

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #

Project Title: 435 East 3rd Avenue Mixed-Use Project

Lead Agency: <u>City of San Mateo</u>	Contact Person: <u>Rendell Bustos</u>
Mailing Address: <u>330 West 20th Avenue</u>	Phone: <u>650-522-7211</u>
City: <u>San Mateo</u> Zip: <u>94403</u>	County: <u>San Mateo</u>

Project Location: County: San Mateo City/Nearest Community: San Mateo

Cross Streets: East 3rd Avenue/South Claremont Street Zip Code: 94401

Longitude/Latitude (degrees, minutes and seconds): 37 ° 33 ' 59 " N / 122 ° 19 ' 16 " W Total Acres: 0.25

Assessor's Parcel No.: 034-181-160 Section: 20 Twp.: T04s Range: R04W Base: _____

Within 2 Miles: State Hwy #: see attached Waterways: see attached

Airports: see attached Railways: see attached Schools: see attached

Document Type:

CEQA: <input type="checkbox"/> NOP	<input type="checkbox"/> Draft EIR	NEPA: <input type="checkbox"/> NOI	Other: <input type="checkbox"/> Joint Document
<input type="checkbox"/> Early Cons	<input type="checkbox"/> Supplement/Subsequent EIR	<input type="checkbox"/> EA	<input type="checkbox"/> Final Document
<input type="checkbox"/> Neg Dec	(Prior SCH No.) _____	<input type="checkbox"/> Draft EIS	<input type="checkbox"/> Other: _____
<input checked="" type="checkbox"/> Mit Neg Dec	Other: _____	<input type="checkbox"/> FONSI	

Local Action Type:

<input type="checkbox"/> General Plan Update	<input type="checkbox"/> Specific Plan	<input type="checkbox"/> Rezone	<input type="checkbox"/> Annexation
<input type="checkbox"/> General Plan Amendment	<input type="checkbox"/> Master Plan	<input type="checkbox"/> Prezone	<input type="checkbox"/> Redevelopment
<input type="checkbox"/> General Plan Element	<input type="checkbox"/> Planned Unit Development	<input checked="" type="checkbox"/> Use Permit	<input type="checkbox"/> Coastal Permit
<input type="checkbox"/> Community Plan	<input checked="" type="checkbox"/> Site Plan	<input type="checkbox"/> Land Division (Subdivision, etc.)	<input checked="" type="checkbox"/> Other: <u>see attached</u>

Development Type:

<input checked="" type="checkbox"/> Residential: Units <u>5</u> Acres _____	<input type="checkbox"/> Transportation: Type _____
<input checked="" type="checkbox"/> Office: Sq.ft. <u>33,529</u> Acres _____ Employees _____	<input type="checkbox"/> Mining: Mineral _____
<input type="checkbox"/> Commercial: Sq.ft. _____ Acres _____ Employees _____	<input type="checkbox"/> Power: Type _____ MW _____
<input type="checkbox"/> Industrial: Sq.ft. _____ Acres _____ Employees _____	<input type="checkbox"/> Waste Treatment: Type _____ MGD _____
<input type="checkbox"/> Educational: _____	<input type="checkbox"/> Hazardous Waste: Type _____
<input type="checkbox"/> Recreational: _____	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Water Facilities: Type _____ MGD _____	

Project Issues Discussed in Document:

<input checked="" type="checkbox"/> Aesthetic/Visual	<input type="checkbox"/> Fiscal	<input checked="" type="checkbox"/> Recreation/Parks	<input checked="" type="checkbox"/> Vegetation
<input checked="" type="checkbox"/> Agricultural Land	<input checked="" type="checkbox"/> Flood Plain/Flooding	<input checked="" type="checkbox"/> Schools/Universities	<input checked="" type="checkbox"/> Water Quality
<input checked="" type="checkbox"/> Air Quality	<input checked="" type="checkbox"/> Forest Land/Fire Hazard	<input checked="" type="checkbox"/> Septic Systems	<input checked="" type="checkbox"/> Water Supply/Groundwater
<input checked="" type="checkbox"/> Archeological/Historical	<input checked="" type="checkbox"/> Geologic/Seismic	<input checked="" type="checkbox"/> Sewer Capacity	<input type="checkbox"/> Wetland/Riparian
<input checked="" type="checkbox"/> Biological Resources	<input checked="" type="checkbox"/> Minerals	<input checked="" type="checkbox"/> Soil Erosion/Compaction/Grading	<input type="checkbox"/> Growth Inducement
<input type="checkbox"/> Coastal Zone	<input checked="" type="checkbox"/> Noise	<input checked="" type="checkbox"/> Solid Waste	<input checked="" type="checkbox"/> Land Use
<input checked="" type="checkbox"/> Drainage/Absorption	<input checked="" type="checkbox"/> Population/Housing Balance	<input checked="" type="checkbox"/> Toxic/Hazardous	<input checked="" type="checkbox"/> Cumulative Effects
<input type="checkbox"/> Economic/Jobs	<input checked="" type="checkbox"/> Public Services/Facilities	<input checked="" type="checkbox"/> Traffic/Circulation	<input type="checkbox"/> Other: _____

Present Land Use/Zoning/General Plan Designation:

See attached

Project Description: (please use a separate page if necessary)

The 435 East 3rd Avenue Mixed-Use project proposes to construct a five-story, 39,893 square-foot mixed-use building that would include 33,529 square feet of office space and five apartment units (including one low-income unit). Construction of the project would require the demolition of the existing auto repair facility and associated surface parking lot.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with and "X".
If you have already sent your document to the agency please denote that with an "S".

