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**NOTICE OF PREPARATION
OF A SUPPLEMENTAL ENVIRONMENTAL IMPACT REPORT
FOR THE
CONCAR PASSAGE MIXED USE PROJECT**

DATE: March 12, 2019

30 DAY NOTICE OF PREPARATION COMMENT PERIOD: March 13 – April 12, 2019

TO: Responsible Agencies, Trustee Agencies and Interested Persons

FROM: Planning Division
Community Development Department
City of San Mateo
330 W. 20th Avenue
San Mateo, CA 94403

PROJECT TITLE: Concar Passage Mixed-Use Project

PROJECT APPLICANT: California Coastal Properties
4 Embarcadero, Suite 1400
San Francisco, CA 94111

FILE NUMBER: PA18-052

APNs: 035-242-090, -140, -160, -170, -190, -200, -210, -220

As the Lead Agency, the City of San Mateo will prepare a Supplemental Environmental Impact Report (SEIR) for the above referenced Project and would like your views regarding the scope and content of the environmental information to be addressed in the EIR. This EIR may be used by your agency when considering approvals for this project. A Scoping Meeting on the Environmental Impact Report will be conducted on Tuesday, March 26, 2019 at 7:00 P.M. in the City Council Chambers.

The project description, location, and probable environmental effects which will be analyzed for the project are attached. According to the State law, the deadline for your response is 30 days after receipt of this notice; however, we would appreciate an earlier response, if possible. Please identify a contact person, and send your response to:

City of San Mateo
Planning Division
330 W. 20th Avenue
San Mateo, CA 94403
Attn: Lily Lim
Phone: (650) 522-7217
llim@cityofsanmateo.org



Lily Lim, Senior Planner

March 7, 2019

Date

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OF A SUPPLEMENTAL ENVIRONMENTAL IMPACT
REPORT FOR THE
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Introduction and Background

The purpose of an Environmental Impact Report (EIR) is to inform decision makers and the general public of the environmental effects of proposed projects that an agency may implement or approve. The EIR process is intended to provide information sufficient to evaluate a project and its potential for significant impacts on the environment; to examine methods of reducing adverse impacts; and to consider alternatives to the project.

The City of San Mateo will prepare an EIR to examine the potential environmental impacts of demolishing six existing onsite commercial buildings and construct a mixed-use development. The proposed project includes 961 residential units and approximately 40,000 square feet of commercial space (for retail uses, performance space, and a daycare) within podium structures with below-grade parking garages. Approximately three acres of public and private open space are also proposed.

The project parcel is within the San Mateo Rail Corridor Transit-Oriented Development Plan and Bay Meadows Specific Plan Amendment (Rail Corridor TOD EIR) adopted by the City in 2005. To address the potential impacts of changes to the previously approved project, a Supplemental EIR (SEIR) will be prepared. A SEIR is prepared when it is determined by the discretionary authority (lead agency) that changes proposed in an approved project will require revisions to the previous EIR because of possible new impacts or an increase in severity of previously identified impacts.

The SEIR for the proposed project will be prepared and processed in accordance with the California Environmental Quality Act (CEQA) of 1970, as amended. In accordance with the requirements of CEQA, the Supplemental EIR will include the following:

- A summary of the project;
- A project description which details the proposed changes to the previously approved project;
- A description of the existing environmental setting, environmental impacts, and mitigation measures for the project;
- Alternatives to the project as proposed; and
- Environmental consequences, including (a) any significant environmental effects which cannot be avoided if the project is implemented; (b) any significant irreversible and irretrievable commitments of resources; (c) the growth inducing impacts of the proposed project; and (d) cumulative impacts.

