

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 Carlos
600 Elm Street
San Carlos, CA 94070
(Address)

Project Title: 11 El Camino Real - Design Review and Below Market Rate Housing Plan Amendment

Project Applicant: Richard Norris, SummerHill Apartment Communities

Project Location - Specific:
11 El Camino Real, San Carlos CA 94070

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

Description of Nature, Purpose and Beneficiaries of Project:

Design Review Amendment and Below Market Rate Housing Plan Amendment to add nine (9) units to a previously approved six-story 242-unit multi-family apartment building located in the MU-NB-120 District. The proposal would result in a total of 251 rental units with 38 below Market Rate units and 306 parking stalls.

Name of Public Agency Approving Project: City of San Carlos, Community Development Department

Name of Person or Agency Carrying Out Project: Laura Richstone, Senior Planner

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: 15332
Statutory Exemptions. State code number:

Reasons why project is exempt:

This project qualifies for an exemption from the California Environmental Quality Act (CEQA) under Section 15332, Class 32, which pertains to in-fill development. It meets all necessary criteria, including compliance with applicable General Plan policies and zoning regulations, location within city limits, a site area of less than five acres, and surrounding urban uses. The project can be adequately serviced by existing utilities and is not expected to cause any significant environmental impacts, such as those related to traffic, noise, air, or water quality..

Lead Agency
Contact Person: Laura Richstone Area Code/Telephone/Extension: 650-802-4174

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: [Handwritten Signature] Date: 4/8/25 Title: Senior Planner

[X] 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: 4/8/25