



Notice of Availability of an Environmental Impact Report City of San Mateo

Date: August 11, 2023

To: State Clearinghouse	From: Manira Sandhir, Planning Manager
State Responsible Agencies	Community Development Department
State Trustee Agencies	City of San Mateo
Other Public Agencies	330 West 20 th Avenue
Interested Organizations	San Mateo, CA 94403

Subject: **Notice of Availability of the Draft Environmental Impact Report for the Strive San Mateo General Plan 2040 and Climate Plan Update**

Lead Agency: City of San Mateo

Project Title: Strive San Mateo General Plan 2040 and Climate Plan Update

Notice is hereby given that the City of San Mateo (City), as lead agency for the proposed project, has completed a Draft Environmental Impact Report (EIR) in compliance with the California Environmental Quality Act (CEQA). The purpose of this notice is to (1) serve as the public Notice of Availability (NOA) of a Draft EIR pursuant to CEQA Guidelines Section 15087, and (2) advise and solicit comments regarding the content of the Draft EIR for a 45-day period, commencing on August 11, 2023, and ending at 5:00 p.m. on September 25, 2023, after which a Final EIR will be prepared containing comments and responses to comments that, together with the Draft EIR, will form the Final EIR. The Final EIR will be used by the City Council in its consideration of approval of the proposed City of San Mateo General Plan Update.

Project Location:

The City of San Mateo is in the eastern part of central San Mateo County. It is generally bounded by the San Francisco Bay to the north; Burlingame to the northwest; Hillsborough to the west; unincorporated county land to the southwest; Belmont to the south; and Foster City to the east. The city is accessed by US Highway 101 and State Route 92 (SR-92) as well as three Caltrain transit stations. Interstate 280 also provides regional access to the community and is located just west of the City's Sphere of Influence. San Mateo is the largest city in San Mateo County and includes a range of urban and suburban land uses, including a variety of residential neighborhoods, an historic downtown, parks, and commercial and office areas. San Mateo's built-out environment is largely consistent with the built-out environments of adjacent communities.

Lead Agency Contact:

Manira Sandhir, Planning Manager
Community Development Department
City of San Mateo
330 West 20th Avenue
San Mateo, CA 94403
msandhir@cityofsanmateo.org

Project Sponsor:

City of San Mateo

Project Description:

The proposed project would replace the City's existing General Plan 2030, which has a buildout horizon to 2030, with an updated General Plan 2040. The proposed project would build off the existing General Plan 2030 to provide a framework for land use, transportation, and conservation decisions through the horizon year of 2040. The proposed project would also update the buildout projections used in the City's Climate Action Plan (CAP) to be consistent with the updated General Plan 2040. Development within the city would largely be focused within the ten General Plan Land Use Study Areas. 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 proposed CAP update does not include any substantive updates to the strategies in the existing CAP.

Significant Environmental Effects:

The Draft EIR identifies the following effects by environmental topic:

- **No Impact/Less than Significant without Mitigation:** aesthetics, biological resources, cultural resources, energy, geology and soils, greenhouse gas emissions, hazards and hazardous materials, hydrology and water quality, land use and planning, parks and recreation, population and housing, public services, transportation, tribal cultural resources, and utilities and service systems.
- **Significant and Unavoidable:** air quality, noise, and wildfire

There are no effects that were found to be less than significant with mitigation.

Hazardous Materials:

As described in Chapter 4.8, Hazards and Hazardous Materials, of the Draft EIR, of the 245 sites within the EIR Study Area, 41 are designated as active and the remaining 204 sites are designated as "closed" or "completed – case closed. The majority of the 41 listed sites are classified as clean-up program sites, where recent or historical unauthorized releases of pollutants to the environment, including soil, groundwater, surface water, and sediment, have occurred. Many of these sites are existing or former dry cleaners, gas stations, plant nurseries, or light industrial uses typical of urban and suburban communities in the Bay Area.

Public Review and Document Availability:

The 45-day public review period for the Draft EIR is from **August 11, 2023, and ending at 5:00 p.m. on September 25, 2023**. The Draft EIR will be available for review electronically on the City's website:

<https://strivesanmateo.org/environmental-impact-report-documents/>

Written comments on the Draft EIR should be sent, no later than September 25, 2023, at 5:00 p.m., to:

Manira Sandhir, Planning Manager
City of San Mateo, Community Development Department
330 West 20th Avenue
San Mateo, CA 94403

Or, via email with the subject line "**San Mateo General Plan Draft EIR**" to:

msandhir@cityofsanmateo.org

Public Hearing

Although CEQA does not require formal hearings at any stage of the environmental review process (State CEQA Guidelines Section 15202[a]), it does encourage "wide public involvement, formal and informal...in order to receive and evaluate public reactions to environmental issues" (State CEQA Guidelines Section 15201) and requires the lead agency to provide the public with the opportunity to provide comments. The City, as lead agency, circulated a Notice of Preparation (NOP) of an EIR (SCH #2022010160) for the City of San Mateo General Plan Update on January 12, 2022. Comments received on the NOP and during the public scoping meeting were considered in the preparation of the EIR. Appendix A of the Draft EIR contains the NOP, and written comments received on the NOP.