Project Location

The 14.5-acre project site is comprised of eight parcels (APNs 035-242-090, 035-242-140, 035-242-160, 035-242-170, 035-242-190, 035-242-200, 035-242-210, 035-242-220) and is currently occupied by the Concar Shopping Center and surface parking lot in the City of San Mateo. The site is bounded by Concar Drive to the north, S. Grant Street to the east, Passage Way (currently an unnamed road) and State Route 92 to the south, and S. Delaware Street to the west. Nearby uses to the site include residential uses to the north; commercial uses and U.S. Route 101 to the east; commercial and residential uses, as well as

State Route 92 to the south; and Hayward Park CalTrain, Hillsdale CalTrain Station, and commercial uses to the west. Regional and vicinity maps are shown on Figures 1 and 2, and an aerial photo of the site is shown on Figure 3.

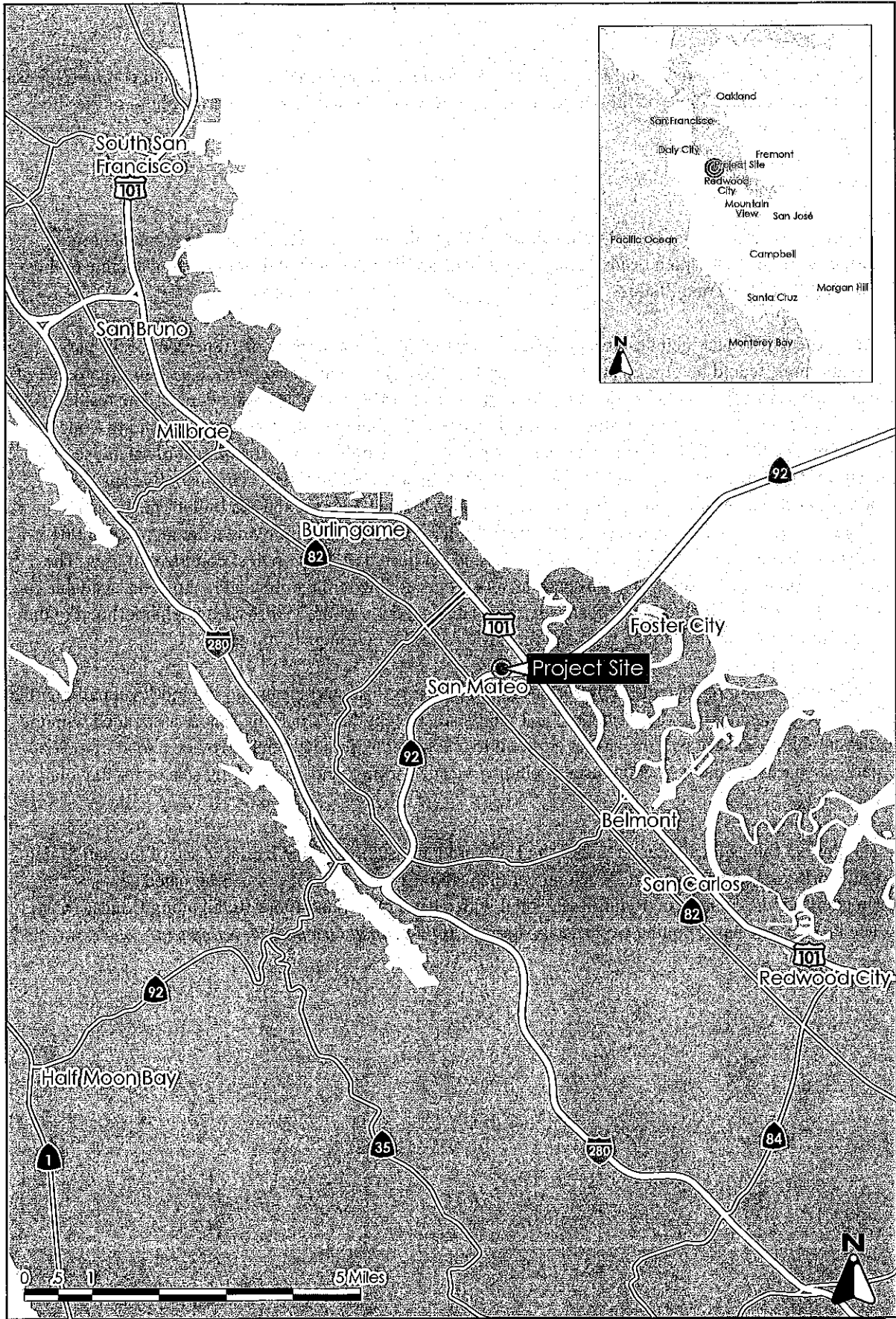
Project Description

The proposed project would replace the existing 165,000 square foot retail strip center and adjoining surface parking area with a residential mixed-use transportation oriented development walkable to the Hayward Park CalTrain Station.

