

NOTICE OF EXEMPTION



CITY OF SAN MATEO
COMMUNITY DEVELOPMENT DEPARTMENT

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

FILED
SAN MATEO COUNTY

JUN 16 2026

MARK CHURCH, County Clerk
By

KAMILLE SANTOS
Deputy Clerk

PROJECT TITLE: 220 W. 20th Avenue

PROJECT APPLICANT: Summerhill Apartment Communities – Richard Norris

PROJECT LOCATION SPECIFIC: 220 W. 20th Avenue

PROJECT LOCATION (CITY AND COUNTY): City of San Mateo, County of San Mateo, CA

PROJECT DESCRIPTION: Demolition of an existing one story 28,500 square foot office building and the construction of a new seven-story multi-family residential building with 232 rental residential rental units, on a 1.54-acre parcel located at 220 W. 20th Avenue. The project includes a density bonus request and is providing 31 below market rate (BMR) units to increase the maximum allowable density under State Density Bonus Law. Of these 31 BMR units, 23 units are dedicated to Very Low-income households and 8 units are dedicated to Moderate income households. Project includes 277 on-site parking spaces and other on-site amenities.

NAME OF PUBLIC AGENCY APPROVING PROJECT:

City of San Mateo
Community Development Department
Planning Division

NAME OF PERSON OR AGENCY CARRYING OUT PROJECT:

Summerhill Apartment Communities – Richard Norris

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 Exemption. State code number: Public Resources Code Section 21080.66 (Assembly Bill 130).

☐ Other: _____

REASONS WHY PROJECT IS EXEMPT:

The project site is less than 20 acres, has previously been developed with urban uses, and is located within an urban area. With the approval of waivers pursuant to SB330, the project is consistent with the City's General Plan and applicable zoning regulations. The project provides a density of 151 units per acre and does not include any balconies facing the freeway within 500 feet of a freeway. Formal notification to Native American tribes was conducted with one tribe requesting consultation. The Project Conditions of Approval include conditions required to satisfy requirements of AB130 to avoid impacts to tribal cultural resources. 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, Associate Planner

TELEPHONE: 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



Date

6,16,26

☒ 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: _____



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:

41-06162026-0004

STATE CLEARINGHOUSE NUMBER (If applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY

CITY OF SAN MATEO COMMUNITY DEVELOPMENT DEPARTMENT PLANNING DIVISION

LEAD AGENCY EMAIL

DATE

06/16/2026

COUNTY/STATE AGENCY OF FILING

SAN MATEO COUNTY

DOCUMENT NUMBER

129552

PROJECT TITLE

220 W. 20TH AVENUE

PROJECT APPLICANT NAME

SUMMERHILL APARTMENT COMMUNITIES - RICHARD NORRIS

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

☐ Other

\$

PAYMENT METHOD:☐ Cash☒ Credit☐ Check☐ Other**TOTAL RECEIVED \$ 50.00**

SIGNATURE

X

AGENCY OF FILING PRINTED NAME AND TITLE

Kamille Santos Deputy Clerk