I T Y O F E A S T P A L O A L T O

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Notice of Exemption
California Environmental Quality Act

TO: COUNTY CLERK	TO: STATE OF CALIFORNIA	FROM: CITY OF EAST PALO ALTO
County of San Mateo 555 County Center Redwood City, California 94063-1665	Office of Planning and Research 1400 Tenth Street, Room 121 Sacramento, California 95814	Planning Division 1960 Tate Street East Palo Alto, California 94303

PROJECT TITLE: 812 Green Street Subdivision and Residential Project

PROJECT LOCATION SPECIFIC:
812 Green Street, about 100-feet easterly of the southerly terminus of Cooley Avenue, north of US Highway 101 (APN 063-373-110)

PROJECT LOCATION, CITY, COUNTY:
East Palo Alto, San Mateo County

Site and Surrounding Area: The project site is an approximately 38,277-square-foot (0.87-acre) parcel located at 812 Green Street (APN 063-373-110), within the Single-Family Residential (R-LD) zoning district and designated Low-Density Residential (LDR) in the General Plan. The parcel currently contains a 1,430-square-foot (sqft) single-family dwelling and a detached 336 sqft garage. The site is generally flat with no significant topographic variation and is not located within a designated floodplain. The surrounding neighborhood is developed with a mix of one- and two-story single-family residences, many of which include landscaped front yards, in various architectural styles including ranch, bungalow, and contemporary/ modern.

Proposal: The applicant proposes subdividing the site into five residential lots. Each lot would comply with the R-LD zoning requirement of a minimum 5,000 square-foot (sqft) lot size and 50 sq. ft. lot width. The existing residence on the proposed lot 1 would be retained and continue to face Green Street.

- Lot 1 (812 Green Street): 17,105 sqft (includes common vehicular access for all five lots, common open space, common walkway, and retaining the existing 1,430 sqft house with a new detached garage).
- Lots 2 – 5 (814, 816, 818, and 820 Green Street): Ranging from 5,000 to 5,748.51 sq. ft. for new residences.

NAME OR PUBLIC AGENCY APPROVING PROJECT	NAME OF PERSON OR AGENCY CARRYING OUT PROJECT:
City of East Palo Alto, a municipal corporation	Steve and Paul Stivala

EXEMPT STATUS (Check One)

- ☐ Ministerial (Sec. 21080 (b) (1); 15268)
- ☐ Declared Emergency (Sec 21080 (b) (4); 15269 (a)
- ☐ Emergency Project (Sec 21080 (b) (4) 15269 (b) (c)
- ☐ Statutory Exemption – CODE NO:_____
- x Categorical Exemption – **CLASS: 32** SECTION NO: **15332 – In-fill Development Project**

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Finding 1: 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.

Evidence: The project implements the Low-Density Residential (LDR) land use designation in the General Plan and Single-Family Residential (R-LD) zoning district. The proposed residential project is consistent with the allowed uses of the zoning and land use designation. The proposed subdivision to create five lots, with four proposed residential is consistent with the maximum of twelve (12) dwelling units per acre allowed as the parcel density. The project will have a density of 5.68 units per acre. The project also meets all standards for parking, setbacks, parcel size, FAR, site coverage, and building heights.

Finding 2: The proposed development occurs within city limits on a project site of no more than five (5) acres substantially surrounded by urban uses.

Evidence: The project site is 0.87 acres and is completely within the city limits. Based on a review of Google satellite imagery and a field visit by Planning on May 20, 2025 and October 7, 2025, the site is located adjacent to residential neighborhoods and a vacant parcel also zoned for residential use. Urban development is adjacent on most of the sides and therefore surrounds the site.

Finding 3: The project site has no value as habitat for endangered, rare or threatened species.

Evidence: The site is currently developed with a single-family residence and consists primarily of disturbed, flat, urbanized land that has been used for recreational farming by the property owner. The site does not contain wetlands, riparian areas, or other sensitive habitats and is not located within or adjacent to any designated critical habitat. Therefore, the property has no value as habitat for endangered, rare, or threatened species.

Finding 4: Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.