The proposed Project includes 961-units. Out of 961 units, 73 apartments, or 10 percent of the base density units, would be offered at affordable units. The Project would also provide 31,080 square feet of residential amenities, including lounge areas, fitness and yoga centers, and bike depots. The residential buildings would be four to five stories and below the 55-foot height limit with massing along Concar Drive reduced to 35 feet. The project also includes approximately 40,000 square feet of retail uses, including the "SEED" food hall, restaurant, retail, Peninsula Ballet Theater administrative space, performance space, and a day care center. The Trader Joe's, 7-Eleven, and the Ballet Theatre will remain as tenants within reconstructed spaces. In total, the Project will provide a net increase of 961 units (including 31,080 sf in interior amenities) and net decrease of 125,600 sf commercial uses. The project proposes 6.83 acres of open space area (4.67 accessible to the public and 2.16 acres available to residents), and also includes an enhanced greenbelt connection to the 19th Avenue neighborhood to the north, the Medalia office to the west and the YMCA/Office buildings to the east.

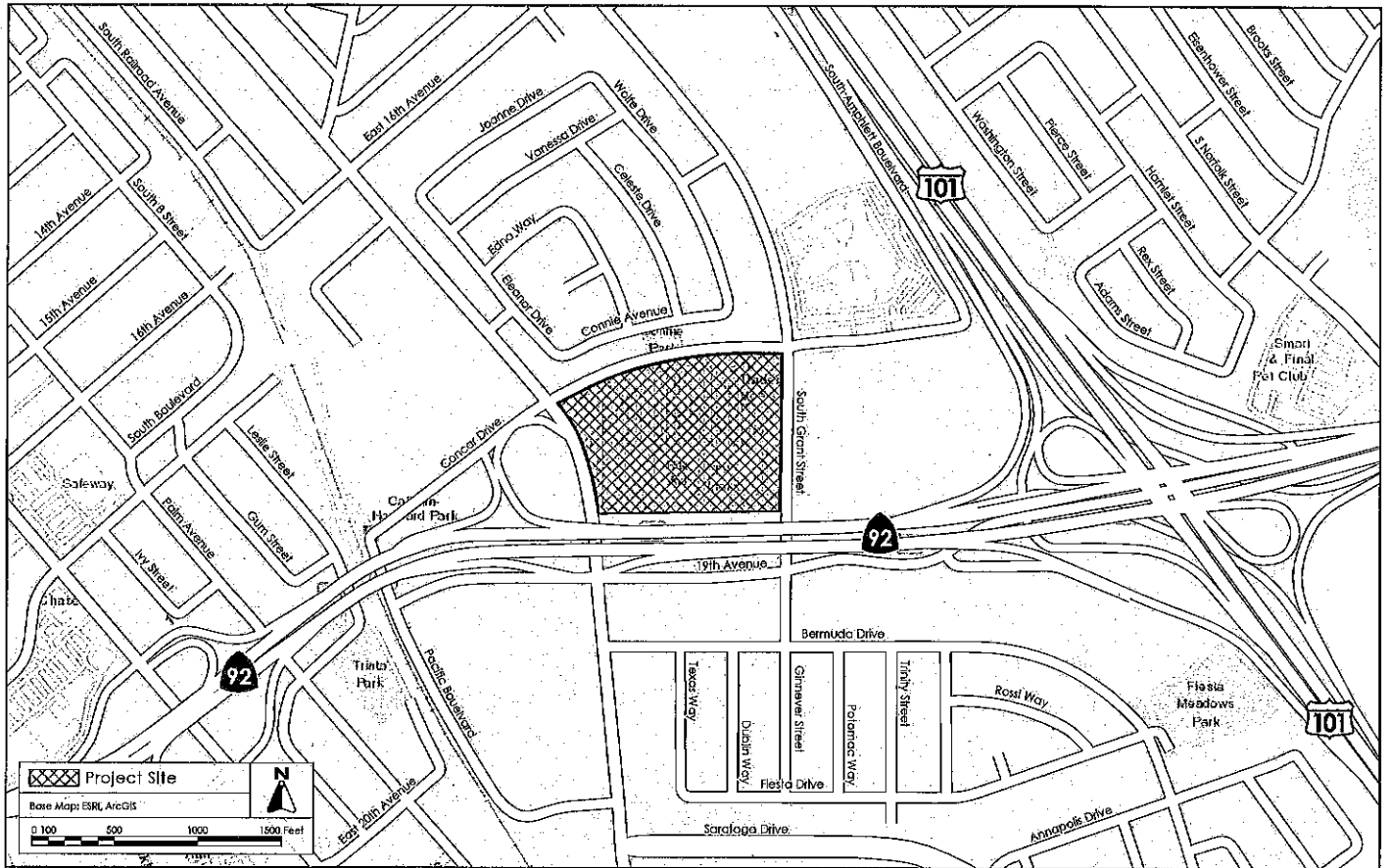
The project would replace the large surface parking area with subterranean and ground-level parking that would be located behind the residential and retail uses, except the 17 parking spaces associated with the 7-Eleven will be surface parking spaces adjacent to that use. The project would provide a total of 1,343 parking spaces for the residential uses, including visitor parking, and 255 parking spaces for the retail uses.

