

CITY OF SAN MATEO
COMMUNITY DEVELOPMENT DEPARTMENT



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

NOTICE OF EXEMPTION

TO: Office of Planning and Research P.O. Box 3044, Room 113 Sacramento, CA 95812-3044	TO: County Clerk County of San Mateo 555 County Center Redwood City, CA 94063	FILED ENDORSED IN THE OFFICE OF THE COUNTY CLERK RECORDER SAN MATEO COUNTY CALIF JUN 20 2026 MARK CHURCH, County Clerk By <u>MARIA CALLARDO</u> Deputy Clerk
FROM: City of San Mateo - Community Development Department 330 W 20 th Ave San Mateo, CA 94403		

PROJECT TITLE: Vesting Tentative Map for Concar Passage Mixed Use Development (PA-2025-064 678 CONCAR DR., VTM)

PROJECT APPLICANT: Lisa Borba, Brookfield Residential Land

PROJECT LOCATION SPECIFIC: 640-690 Concar Dr, 1855 S Delaware St, and 1820 S Grant St (APNs 035-242-220, -140, -210, -160, -170, -090, -190, and -200)

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

PROJECT DESCRIPTION: The project includes the vesting tentative map to create 26 lots. This is a component of the overall project that includes the demolition of the existing structures (except for existing 11,400 square foot "Trader Joe's" building) and the construction of a total of 847 residential units in three apartment buildings (708 units) and 21 townhouse buildings (139 units), a 3,100 square-foot building for retail use, and associated site improvements including public frontage improvement, parking lots, common open space, and landscaping.

NAME OF PUBLIC AGENCY APPROVING PROJECT:
City of San Mateo, Community Development Department

NAME OF PERSON OR AGENCY CARRYING OUT PROJECT:
Lisa Borba, Brookfield Residential Land

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: _____
- ☒ Other: Public Resources Code 21080.66

REASONS WHY PROJECT IS EXEMPT:

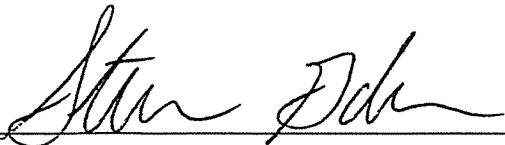
The Vesting Tentative Map for a 26-lot subdivision was determined to be exempt from CEQA pursuant to Public Resources Code Section 21080.66. The review and approval of the Site Plan and Architectural Review (SPAR) and Site Development Planning Application (SDPA) components of the project to construct the mixed-use residential and commercial buildings and associated improvements were approved as non-discretionary actions and not considered a "project" under the California Environmental Quality Act as a "by-right" housing development project pursuant to Government Code Section 65583.2.

The project site is less than 20 acres in size, has been previously developed with urban uses, and is located within an urban area. The project is consistent with the General Plan and applicable zoning regulations. The project provides a density of 59 units per acre and is not located within a coastal zone, agricultural designated land, wetlands, very high severity fire zone, listed hazardous waste site, earthquake fault zone, flood hazard zone or floodway, or conservation land. 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 as statutorily required pursuant to Public Resources Code Section 21080.66 have been incorporated into the project. Therefore, the project has no significant impact on the environment.

LEAD AGENCY CONTACT PERSON: Steve Golden, Principal Planner**TELEPHONE:** 650-522-7215

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

6/26/26

Date

☒ 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: _____

**2026 ENVIRONMENTAL DOCUMENT FILING FEE CASH RECEIPT**

DFW 753.5a (REV. 01/01/26) Previously DFG 753.5a

Print**Save**

RECEIPT NUMBER:

41-06262026-0002

STATE CLEARINGHOUSE NUMBER (If applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY	LEAD AGENCY EMAIL	DATE
CITY OF SAN MATEO COMMUNITY DEVELOPMENT DEPARTMENT		06/26/2026
COUNTY/STATE AGENCY OF FILING	DOCUMENT NUMBER	
SAN MATEO COUNTY	129566	
PROJECT TITLE		

VESTING TENTATIVE MAP FOR CONCAR PASSAGE MIXED USE DEVELOPMENT (PA-2025-064 678 CONCAR DR., VTM)

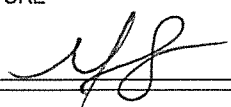
PROJECT APPLICANT NAME	PROJECT APPLICANT EMAIL	PHONE NUMBER
CITY OF SAN MATEO COMMUNITY DEVELOPMENT DEPARTMENT		
PROJECT APPLICANT ADDRESS	CITY	STATE
		ZIP CODE

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
X 	Maria Gallardo Deputy Clerk