



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:
 41-03112026-0001
 STATE CLEARINGHOUSE NUMBER (If applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY CITY OF SAN MATEO	LEAD AGENCY EMAIL	DATE 03/11/2026
COUNTY/STATE AGENCY OF FILING SAN MATEO COUNTY	DOCUMENT NUMBER 129447	

PROJECT TITLE
 230 S EL CAMINO REAL MIXED-USE DEVELOPMENT

PROJECT APPLICANT NAME CITY OF SAN MATEO	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 X 	AGENCY OF FILING PRINTED NAME AND TITLE Niles Lopshire Deputy Clerk
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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 San Mateo
330 W 20th Avenue
San Mateo CA 94403

County Clerk

County of: San Mateo
555 County Center, 1st Floor
Redwood City, CA 94063

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

MAR 11 2026

Project Title: 230 S El Camino Real Mixed-Use Development

Project Applicant: Alex Mortazavi - 230 El Camino LLC

MARK CHURCH, County Clerk

By NILES LOPSHIRE

Project Location - Specific:

230 S El Camino Real, San Mateo Ca 94402

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

Description of Nature, Purpose and Beneficiaries of Project:

Construction of a new five-story mixed-use building consisting of 1,572 square feet of commercial space and 28 for-sale residential units on a vacant lot. The project includes the merger of three existing lots into one parcel and the subdivision of the residential units into 28 condominiums.

Name of Public Agency Approving Project: City of San Mateo

Name of Person or Agency Carrying Out Project: Alex Mortazavi - 230 El Camino 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));
Categorical Exemption. State type and section number: CEQA Guidelines Section 15332(Class 32)
Statutory Exemptions. State code number:

Reasons why project is exempt:

The approximately 0.26-acre site is an infill parcel within the City limits and surrounded by existing urban development. The project is consistent with applicable General Plan policies and zoning regulations. The site was previously developed with a gas station and has no known value as habitat for endangered species. Any contamination associated with the former gas station use has been remediated, and the cleanup case has been closed by the San Mateo County Environmental Health Department. The project would not result in significant impacts related to traffic, noise, air quality, water quality, biological resources, public services, utilities, or other environmental resource areas. The site is located within one-half mile of a major transit stop and is therefore screened from Vehicle Miles Traveled analysis.

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: 3/11/2026 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:

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

Receipt No.: RPT20260013639

Finalization No.: 2026013337

Cashier: 78

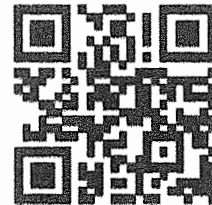
Register: 021

Date/Time: 03/11/2026 03:02 PM

Item	Title	Count
1	NOE	1
NOTICE OF EXEMPTION		
Document No.:		129447
Filing Time:		03:02 PM
Filing Total:		\$50.00
Filing Fee:		\$50.00
<hr/>		
Total Amount Due:		\$50.00
<hr/>		
Total Paid		
Credit Card Tendered:		\$50.00
#81982		
Amount Due:		\$0.00

THANK YOU
PLEASE RETAIN THIS RECEIPT
FOR YOUR RECORDS

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



03/11/2026 03:03 PM