

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: San Mateo

555 County Center

Redwood City, CA 94063

From: (Public Agency): City of San Bruno
567 El Camino Real
San Bruno, CA 94066

(Address)

Project Title: 271 El Camino Real

Project Applicant: Patrick Lee, Fortune Enterprises, LLC

Project Location - Specific:
271 El Camino Real, San Bruno, CA 94066 (APNs: 020-406-730, -700, -690, -870, -590, and -790)

Project Location - City: San Bruno Project Location - County: San Mateo

Description of Nature, Purpose and Beneficiaries of Project:

Construction of a new four-story, 35-unit, residential condominium building with 51 above grade parking spaces totaling 64,323 square feet, and a detached, two-story building with two accessory dwelling units (ADUs).

Name of Public Agency Approving Project: City of San Bruno

Name of Person or Agency Carrying Out Project: Patrick Lee, Fortune Enterprises, LLC

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));
[X] Categorical Exemption. State type and section number: CEQA Guidelines Section 15332 In-Fill Development Projects
Statutory Exemptions. State code number:

Reasons why project is exempt:

None of the exceptions listed in CEQA Guidelines Section 15300.2 apply to the project, and the project is eligible for a Categorical Exemption under CEQA Guidelines Section 15332, since it a) meets the definition of an in-fill development project; b) would occur within San Bruno city limits on a project site no more than five acres that is surrounded by urban uses and c) has no value as habitat for endangered, rare, or threatened species; d) would not result in any significant effects relating to traffic, noise, air quality, or water quality; and e) can be adequately served by all required utilities and public services. Therefore, the project is exempt from the provisions of CEQA under Class 32 of the CEQA Guidelines.

Lead Agency

Contact Person: Ralph Robinson Area Code/Telephone/Extension: 650-229-8535

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: [Signature] Date: 4/23/20 Title: Planning Manager

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: