



# Notice of Preparation Environmental Impact Report City of San Mateo

**Date:** September 18, 2023

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

**From:** Rendell Bustos, Senior Planner  
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:** Block 20 Mixed-Use Project

Notice is hereby given that the City of San Mateo (City) will prepare an EIR for the Block 20 Mixed-Use Project (proposed project). The City, acting as the Lead Agency, will prepare an EIR to address the potential environmental impacts associated with the project consistent with CEQA Guidelines Section 15161. The EIR will evaluate the environmental impacts associated with the proposed project. 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 proposed project is available at [www.cityofsanmateo.org/Block20](http://www.cityofsanmateo.org/Block20).

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 Wednesday, October 18, 2023, or within 30 days from receipt of this letter (via certified mail), whichever is later. If you submit comments on the scope of the EIR and include your mailing address, you will automatically be added to the City's distribution list for future notices and information about the environmental review process for the 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 your mailing address, with a request to be added to the mailing list.

Please send your written comments to Rendell Bustos, Senior Planner, at the address shown above or email to [rbustos@cityofsanmateo.org](mailto:rbustos@cityofsanmateo.org) with "Block 20 EIR" as the subject of the email or letter. 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.

The approximately 50,499 square-foot (or 1.16-acre) project site is located on the block bounded by E. 4<sup>th</sup> Avenue, S. Delaware Street, E. 5<sup>th</sup> Avenue, and S. Claremont Street. The site consists of five parcels; 500 E 4<sup>th</sup> Avenue., 415 S. Claremont Avenue, 411 S. Claremont Avenue, 524 E. 4<sup>th</sup> Avenue and 521 E. 5<sup>th</sup> Avenue (APN 034-186-080, 034-186-070, 034-186-060, 034-186-090 and 034-186-110). The parcel at 500 E. 4<sup>th</sup> Avenue includes a Taco Bell Restaurant and surface parking, the parcel at 524 E. 4<sup>th</sup> Avenue includes a vacant gas station site to be used as construction staging for the approved Block 21 and 435 E. 3rd Avenue mixed-use projects, the building at 521 E. 5<sup>th</sup> Avenue houses daycare and preschool uses, the buildings at 415 S. Claremont Street include the San Mateo Japanese-American Community Center, the building at 503 E. 5<sup>th</sup> Avenue includes the Gardener's Hall, and the parcel at 411 S. Claremont Street includes a residence. The two existing buildings located at 415 S. Claremont Street and 503 E. 5<sup>th</sup> Avenue are both over 50 years old and have been evaluated for historic significance. It has been determined that both existing buildings are eligible for listing on the California Register of Historic Resources. Surrounding land uses include proposed office and residential uses to the north along E. 4<sup>th</sup> Avenue, an automobile service station, retail commercial, and residential uses along S. Delaware Street, a lumber yard and residential uses along 5<sup>th</sup> Avenue, and proposed residences along S. Claremont Street. The project site is designated as Downtown Retail Core Support under the City's General Plan, and is zoned CBD/S (Central Business District Support). Figure 2 shows the vicinity of the project site and Figure 3 shows an aerial photograph of the site with the surrounding land uses.

### **2. Lead Agency Contact:**

Rendell Bustos, Senior Planner  
Community Development Department  
City of San Mateo  
330 West 20th Avenue  
San Mateo, CA 94403  
(650) 522-7211  
[rbustos@cityofsanmateo.org](mailto:rbustos@cityofsanmateo.org)

### **3. Project Applicant:**

Mike Field, Windy Hill Property Ventures  
530 Emerson Street, Suite 150  
Palo Alto, CA 94301  
(650) 847-1170  
[mike@windyhillpv.com](mailto:mike@windyhillpv.com)

### **4. Project Description:**

The project proposes to demolish all existing structures, including the two historic structures at 415 S. Claremont Street and 503 E. 5<sup>th</sup> Avenue, and redevelop the site with a new six-story, approximately 209,955 square-foot mixed-use building with two levels of below grade parking. Figure 4 shows the proposed project site plan. The

building would be approximately 75 feet in height and would consist of 137,912 square feet of office space, approximately 1,574 square feet of retail space, and 86 multi-family residential units. The ground level would include all of the retail space, a residential lobby, and office space. The second and third floors would consist entirely of office space, while the fourth and fifth floors would include a mix of office space and residential units, and the sixth floor would consist entirely of residential units and rooftop mechanical equipment. The proposed retail space would include an outdoor seating area and would likely be used as a café. The residential units would consist of approximately 52 studio units, 25 one-bedroom units, and nine two-bedroom units. Nine of the units would be Below Market Units (BMR) in accordance with the City of San Mateo BMR Ordinance (15 percent very-low income).

