Notice of Exemption

To: Office of Land Use and Climate Innovations
PO Box 3044. Room 113
Sacramento, CA 95812-3044

San Mateo County Clerk
555 County Center
Redwood City, CA 94063

From: City of San Bruno
567 El Camino Real
San Bruno, CA 94066

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

OCT 29 2026

MARK CHURCH, County Clerk

By MARIA CALLARDO Deputy Clerk

Project Title: 990 El Camino Real Housing Development

Project Applicant: Baek Young Ahn, Architect 533 Airport Boulevard, Ste 210, Burlingame, CA 94010 (650) 548-2610 baekahnaia@gmail.com

Project Location: 990 San Bruno Ave, San Bruno, CA

Project Description: The project proposes a four-story (53' tall) building with 20 residential units, 4 of which will be affordable units, on a newly merged parcel at 990 El Camino Real in the City of San Bruno. APN(s): 020-106-230, 020-106-240, 020-106-310. The project site is 0.264 acres (11,519 sf) and currently contains two existing structures which are planned for demolition. The project includes approximately 1,281 sf of hardscaping and 1,708 sf of landscaping, 17 parking spaces, and 22 bicycle parking spaces.

EXEMPT STATUS:

Statutory Exemptions
{Article 18:Section 21080; 15260}
[ ] Ministerial {Sec.15268}
[ ] Feasibility/Planning Study {Sec.15262}
[ ] Emergency Project {Sec.15269}
[ ] General Rule {Sec.15061(b)(3)}
[X] Housing Development Project {AB 130}

Categorical Exemptions
{Article 19:Section 21084; 15300}
[] Existing Facilities {Sec.15301}
[ ] Replacement or Reconstruction {Sec.15302}
[ ] Small Structures {Sec.15303}
[ ] Minor Alterations {Sec.15304}
[ ] Historical Resource Restoration/Rehabilitation {Sec.15331}

Reasons why project is exempt: The project is an infill housing project eligible for a statutory exemption from CEQA per AB 130 and PRC Section 21080 because it is a housing project on less than 20 acres, consistent with the General Plan and Zoning Ordinance, and does not include a transient use. Further, the site is not in a floodway, flood zone, Very High Fire Hazard Severity Zone, and is not in an earthquake fault zone, nor a conservation area or listed as a Hazardous Waste Site. The site does not contain wetlands or farmland and there are no listed historic structures on the site. The project site contains no habitat for protected species, nor is it included in a natural community conservation plan or under a conservation easement. The project is located less than 500 feet from a freeway and complies with the design requirements of PRC 21080.66(C)2. Tribal consultation has been completed in compliance with AB 130 and conditions of approval applied.

Lead Agency: City of San Bruno
Contact Person: Ralph Robinson **Phone:** (650) 229-8535 **E-Mail**: RRobinson-PT@Sanbruno.ca.gov

October 22, 2026

Ralph Robinson, Senior Planner — Date

Pursuant to Section 711.4(d)(2) of the Fish and Game Code, statutory and categorical exemptions are exempt from Department of Fish and Wildlife filing fees.