Like the NOP, the Draft EIR is being circulated for review and comment by appropriate agencies, as well as organizations and individuals who have requested notification. In accordance with Section 15205(d) of the State CEQA Guidelines, the City has scheduled a 45-day public review period for the Draft EIR. Within that 45-day period, the City will hold one public hearing to request comments on the Draft EIR. The Planning Commission public hearing is tentatively scheduled for:

Tuesday, September 12, 2023, at 6:00 PM

In Person: City Hall Council Chambers- 330 West 20th Avenue, San Mateo, CA 94403

Remote: www.cityofsanmateo.org/publicmeetings

Following the close of the public review period for the Draft EIR, the City will prepare a Final EIR, incorporating all comments received during the public comment period, for consideration by the Planning Commission, at a date for which notice shall be provided. As required by CEQA (Section 21092.5), the Final EIR, including written responses to the comments submitted by public agencies, will be available at least 10 days prior to certification.

Attachments:

Figure 1: Regional and Vicinity Map

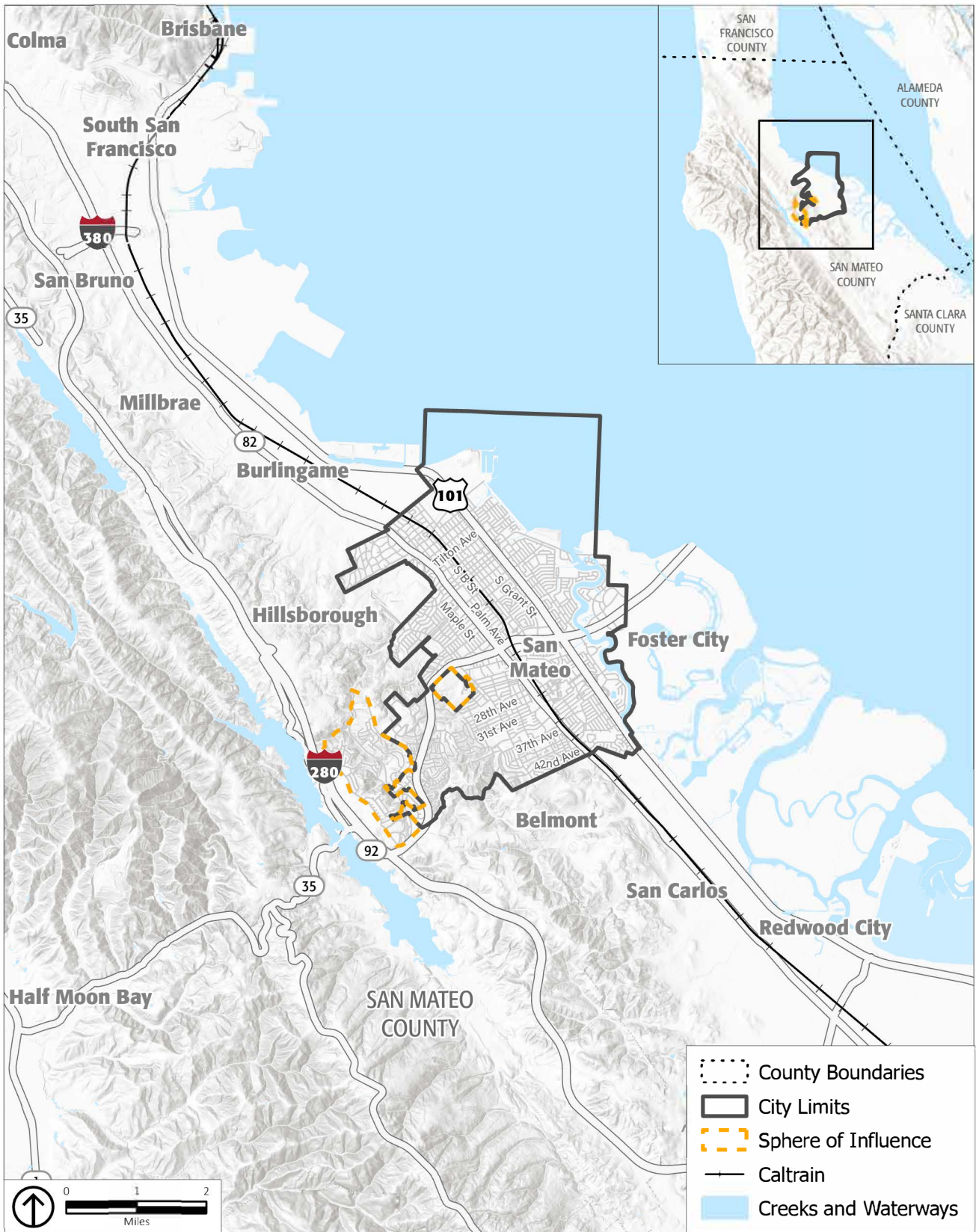
8/10/23

Manira Sandhir

Manira Sandhir, Planning Manager
City of San Mateo, Community Development Department

Date

NOTICE OF AVAILABILITY



Source: City of San Mateo, 2022; PlaceWorks, 2023.

Figure 1
Regional and Vicinity Map

This page intentionally left blank.