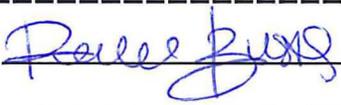
<input type="checkbox"/> Air Resources Board	<input type="checkbox"/> Office of Historic Preservation
<input type="checkbox"/> Boating & Waterways, Department of	<input type="checkbox"/> Office of Public School Construction
<input type="checkbox"/> California Emergency Management Agency	<input type="checkbox"/> Parks & Recreation, Department of
<input type="checkbox"/> California Highway Patrol	<input type="checkbox"/> Pesticide Regulation, Department of
<input type="checkbox"/> Caltrans District # _____	<input type="checkbox"/> Public Utilities Commission
<input type="checkbox"/> Caltrans Division of Aeronautics	<input type="checkbox"/> Regional WQCB # _____
<input type="checkbox"/> Caltrans Planning	<input type="checkbox"/> Resources Agency
<input type="checkbox"/> Central Valley Flood Protection Board	<input type="checkbox"/> Resources Recycling and Recovery, Department of
<input type="checkbox"/> Coachella Valley Mtns. Conservancy	<input type="checkbox"/> S.F. Bay Conservation & Development Comm.
<input type="checkbox"/> Coastal Commission	<input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
<input type="checkbox"/> Colorado River Board	<input type="checkbox"/> San Joaquin River Conservancy
<input type="checkbox"/> Conservation, Department of	<input type="checkbox"/> Santa Monica Mtns. Conservancy
<input type="checkbox"/> Corrections, Department of	<input type="checkbox"/> State Lands Commission
<input type="checkbox"/> Delta Protection Commission	<input type="checkbox"/> SWRCB: Clean Water Grants
<input type="checkbox"/> Education, Department of	<input type="checkbox"/> SWRCB: Water Quality
<input type="checkbox"/> Energy Commission	<input type="checkbox"/> SWRCB: Water Rights
<input type="checkbox"/> Fish & Game Region # _____	<input type="checkbox"/> Tahoe Regional Planning Agency
<input type="checkbox"/> Food & Agriculture, Department of	<input checked="" type="checkbox"/> Toxic Substances Control, Department of
<input type="checkbox"/> Forestry and Fire Protection, Department of	<input type="checkbox"/> Water Resources, Department of
<input type="checkbox"/> General Services, Department of	
<input type="checkbox"/> Health Services, Department of	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Housing & Community Development	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Native American Heritage Commission	

Local Public Review Period (to be filled in by lead agency)

Starting Date October 7, 2022 Ending Date October 27, 2022

Lead Agency (Complete if applicable):

Consulting Firm: <u>David J. Powers & Associates</u>	Applicant: <u>Windy Hill Property Ventures</u>
Address: <u>1871 The Alameda, Suite 200</u>	Address: <u>530 Emerson Street, Suite 150</u>
City/State/Zip: <u>San Jose, CA 95126</u>	City/State/Zip: <u>Palo Alto, CA 94301</u>
Contact: <u>Matthew Moore</u>	Phone: <u>650-847-1485</u>
Phone: <u>510-902-5857</u>	

Signature of Lead Agency Representative:  Date: 10/05/2022

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.

State highways within two miles:

- State Route 82
- State Route 92

Waterways within two miles:

- San Mateo Creek
- Leslie Creek

Airports within two miles:

- None

Railways within two miles:

- Union Pacific Railroad railway

Schools within two miles:

- Sunnybrae Elementary
- St. Matthew's Episcopal Day School
- San Mateo High School
- College Park Elementary
- Washington Elementary
- San Mateo Park
- Centennial Montessori
- South Hillsborough Elementary
- Crystal Springs Upland
- Parkside Montessori
- LEAD Elementary
- St. Timothy
- Bayside Academy
- Burlingame High
- St. Catherine of Siena
- Stanbridge Academy

Local Action Types:

- Site Plan and Architectural Review (SPAR)
- Site Development Planning Application (SDPA)
- Special Use Permit (SUP)
- Site Development Permit (Ministerial)
- Demolition Permit (Ministerial)
- Building Permit (Ministerial)
- Encroachment Permit (Ministerial)

Present land use/zoning/general plan designation:

- The project site is currently developed with an approximately 2,700 square foot auto repair facility and surface parking lot. There are several trees dispersed along the site's western and northern boundary, and one street tree at the site's southeast corner. The project site has a Downtown Retail Core Support General Plan land use designation and is zoned CBD/S, Central Business District Support.