Print Form

Notice of Determination

Appendix D

To:

☒ Office of Planning and Research

U.S. Mail: P.O. Box 3044, Sacramento, CA 95812-3044

Street Address: 1400 Tenth St., Rm 113, Sacramento, CA 95814

☒ County Clerk
County of: San Mateo
Address: 555 County Center, Redwood City CA, 94063

From:
Public Agency: City of San Mateo
Address: 330 W 20th Ave, San Mateo CA, 94403,
Contact: Elaine Ling
Phone: 6506785902

FILED ENDORSED IN THE OFFICE OF THE COUNTY CLERK RECORDER SAN MATEO COUNTY CALIF
MAY 20 2026
MARK CHURCH, County Clerk
By NILES LOPSHIRE Deputy Clerk

Lead Agency (if different from above):
Address:
Contact:
Phone:

SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

State Clearinghouse Number (if submitted to State Clearinghouse):

Project Title: 445 B Street (Bespoke Project)

Project Applicant: DTSM Talbots Ventures, LLC and the City of San Mateo

Project Location (include county): 445 B Street, San Mateo, San Mateo County, CA, 94403

Project Description:

- A seven-story, 71-unit 100-percent affordable housing building on the City's lot with community space for Self-Help for the Elderly (a local not-for-profit) on the first floor;
- A six-story 162,934 square-foot commercial and office building with ground floor retail;
- 128 parking spaces in an underground parking garage that spans both residential and commercial parcels and is accessed via the City-owned lot.

This is to advise that the City of San Mateo (☒ Lead Agency or ☐ Responsible Agency) has approved the above described project on May 18, 2026 (date) and has made the following determinations regarding the above described project.

1. The project [☐ will ☒ will not] have a significant effect on the environment.
2. ☐ An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
   ☒ A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures [☒ were ☐ were not] made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan [☒ was ☐ was not] adopted for this project.
5. A statement of Overriding Considerations [☐ was ☒ was not] adopted for this project.
6. Findings [☒ were ☐ were not] made pursuant to the provisions of CEQA.

This is to certify that the final EIR with comments and responses and record of project approval, or the negative Declaration, is available to the General Public at:
City's website at https://www.cityofsanmateo.org/4703/Bespoke-445-South-B-Street

Signature (Public Agency): Title: Principle Planner

Date: 5/18/2025 Date Received for filing at OPR:

Authority cited: Sections 21083, Public Resources Code.
Reference Section 21000-21174, Public Resources Code.

Revised 2011