



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

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RECEIPT NUMBER: 41-08202026-0002
STATE CLEARINGHOUSE NUMBER (If applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY CITY OF SAN MATEO	LEAD AGENCY EMAIL	DATE 08/20/2026
COUNTY/STATE AGENCY OF FILING SAN MATEO COUNTY	DOCUMENT NUMBER 129604	
PROJECT TITLE		

PA-2025-039, 616 S. B STREET MIXED-USE DEVELOPMENT ("NAZARETH VISTA")

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 	AGENCY OF FILING PRINTED NAME AND TITLE Niles Lopshire Deputy Clerk
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CITY OF SAN MATEO
COMMUNITY DEVELOPMENT DEPARTMENT

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

NOTICE OF EXEMPTION

FILED
SAN MATEO COUNTY

AUG 20 2026

MARK CHURCH, County Clerk
By MIKE LARSHIRE
Deputy Clerk

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
FROM: City of San Mateo 330 W. 20 th Avenue San Mateo, CA 94403	

PROJECT TITLE: PA-2025-039, 616 S. B Street Mixed-Use Development ("Nazareth Vista")	
PROJECT APPLICANT: Evan Sockalosky, Arc Tec Inc.	
PROJECT LOCATION SPECIFIC: 616 South B Street (eastern portion of the block fronting on S. B Street between 6 th Avenue and 7 th Avenue). APNs: 034-194-030 & 034-194-040	
PROJECT LOCATION (CITY AND COUNTY): City of San Mateo, San Mateo County	
PROJECT DESCRIPTION: The Project includes demolition of the two existing commercial buildings (approximately 11,300 square feet total) and the construction of a new eight-story mixed-use building including 94 residential units (with 10 below market rate units at the Very Low-Income affordability level), 7,286 square feet of ground floor commercial space, and an internal parking structure located on the ground floor, second and third story levels (114 total spaces). The application also includes a Tentative Parcel Map to merge five existing parcels into one parcel.	
NAME OF PUBLIC AGENCY APPROVING PROJECT City of San Mateo	NAME OF PERSON OR AGENCY CARRYING OUT PROJECT Nazareth Vista LLC (Mounir Kardosh)
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: <u>15332</u> ☐ Statutory Exemption. State code number: _____	

REASONS WHY PROJECT IS EXEMPT: The project is eligible for a Categorical Exemption under CEQA Guidelines Section 15332, since it a) meets the definition of an in-fill development project; b) would occur within San Mateo city limits on a project site no more than five acres that is surrounded by urban uses and c) has no value as habitat for endangered, rare, or threatened species; d) would not result in any significant effects related to traffic, noise, air quality, or water quality; and e) can adequately be served by all required utilities and public services. None of the exceptions listed in CEQA Guidelines Section 15300.2 apply to the project. Therefore, the project is exempt from the provisions of CEQA under Class 32 of the CEQA Guidelines.

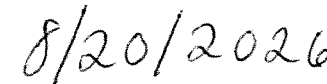
LEAD AGENCY CONTACT PERSON: Elizabeth Gagliardi, Associate Planner

TELEPHONE: (650) 522-7206

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

☒ 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: _____