



COUNTY OF SAN MATEO

PLANNING AND BUILDING

County Government Center
 455 County Center, 2nd Floor
 Redwood City, CA 94063
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 plngbldg@smcgov.org
 www.planning.smcgov.org

NOTICE OF DETERMINATION

129389

Project Title: SFD, ADU
 File Number: PLN2021-00478
 State Clearinghouse Number:
 Lead Agency Contact: Camille M Leung
 Phone: (650) 363-1826
 Email CLeung@smcgov.org

For Clerk Use Only

FILED
 SAN MATEO COUNTY
Dec 16 2025
 MARK CHURCH, County Clerk
 By 
 Deputy Clerk

~~Filing of a Notice of Determination in compliance with Section 21008 or 21152 of the Public Resources Code.~~

Description of Project: Coastal Development Permit, Design Review, and Variance, pursuant to Sections 6328.4, 6565.3, and 6531, of the County Zoning Regulations, to allow the construction of a new 1,670-sq. ft., three-story, single-family residence with an attached 371-sq. ft. garage and 791-sq. ft. Accessory Dwelling Unit (ADU) on a legal 7,070-sq. ft. parcel, in the unincorporated El Granada area of San Mateo County. A Variance is required to allow a front yard setback of 3 feet where 20 feet is required, due to the site location within the Montecito Riparian Corridor. The ADU is a ministerial project that does not require review by the Board of Supervisors. The project is appealable to the California Coastal Commission.

BB Session ID: 390-902-306.

Specific Project Location: 779 San Carlos Ave, El Granada

Name of Applicant: Elizabeth Lacasia

Name of Person Undertaking the project or receiving the project approval (if different from the applicant): None

Name of Public Agency Approving Project: San Mateo County

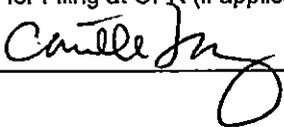
This is to advise that the County of San Mateo (Lead Agency) has approved the above described project and has made the following determination regarding the above described project:

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/Negative Declaration with comments and responses and record of project approval is available to the general public at:

Planning and Building Department
455 County Center, 2nd Floor
Redwood City, CA 94063

Date Received for Filing at OPR (if applicable): N/A

Signature:  Title: SENIOR PLANNER Date: 12/16/25

Clerk-Recorder
Mark Church
555 County Center
Redwood City, CA 94063
(650) 363-4500

Receipt No.: RPT20250073684

Finalization No.: 2025072444

Cashier: 77

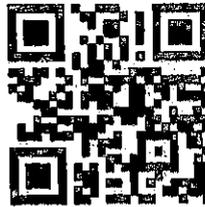
Register: 020

Date/Time: 12/16/2025 03:32 PM

Item	Title	Count
1	EIRN	1
Fish & Game: Neg Declaration		
Document No.:		129389
Filing Time:		03:32 PM
Filing Total:		\$3,018.75
Filing Fee:		\$2,968.75
Total Amount Due:		\$3,018.75
Total Paid		
Check Tendered:		\$3,018.75
#1157		
Amount Due:		\$0.00

THANK YOU
PLEASE RETAIN THIS RECEIPT
FOR YOUR RECORDS

<https://www.smcaore.gov/>



12/16/2025 03:32 PM