



# Notice of Exemption

Appendix E

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

From: (Public Agency): City of Millbrae Planning Division  
621 Magnolia Avenue  
Millbrae, CA 94030

County Clerk  
County of: San Mateo  
555 County Center  
Redwood City, CA 94063

(Address)

**FILED** **ENDORSED**  
IN THE OFFICE OF THE  
COUNTY CLERK RECORDER  
SAN MATEO COUNTY CALIF

Project Title: 959 El Camino Real **JUN 30 2022**

Project Applicant: High Street No. Cal Development, Inc. **MARK CHURCH, County Clerk**

Project Location - Specific: 959 El Camino Real, Millbrae, CA (Assessor's Parcel Number 021-364-080)  
By [Signature] **County Clerk**

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

### Description of Nature, Purpose and Beneficiaries of Project:

High Street No. Cal Development, Inc., on behalf of Bay Properties, Inc., seeks approval of a Design Review Permit, a Conditional Use Permit, and a Vesting Tentative Parcel Map for Condominium Purposes to demolish all existing onsite uses and construct a new, mixed-use, six-story building with 278 multi-family residential units and amenities; 17,210 square feet of ground-floor retail use; 349 vehicle parking spaces within a 105,424-square foot, two-level parking garage (one level below grade and one at grade); and 68 enclosed bicycle parking spaces, for a total building area of 425,959 square feet.

Name of Public Agency Approving Project: City of Millbrae

Name of Person or Agency Carrying Out Project: High Street No. Cal Development, Inc.

### 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: Class 32 Infill Exemption (Section 15332)
- Statutory Exemptions. State code number: \_\_\_\_\_

### Reasons why project is exempt:

The project is (a) consistent with applicable general plan designation/zoning and all policies; (b) is no more than 5 acres and surrounded by urban uses; (c) has no value as habitat; (d) would not result in significant effects related to traffic, noise, air quality, or water quality; and (e) can be adequately served by all required utilities and public services. In addition, the project would not trigger any of the exceptions in Section 15300.2.

Lead Agency  
Contact Person: Nestor Guevara Area Code/Telephone/Extension: (650) 259-2335

### 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: 6/30/22 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: \_\_\_\_\_