

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
400 County Center
Redwood City, CA

From: (Public Agency): City of San Mateo
330 W. 20th Avenue
San Mateo, CA

(Address)

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

Project Title: 477 9th Avenue Mixed-Use Development

FEB 22 2024

Project Applicant: The Martin Group

MARK CHURCH, County Clerk
By NILES LOPSHIRE

Project Location - Specific:

477 9th Avenue (northwest intersection of South Claremont Street and 9th Avenue)

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

Description of Nature, Purpose and Beneficiaries of Project:

The proposed project would demolish the existing 21,600 square-foot office building and surface parking lot, and construct a five-story, approximately 209,204 gross square-foot mixed-use office and residential building with a maximum height of 55 feet and an FAR of 2.98. The building would include 120 dwelling units and approximately 29,207 square-feet of office space. The project would reserve 15 percent of base density units for very low-income households and therefore would qualify for a density bonus of 50 percent under the California State Density Bonus Law.

Name of Public Agency Approving Project: City of San Mateo

Name of Person or Agency Carrying Out Project: City of San Mateo

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:

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 Mateo 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: Linda Ly Area Code/Telephone/Extension: (650) 522-7217

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: 2/21/24 Title: Associate Planner

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:



State of California - Department of Fish and Wildlife  
**2024 ENVIRONMENTAL DOCUMENT FILING FEE**  
**CASH RECEIPT**  
 DFW 753.5a (REV. 01/01/24) Previously DFG 753.5a

Print [REDACTED] Save

RECEIPT NUMBER:  
 41-02222024-0003  
 STATE CLEARINGHOUSE NUMBER (If applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY CITY OF SAN MATEO	LEAD AGENCY EMAIL	DATE 02/22/2024
COUNTY/STATE AGENCY OF FILING SAN MATEO COUNTY	DOCUMENT NUMBER 128836	

PROJECT TITLE  
 477 9TH AVENUE MIXED-USE DEVELOPMENT

PROJECT APPLICANT NAME CITY OF SAN MATEO	PROJECT APPLICANT EMAIL	PHONE NUMBER
PROJECT APPLICANT ADDRESS	CITY CA	STATE CA ZIP CODE

**PROJECT APPLICANT** (Check appropriate box)

Local Public Agency     School District     Other Special District     State Agency     Private Entity

**CHECK APPLICABLE FEES:**

Environmental Impact Report (EIR)    \$ 4,051.25 \$ \_\_\_\_\_

Mitigated/Negative Declaration (MND)(ND)    \$ 2,916.75 \$ \_\_\_\_\_

Certified Regulatory Program (CRP) document - payment due directly to CDFW    \$ 1,377.25 \$ \_\_\_\_\_

Exempt from fee

Notice of Exemption (attach)

CDFW No Effect Determination (attach)

Fee previously paid (attach previously issued cash receipt copy)

---

Water Right Application or Petition Fee (State Water Resources Control Board only)    \$ 850.00 \$ \_\_\_\_\_

County documentary handling fee    \$ 50.00 \$ \_\_\_\_\_ **50.00**

Other    \$ \_\_\_\_\_

**PAYMENT METHOD:**

Cash     Credit     Check     Other

**TOTAL RECEIVED \$ \_\_\_\_\_ **50.00****

SIGNATURE 	AGENCY OF FILING PRINTED NAME AND TITLE Niles Lopshire Deputy Clerk
---------------	--

SAN MATEO COUNTY RECORDER  
555 CTY CTR  
REDWOOD CITY, CA. 94063  
650-363-4500

**SALE  
DUPLICATE**

Clerk #: 000078

REF#: 00000009

Batch #: 445

02/22/24

11:22:30

APPR CODE: 073795

ENCRYPTED BY ELAVON

Trace: 9

VISA

\*\*\*\*\*7640

Contactless

\*\*/\*\*

**AMOUNT**

**\$50.00**

**APPROVED**

VISA CREDIT  
AID: A0000000031010  
TVR: 00 00 00 00 00

THANK YOU

CUSTOMER COPY

County of San Mateo  
Clerk-Recorder  
Mark Church  
555 County Center  
Redwood City, CA 94063  
(650) 363-4500

Receipt No.: RPT20240010923

Finalization No.: 2024010764

Cashier: 78

Register: 021

Date/Time: 02/22/2024 11:23 AM

Item	Title	Count
1	NOE	1

NOTICE OF EXEMPTION

Document No.: 128836

Filing Time: 11:23 AM

Filing Total: \$50.00

Filing Fee: \$50.00

Total Amount Due: \$50.00

Total Paid

Credit Card Tendered: \$50.00

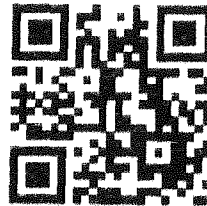
#73795

Amount Due: \$0.00

THANK YOU

PLEASE RETAIN THIS RECEIPT  
FOR YOUR RECORDS

<https://www.smcacre.org/>



02/22/2024 11:23 AM