Evidence: Traffic: The project site plan shows a total of 17 vehicle parking spaces (10 resident parking spaces and 7 guest parking spaces). In total, the project provides sufficient parking with the combination of guest parking and resident parking for each lot. Since the project consists of five single-family dwellings, it is below the threshold that would require preparation of a Transportation Demand Management (TDM) plan. Based on the City of East Palo Alto Resolution 94-2020 VMT Policy adopted on July 7, 2020, various types of developments such as infill developments, small projects, and/or projects near major transit corridors may be presumed to have a less than significant impact on VMT. This includes, but is not limited to, small infill residential projects proposing fewer than 20 residences. Therefore, the proposed project as four new single-family residences would have a less than significant VMT and transportation impact.

Noise: Construction-related activities would be temporary and short-term, and all work would be required to comply with the City's noise regulation per East Palo Alto Municipal Code Chapter 8.52. Typical maximum instantaneous noise levels during project construction would range from 70 to 90 dBA Lmax1 at a distance of 50 feet. Section 15.04.125 of the City's Municipal Code limits construction activity between hours of 7:00 AM to 6:00 PM Monday through Friday and 9:00 AM to 5:00 PM on Saturdays. No construction activity is allowed on Sundays or on national holidays. Noise from construction activities during these allowed hours and days is exempt from the City's noise standards. Project construction activities would occur during the days and times allowed under the City's Municipal Code and, consistent with the General Plan. For these reasons, project construction activities would not result in a noise impact.

Air Quality: As a small infill project, construction and operational emissions resulting from it would be consistent with the General Plan. The 2017 Clean Air Plan Progress Report could address construction emissions through required permit conditions as the project would not trigger operational impact

thresholds, nor result in significant cumulative effects from project emissions. The potential for objectional odors, increased GHG emissions, and CO concentrations would also be less than significant.

Water Quality: The project includes a preliminary drainage plan and erosion control plan designed to stabilize soils during construction and treat surface waters entering the storm drain system. Surface water quality in East Palo Alto is primarily a function of compliance with the City of East Palo Alto drainage design criteria and C.3 stormwater control and treatment requirements. On-site stormwater treatment will be provided through a network of infiltration swales and a stormwater infiltration trench located on the individual residential lots. With these stormwater management controls, water quality would not be adversely impacted.

Finding 5: The site can be adequately served by all required utilities and public services.

Evidence: The site is in an urbanized area which is currently served by existing utilities and service providers. The project would connect to existing electrical, communications, water, sewer, and storm drain infrastructure that currently exists within public rights of way. The project would be required to pay development impact fees intended to support public service systems such as police, fire, and government services. The application included a utility plan, domestic water analysis, and sewer capacity analysis to confirm that the project can be served by existing infrastructure.

Finding 6: The site is not listed on any regulatory databases that track hazardous material sites.

Evidence: Staff performed a regulatory database search of the Department of Toxic Substances Control Envirostor website (http://www.envirostor.dtsc.ca.gov/public/) and the State Water Resources Control Board's (SWRCB) Geotracker website (http://geotracker.waterboards.ca.gov/) to identify if any new hazardous material regulated facilities or sites within or proximate to the project are present. The target property was not listed in any of the databases searched.

Based on these findings, no further action is recommended.

LEAD AGENCY CONTACT PERSON
Michelle Huang, Associate Planner

AREA CODE, TELEPHONE, Extension
(650) 853-3169

This notice shall be filed only after approval of an exempt project.

IF FILED BY APPLICANT

1. **Attached certified document of exemption finding.**
2. **Has a Notice of Exemption been filed by the public agency approving the project? Yes____ No ___**
3. **Attach orginal and two copies of this Notice of Exemption.**
4. **Attach two self-addressed, stamped envelopes.**

SIGNATURE	TITLE	DATE
Signed by __ Applicant XLead Agency	Michelle Huang Associate Planner	11/12/2025

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AFFIDAVIT OF COUNTY CLERK FILING AND POSTING

I declare that on _____ I received and posted this Notice as required by California Public Resources Code Section 2115.2. Said Notice will remain posted for thirty (30) days from the filing date.

By_____Date_____