The Project Site is located in Area 2 of the Hayward Park Station TOD Overlay Zone of the San Mateo Rail Corridor Transit Oriented Development Plan (Rail Corridor Plan), and is designated as Neighborhood/Commercial Retail/Residential with a band of Ground Floor Retail along Concar Drive. The Project Site has a Zoning Code designation of *TOD-Transit Oriented Development*.



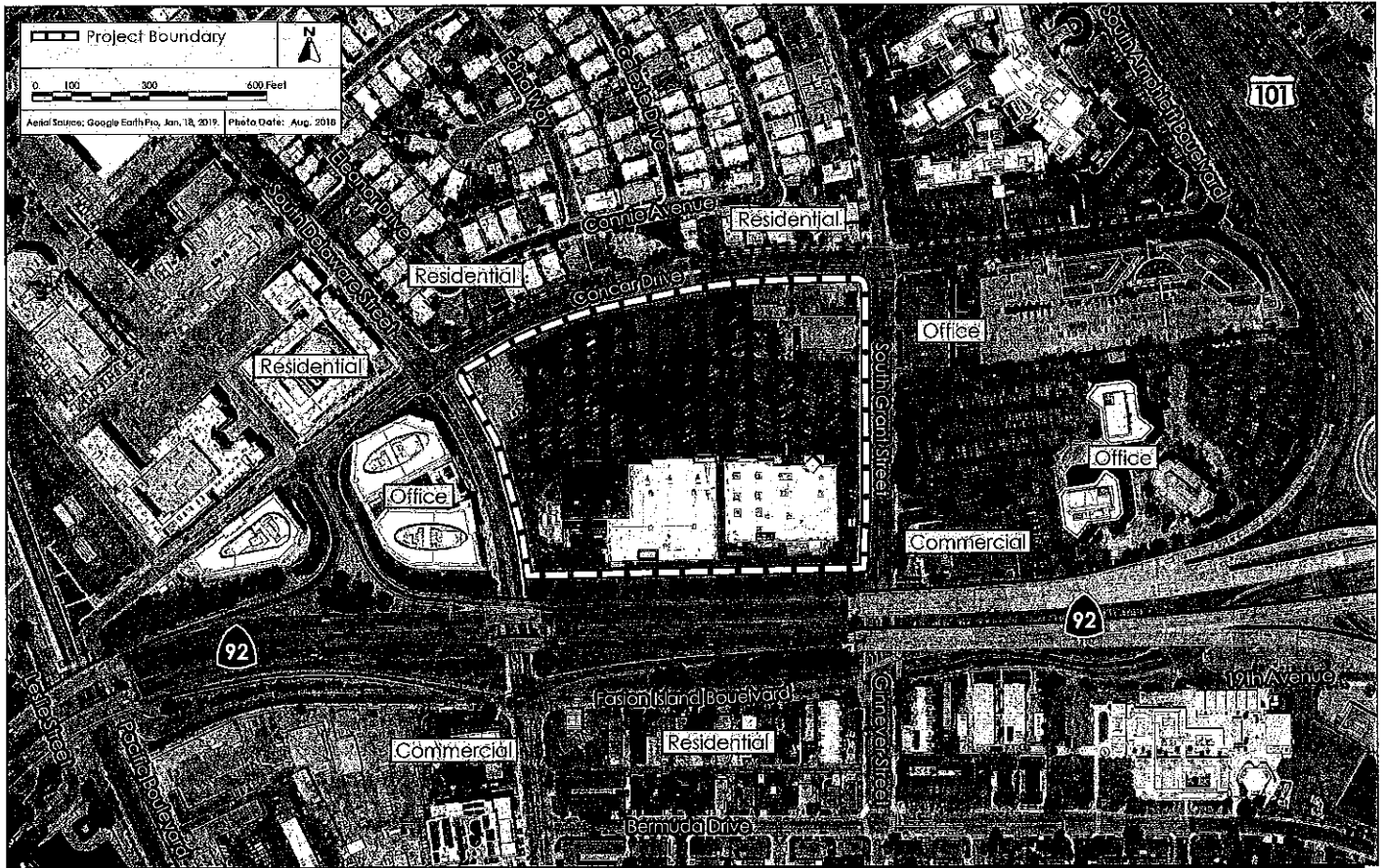
REGIONAL MAP

FIGURE 1



VICINITY MAP

FIGURE 2



AERIAL PHOTOGRAPH AND SURROUNDING LAND USES

FIGURE 3

Possible Required Project Approvals:

- Site Plan and Architectural Review
- Site Development Permit
- Development Agreement
- Vesting Tentative Map

Potential Environmental Impacts of the Project

The SEIR will identify the significant environmental effects anticipated to result from development of the project as proposed. Mitigation measures will be identified for significant impacts, as warranted. The SEIR will include the following specific environmental categories as related to the proposed project:

Aesthetics

The proposed development will replace six existing onsite commercial buildings and adjoining surface parking with a mixed-use development. The project site is located on an infill site within a transit priority area. The aesthetic impacts of residential and mixed-use projects located on infill sites in transit priority areas are not to be considered significant impacts on the environment, consistent with Senate Bill (SB) 743. An overview of aesthetic issues related to scenic vistas and visual character will be provided for information purposes only.

Air Quality

The SEIR will analyze local and regional air quality impacts which may occur as a result of the proposed project, based on construction air quality and operational health risk assessments. The analysis will include construction emissions, a construction project health risk assessment, a construction cumulative health risk assessment, roadway air toxics analysis, railway air toxics analysis, and stationary air toxics analysis. Significant impacts will be identified and mitigation measures will be included as necessary.

Biological Resources

Habitats in the project area are low in species diversity and include predominately urban adapted birds and animals. The SEIR will include a tree survey and will identify and discuss potential biological impacts resulting from construction of the project.

Cultural Resources

The SEIR will evaluate the project's potential impacts to prehistoric cultural resources including tribal cultural resources pursuant to AB 52. Significant impacts will be identified and mitigation measures will be described as necessary.

Energy

Implementation of the proposed project will result in an increased demand for energy on-site. The SEIR

will address the increase in energy usage on-site and proposed design measures to reduce energy consumption.

