

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, 1st Floor
Redwood City, CA 94063

From: (Public Agency): City of San Mateo
330 W 20th Avenue
San Mateo CA 94403
(Address)

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

FEB 12 2026

Project Title: 1650-1720 S. Amphlett Boulevard - Multi-Family Residential Development (Bayshore Commons)
MARK OBER, County Clerk

Project Applicant: B9 Sequoia Bayshore Owner LP- Andy Beck
By KAMILLE SANTOS

Project Location - Specific:
1650-1720 S. Amphlett Boulevard, San Mateo, CA 94402

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

Description of Nature, Purpose and Beneficiaries of Project:

Demolition of an existing office campus and construction of a new multifamily residential development consisting of 256 for-sale units and associated site improvements. The project includes 192 townhome-style condominiums and 64 single-family detached residences. The project site will be subdivided to create seven parcels and 64 lots for the single-family homes. Additionally, all townhome units will be subdivided for condominium purposes.

Name of Public Agency Approving Project: City of San Mateo

Name of Person or Agency Carrying Out Project: B9 Sequoia Bayshore Owner LP- Andy Beck

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:
Statutory Exemptions. State code number: Public Resource Code 21080.66 (Assembly Bill 130)

Reasons why project is exempt:

The project site is less than 20 acres in size, has been previously developed with urban uses, and is located within an urban area. With the approval of waivers pursuant to SB 330, the project is consistent with the General Plan and applicable zoning regulations. The project provides a density of 17.6 units per acre and does not include any balconies facing the freeway within 500 feet of the freeway. Tribal consultation for the project has been completed, and appropriate conditions of approval related to cultural resources have been incorporated into the project. The site is not located within a sensitive environmental area. The project does not involve the demolition of a historic structure, and no portion of the project is designated for use as a hotel, motel, bed and breakfast inn, or other transient lodging. Therefore, the project has no significant impact on the environment.

Lead Agency
Contact Person: Simin Zakavand Area Code/Telephone/Extension: 650-522-7219

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: 2/12/2026 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
2026 ENVIRONMENTAL DOCUMENT FILING FEE CASH RECEIPT
 DFW 753.5a (REV. 01/01/26) Previously DFG 753.5a

Print  **Save**

RECEIPT NUMBER:
 41-02122026-0001
 STATE CLEARINGHOUSE NUMBER (if applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY CITY OF SAN MATEO	LEAD AGENCY EMAIL	DATE 02/12/2026
COUNTY/STATE AGENCY OF FILING SAN MATEO COUNTY	DOCUMENT NUMBER 129423	

PROJECT TITLE
 1650-1720 S. AMPHLETT BOULEVARD - MULTI-FAMILY RESIDENTIAL DEVELOPMENT (BAYSHORE COMMONS)

PROJECT APPLICANT NAME B9 SEQUOIA BAYSHORE OWNER LP-ANDY BECK	PROJECT APPLICANT EMAIL	PHONE NUMBER
PROJECT APPLICANT ADDRESS	CITY	STATE
		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) \$ 4,227.50 \$ _____
 Mitigated/Negative Declaration (MND)(ND) \$ 3,043.75 \$ _____
 Certified Regulatory Program (CRP) document - payment due directly to CDFW \$ 1,437.25 \$ _____


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 Kamille Santos Deputy Clerk
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