Vehicle access to the below grade parking would be provided along S. Claremont Street. The below grade parking garage would provide a total of approximately 270 parking spaces consisting of 226 spaces to serve the office uses and 44 spaces to serve the residential uses. Out of the 270 parking spaces, 35 spaces would be electric vehicle (EV) stalls. The project would not provide any public parking. The project would also include two on-street loading areas on S. Claremont Street to the north and south of the garage entry, one of which would also provide for passenger drop-off and deliveries. The project would also include 89 long-term bicycle parking spaces and six short-term bicycle parking spaces. The long-term bicycle spaces would be provided in a bicycle storage room on the upper level of the below-grade parking garage.

There are 18 existing trees on-site and 10 street trees located around the perimeter of the project site. The project proposes to remove all 28 trees and would plant 23 new street trees, resulting in a net decrease of five trees. The project would also include shrubs, grasses, and other accent plants along the exterior of the ground level and the balconies.

## 5. Potential Environmental Impacts of the Project

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

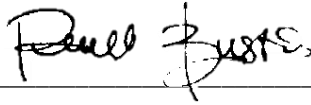
- Aesthetics
- Air Quality
- Biological Resources
- Cultural Resources
- Energy
- Geology and Soils
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning
- Noise
- Population and Housing
- Public Services
- Recreation
- Transportation
- Tribal Cultural Resources
- Utilities and System Services
- Wildfire
- Alternatives
- Significant Unavoidable Impacts
- Cumulative Impacts
- Other Required Sections (i.e., growth-inducing impacts, significant irreversible environmental changes, references and organizations/persons consulted, and EIR authors)

## 6. Scoping Meeting

The City will also hold a scoping meeting at a Planning Commission Special Meeting to solicit public comment on the environmental issues to be addressed in the EIR. The scoping meeting will be held on Thursday, October 5, 2023, at 7:00 pm. The scoping meeting will be held both virtually and in person at the Council

Chambers at City Hall (330 W. 20th Avenue, San Mateo). The public can attend the scoping meeting and provide comment orally in person or virtually using the instructions included in the agenda and provided on the City's website at [www.cityofsanmateo.org/PublicMeetings](http://www.cityofsanmateo.org/PublicMeetings)

