



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** [REDACTED] **Save**

RECEIPT NUMBER:  
41-05072026-0001

STATE CLEARINGHOUSE NUMBER (if applicable)

**SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.**

LEAD AGENCY CITY OF SAN MATEO	LEAD AGENCY EMAIL	DATE 05/07/2026
COUNTY/STATE AGENCY OF FILING SAN MATEO COUNTY	DOCUMENT NUMBER 129499	

PROJECT TITLE  
  
2015 PIONEER COURT RESIDENTIAL TOWNHOMES (PZ-2025-040)

PROJECT APPLICANT NAME JACK BOYAJIAN, THE HUTTON GROUP	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  <b>X</b> 	AGENCY OF FILING PRINTED NAME AND TITLE  Kamille Santos Deputy Clerk
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CITY OF SAN MATEO  
COMMUNITY DEVELOPMENT DEPARTMENT

330 W. 20<sup>th</sup> Avenue  
San Mateo, CA 94403  
www.cityofsanmateo.org  
(650) 522-7000

## NOTICE OF EXEMPTION

<b>TO:</b> Office of Planning and Research P.O. Box 3044, Room 113 Sacramento, CA 95812-3044	<b>TO:</b> County Clerk County of San Mateo 555 County Center Redwood City, CA 94063
<b>FROM:</b> Steven Lizzarago City of San Mateo 330 W. 20 <sup>th</sup> Ave San Mateo, CA 94403	

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

**MAY 07 2026**

MARK CHURCH, County Clerk

By **KAMILLE SANTOS**

<b>PROJECT TITLE:</b> 2015 Pioneer Court Residential Townhomes (PA-2025-040)	
<b>PROJECT APPLICANT:</b> Jack Boyajian, The Hutton Group	
<b>PROJECT LOCATION SPECIFIC:</b> 2015 Pioneer Ct.	
<b>PROJECT LOCATION (CITY AND COUNTY):</b> City of San Mateo, San Mateo County, CA	
<b>PROJECT DESCRIPTION:</b> The project includes approval of a Site Plan and Architectural Review and Tentative Parcel Map. The applicant proposes demolishing an existing office building and construction of a 10-unit townhome-style development within a single structure. The units will be subdivided for condominium purposes.	
<b>NAME OF PUBLIC AGENCY APPROVING PROJECT</b>	<b>NAME OF PERSON OR AGENCY CARRYING OUT PROJECT</b>
City of San Mateo, Community Development Department, Planning Division	Jack Boyajian, The Hutton Group
<b>EXEMPT STATUS (CHECK ONE)</b>	
<input type="checkbox"/> Ministerial (Sec. 21080(b)(1); 15268); <input type="checkbox"/> Declared Emergency (Sec. 21080(b)(3); 15269(a)); <input type="checkbox"/> Emergency Project (Sec. 21080(b)(4); 15269(b)(c)); <input type="checkbox"/> Categorical Exemption. State type and section number: _____ <input checked="" type="checkbox"/> Statutory Exemption. State code number: <u>Sec. 21080.66</u> <input type="checkbox"/> Other: _____	

**REASONS WHY PROJECT IS EXEMPT:**

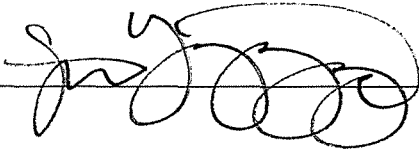
The project site is less than 20 acres in size, has been previously developed with urban uses, and is located within an urban area. With the approval of waivers pursuant to State Density Bonus, the project is consistent with the General Plan and applicable zoning regulations. The project provides a density of 22 units per acre and is not located within 500 feet of a freeway. 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. The City of San Mateo completed the tribal consultation for the project and appropriate conditions of approval related to cultural resources and as statutorily required pursuant to PRC Section 21080.66 have been incorporated into the project. Therefore, the project has no significant impact on the environment.

**LEAD AGENCY CONTACT PERSON:** Steven Lizzarago, Assistant Planner  
**TELEPHONE:** 650-522-7205

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



Date

MAY 7, 2026

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.

Received for filing at OPR: \_\_\_\_\_

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

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Receipt No.: RPT20260026726

Finalization No.: 2026026059

Cashier: 77

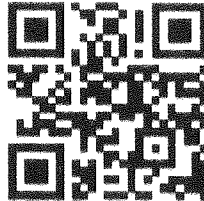
Register: 020

Date/Time: 05/07/2026 02:07 PM

Item	Title	Count
1	NOE	1
NOTICE OF EXEMPTION		
Document No.:		129499
Filing Time:		02:07 PM
Filing Total:		\$50.00
Filing Fee:		\$50.00
<hr/>		
Total Amount Due:		\$50.00
<hr/>		
Total Paid		
Credit Card Tendered:		\$50.00
#86239		
Amount Due:		\$0.00

THANK YOU  
PLEASE RETAIN THIS RECEIPT  
FOR YOUR RECORDS

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



05/07/2026 02:07 PM