



# Notice of Preparation Environmental Impact Report City of San Mateo

**Date:** January 12, 2022

**To:** State Clearinghouse  
State Responsible Agencies  
State Trustee Agencies  
Other Public Agencies  
Interested Organizations

**From:** Zachary Dahl, Deputy Director  
Community Development Department  
City of San Mateo  
330 West 20<sup>th</sup> Avenue  
San Mateo, CA 94403

**Subject:** Notice of Preparation (NOP) of a Draft Environmental Impact Report (EIR)  
**Lead Agency:** City of San Mateo Community Development Department  
**Project Title:** San Mateo General Plan Update

Notice is hereby given that the City of San Mateo (City) will prepare an EIR for the San Mateo General Plan Update (proposed project). Pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15206, the proposed project is considered a project of statewide, regional, or areawide significance. The City, acting as the Lead Agency, will prepare an EIR to address the potential environmental impacts associated with the project at a programmatic level consistent with CEQA Guidelines Section 15168. The program-level EIR will evaluate the environmental impacts associated with the broad policies of the General Plan Update and the likely type and amount of development allowed within the General Plan horizon of 2040. This EIR will not evaluate detailed, site-specific projects under the General Plan. An evaluation of project alternatives that could reduce significant impacts will be included in the EIR. The proposed project, its location, and potential environmental effects are described below. Additional information on the General Plan Update is available at [www.StriveSanMateo.org](http://www.StriveSanMateo.org).

Members of the public and public agencies are invited to provide comments in writing as to the scope and content of the EIR. The City needs to know the views of your agency as to the scope and content of the environmental information that is germane to your agency's statutory responsibilities in connection with the proposed project.

Due to the time limits mandated by State law, your response must be sent at the earliest possible date, but no later than the close of the 30-day Notice of Preparation (NOP) review period on Friday, February 11, 2022. If you submit comments on the scope of the EIR, you will automatically be added to the City's distribution list for future notices and information about the environmental review process for proposed project. If you do not wish to submit comments on the scope of the EIR, but would like to be added to the City's mailing list, you can submit your contact information, including email address with a request to be added to the mailing list.

Please send your written comments to Zachary Dahl, Deputy Director of Community Development, at the address shown above or email to [zdahl@cityofsanmateo.org](mailto:zdahl@cityofsanmateo.org) with "General Plan Update EIR" as the subject. Public agencies providing comments are asked to include a contact person for the agency.

**1. Project Location:**

San Mateo is located in the San Francisco Bay Area in Northern California. It is bordered by the San Francisco Bay and City of Foster City to the east, the City of Burlingame and Town of Hillsborough to the north, the City of Belmont to the south, and the Town of Hillsborough and unincorporated San Mateo County to the west. Major interstates and State routes include Highway 101 and California State Routes 92 and 82. Figure 1 shows the regional setting of the City of San Mateo and the EIR Study Area.

**2. Lead Agency Contact:**

Zachary Dahl, Deputy Director  
Community Development Department  
City of San Mateo  
330 West 20th Avenue  
San Mateo, CA 94403  
(650) 522-7207  
[zdahl@cityofsanmateo.org](mailto:zdahl@cityofsanmateo.org)

**3. Project Sponsor:**

City of San Mateo

**4. Project Description:**

The City of San Mateo is preparing comprehensive updates to its existing General Plan. The update is expected to be completed in 2023 and will guide the City’s development and conservation through 2040.