Date: September 18, 2023

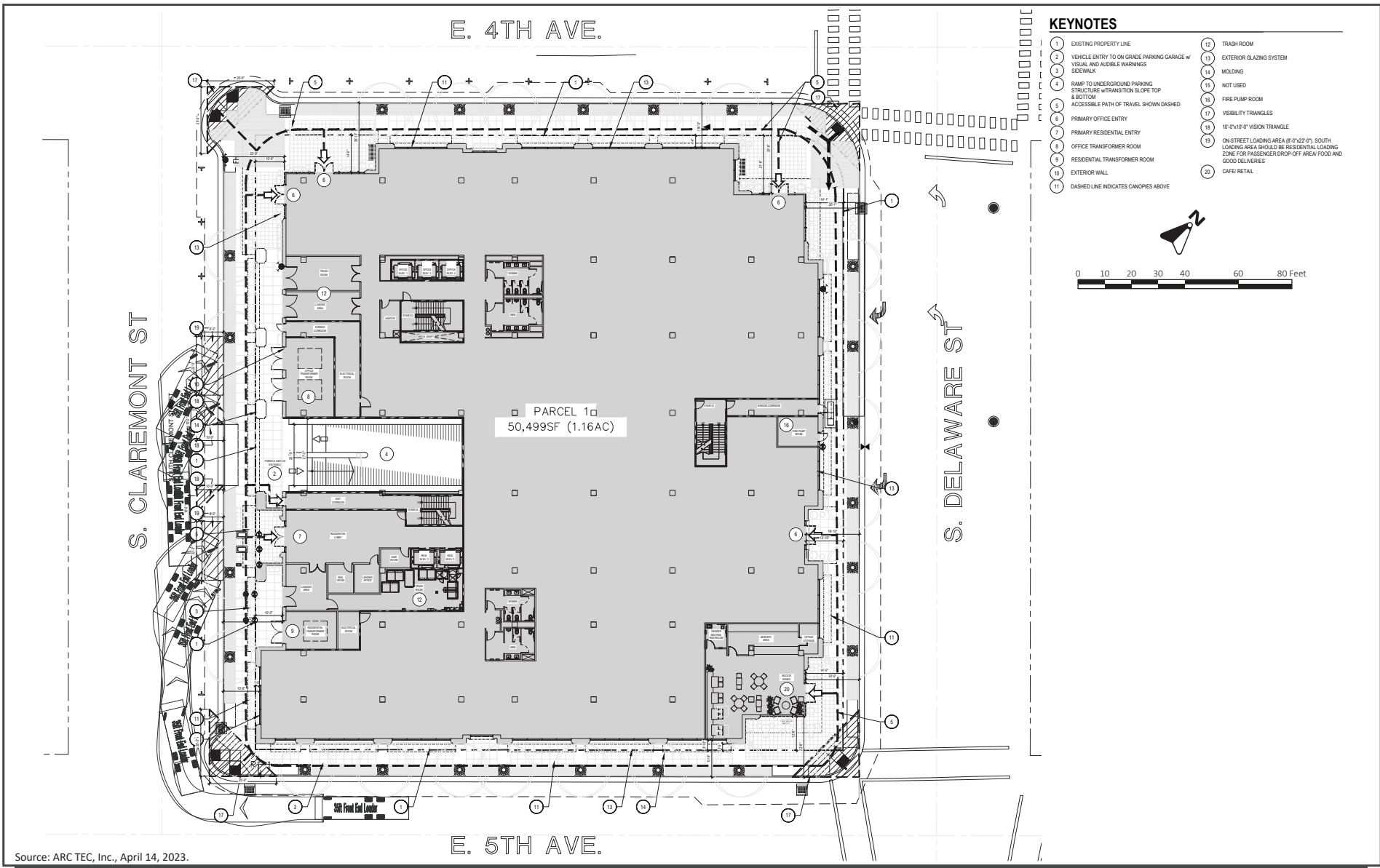
Signature: 

Title: Senior Planner









**KEYNOTES**

- 1 EXISTING PROPERTY LINE
- 2 VEHICLE ENTRY TO ON GRADE PARKING GARAGE w VISUAL AND AUDIBLE WARNINGS SIDEWALK
- 3 RAMP TO UNDERGROUND PARKING STRUCTURE w TRANSITION SLOPE TOP & BOTTOM
- 4 ACCESSIBLE PATH OF TRAVEL SHOWN DASHED
- 5 PRIMARY OFFICE ENTRY
- 6 PRIMARY RESIDENTIAL ENTRY
- 7 OFFICE TRANSFORMER ROOM
- 8 RESIDENTIAL TRANSFORMER ROOM
- 9 EXTERIOR WALL
- 10 DASHED LINE INDICATES CANOPIES ABOVE
- 11 TRASH ROOM
- 12 EXTERIOR GLAZING SYSTEM
- 13 MOLDING
- 14 NOT USED
- 15 FIRE PUMP ROOM
- 16 VISIBILITY TRIANGLES
- 17 10'-0"x19'-0" VISION TRIANGLE
- 18 ON-STREET LOADING AREA (8'-0"x22'-0"), SOUTH LOADING AREA SHOULD BE RESIDENTIAL LOADING ZONE FOR PASSENGER DROP-OFF AREA FOOD AND GOOD DELIVERIES
- 19 CAFE/RETAIL



Source: ARC TEC, Inc., April 14, 2023.