



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:

41-10072026-0003

STATE CLEARINGHOUSE NUMBER (If applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY	LEAD AGENCY EMAIL	DATE
CITY OF SAN MATEO		10/07/2026
COUNTY/STATE AGENCY OF FILING	DOCUMENT NUMBER	
SAN MATEO COUNTY	129639	
PROJECT TITLE		

2015 PIONEER COURT, RESIDENTIAL TOWNHOMES MODIFICATION (PA-2026-0067)

PROJECT APPLICANT NAME	PROJECT APPLICANT EMAIL	PHONE NUMBER
2015 PIONEER LLC, JACK BOYAJIAN		
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

Henry Salgado Deputy Clerk

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
FROM: Steven Lizzarago City of San Mateo 330 W. 20 th Ave San Mateo, CA 94403	

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

OCT 07 2026

MARK CHURCH, County Clerk
By Henry Salgado
Deputy Clerk

PROJECT TITLE: 2015 Pioneer Court, Residential Townhomes Modification (PA-2026-0067)	
PROJECT APPLICANT: 2015 Pioneer LLC, Jack Boyajian	
PROJECT LOCATION SPECIFIC: 2015 Pioneer Court, APN 039-060-860	
PROJECT LOCATION (CITY AND COUNTY): San Mateo, San Mateo County, CA	
PROJECT DESCRIPTION: The modification of a previous Site Plan and Architectural Review (SPAR) approval for the Pioneer Court Townhomes project, including the installation of two exterior staircases for emergency egress purposes and changes to the exterior materials.	
NAME OF PUBLIC AGENCY APPROVING PROJECT City of San Mateo, Community Development Department, Planning Division	NAME OF PERSON OR AGENCY CARRYING OUT PROJECT Jack Boyajian, 2015 Pioneer 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: <u>15301</u> ☐ Statutory Exemption. State code number: _____ ☐ Other: _____	

REASONS WHY PROJECT IS EXEMPT:

The Project (Planning Application, PA-2025-040) which includes the development of 10 townhome style residential units, was previously approved and was determined to be statutorily exempt from CEQA under Public Resources Code Section 21080.66. This application is categorically exempt from further environmental review pursuant to CEQA Guidelines Section 15301, as the modifications to a previously approved project do not propose an addition of more than 2,500 square feet to the prior approval (PA-2025-040).

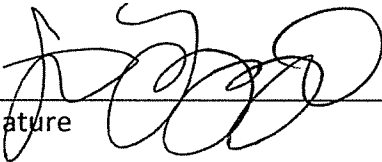
LEAD AGENCY CONTACT PERSON: Steven Lizzarago, Assistant Planner

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



October 7, 2026

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: _____