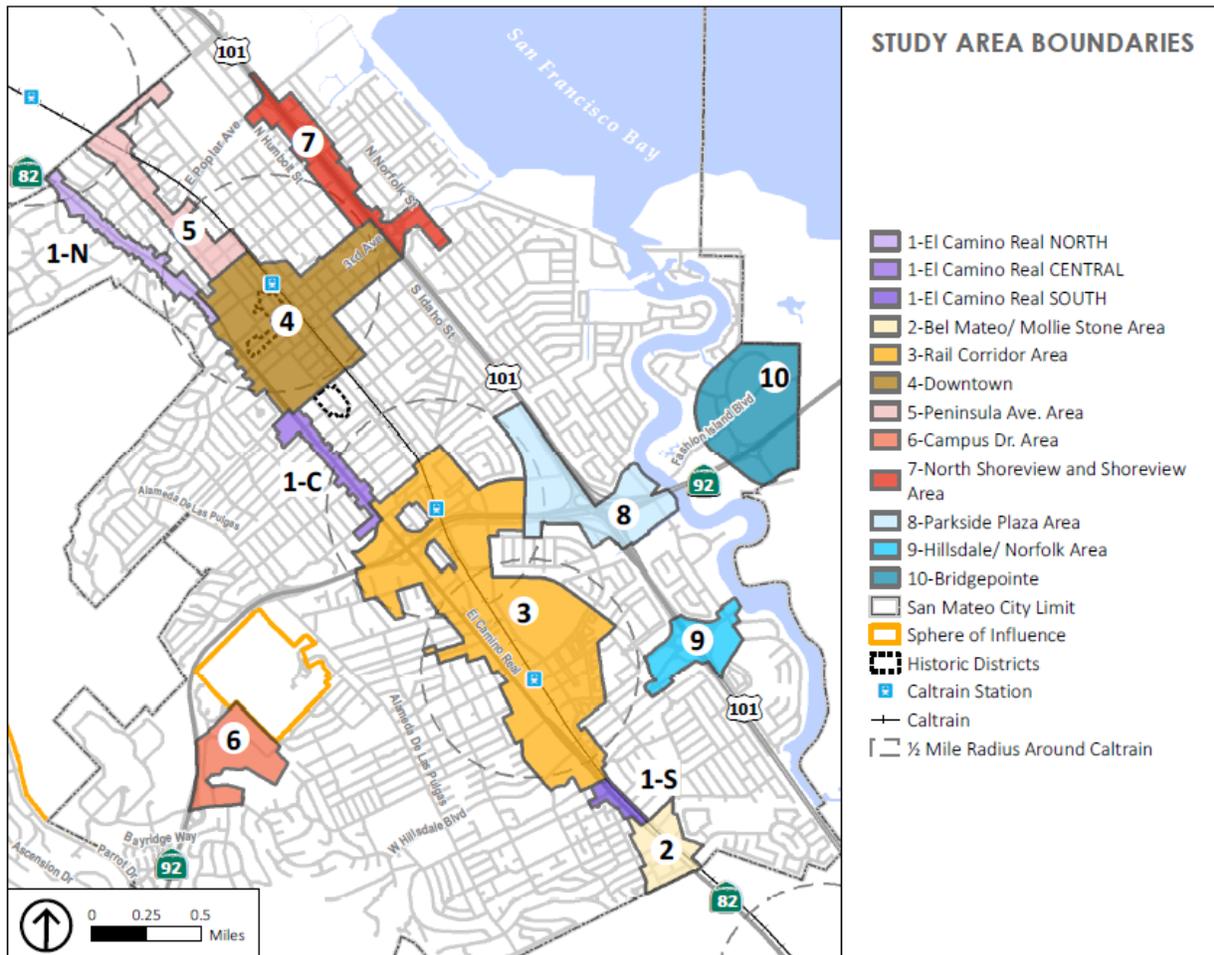
State law requires that the General Plan contain eight elements: Land Use, Circulation, Housing, Open Space, Noise, Safety, Conservation, and Environmental Justice. The content of these elements is outlined in State law. The General Plan Update will include revisions to the policies and land use map of the existing General Plan. The updated General Plan will include all State-required elements, and an optional element, Urban Design.

The overall purpose of the General Plan Update is to create a policy framework that articulates a vision for the city’s long-term physical form and development, while preserving and enhancing the quality of life for San Mateo residents. The key components of this project will include broad community goals for the future of the City of San Mateo and specific policies and implementing actions that will help meet the goals. The General Plan Update will add new and expanded policy topics to address the current requirements of State law, modernize the City’s policy framework, and address land use mapping issues and inconsistencies. To achieve the General Plan vision, the City has analyzed three alternatives for ten Study Areas that were developed through an extensive public process. The Study Areas include areas near transit; areas where current buildings are aging, vacant, or not maintained; or areas where property owners have expressed interest in considering redevelopment of the property. The Study Areas are the locations where the majority of growth is projected to occur; however, changes could still occur outside of these areas. Figure 2 shows the Study Areas.

FIGURE 1: PROJECT LOCATION & STUDY AREA



FIGURE 2: TEN STUDY AREAS



## 5. Potential Environmental Impacts of the Project

The EIR for the proposed project will address the range of impacts that could result from adoption and implementation of the General Plan. Below is a list of environmental topics that will be examined in the EIR.

- Aesthetics
- Air Quality
- Biological Resources
- Cultural Resources
- Energy
- Geology and Soils
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning
- Noise
- Population and Housing
- Public Services
- Recreation
- Transportation
- Tribal Cultural Resources
- Utilities and System Services
- Wildfire

## 6. Public Meetings and Workshops

The City will hold many public workshops and meetings throughout the planning process, as well as several meetings of the General Plan Subcommittee, Planning Commission, and City Council, to inform the public and interested agencies about the proposed project and solicit feedback on the contents of the proposed General Plan Update. Details for each meeting will be made available on the City website and the project website at [www.StriveSanMateo.org](http://www.StriveSanMateo.org).

The City will also hold a scoping meeting to solicit public comment on the environmental issues to be addressed in the EIR. The scoping meeting will be held on as part of the scheduled Planning Commission meeting on Tuesday, January 25, 2022, at 7:00 p.m. Due to the State of California's Declaration of Emergency and Shelter in Place Order, all City Council and Commission meetings will be held remotely. In-person attendance is not an option. The public can attend the scoping meeting and provide comment virtually using the instructions included in the agenda and provided on the City's website at <https://www.cityofsanmateo.org/3971/Agendas-Minutes-Public-Meeting-Portal>.

Date: January 10, 2022

Signature: 

Title: Deputy Director

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