Geology

The SEIR will describe the geology and soils of the project site, and will describe any geologic constraints they may pose as potential impacts to project development. Mitigation measures will be identified for any significant geological impacts.

Greenhouse Gas Emissions

The SEIR will address the project's consistency with the City of San Mateo Climate Action Plan (CAP) inventory projections. The project's GHG emissions will also be compared to the 2020 GHG reduction goals in Assembly Bill 32 and 2030 GHG reduction goals of SB 32. Proposed design measures to reduce energy consumption, which in turn would reduce greenhouse gas emissions, will be discussed.

Hazardous Materials

The SEIR will discuss existing on-site conditions and properties surrounding the site, and will describe the potential for hazardous materials impacts to result from the project. Mitigation measures will be identified for any significant hazardous materials impacts.

Hydrology and Water Quality

Based on the Federal Emergency Management Agency (FEMA) flood insurance rate maps, the SEIR will address the possible flooding issues of the site as well as the effectiveness of the storm drainage system and the project's effect on storm water quality consistent with the requirements of the Regional Water Quality Control Board (RWQCB).

Land Use

The SEIR will describe the existing land uses on the project site and in the project area. It will discuss the current General Plan and zoning designations and the proposed project land uses. The SEIR will identify potential land use impacts resulting from implementation of the project and will discuss the project's consistency with adopted plans and policies. Potential impacts will be identified and mitigation measures will be described for any potentially significant land use impacts.

Noise

The SEIR will describe the existing noise and vibration environment of the project site area based upon an acoustical report prepared for the project. The report will analyze potential impacts resulting from the project that include exposure of residents to ambient noise and vibration levels including Caltrain operations, as well as potential noise resulting from project operations and construction.

Public Services and Recreation

Implementation of the proposed project would increase the resident population of the City which will

result in an increased demand on public services, including police and fire protection, schools, and recreational facilities. The SEIR will address the availability of public facilities and service systems and the potential for the project to require the construction of new facilities.

Traffic and Circulation

The SEIR will describe the traffic and circulation impacts of the project, based upon a traffic analysis prepared for the project. The traffic analysis will focus on the operations of key intersections in the vicinity of the site. The traffic analysis will evaluate the level of service for local and regional intersections. The traffic analysis will evaluate the levels of service for the intersections under the following scenarios: 1) existing conditions; 2) existing plus project conditions; 3) background conditions; 4) background plus project conditions; and 5) cumulative conditions. The traffic analysis will also include an evaluation of site access and circulation; left-turn pocket vehicle queuing; and a review of pedestrian, bicycle, and transit travel impacts; and VMT analysis consistent with the provisions of SB 743. Significant traffic impacts will be identified and mitigation measures will be described.

Utilities and Services

The SEIR will identify the existing public services and utilities serving the project site and the physical impacts of serving the proposed project. The public services and utilities to be addressed include the following: water, sanitary sewers, and sewage treatment; gas and electrical; and storm drainage and solid waste services. The SEIR will describe the increase in service demands resulting from implementation of the project and determine the availability of existing services to serve the proposed development.

Alternatives

The SEIR will examine alternatives to the proposed project including a "No Project" alternative and additional alternative development scenarios depending on the impacts identified. Other alternatives that may be discussed could include reduced development alternatives (e.g., smaller project), alternative land uses, and/or alternative locations. Alternatives discussed will be chosen based on their ability to reduce or avoid identified significant impacts of the proposed project while achieving most of the identified objectives of the project.

Significant Unavoidable Impacts

The SEIR will identify those significant impacts that cannot be avoided, if the project is implemented as proposed.

Cumulative Impacts

The SEIR will include a discussion of cumulative impacts from the project in combination with other past, pending, and reasonably foreseeable future development in the area.

Other Required Sections

In conformance with the CEQA Guidelines, the SEIR will also include the following sections: 1) consistency with local and regional plans and policies, 2) growth inducing impacts, 3) significant irreversible environmental changes, 4) references and organizations/persons consulted, and 5) EIR authors.

An Initial Study will be prepared and provided as an appendix to the SEIR. The Initial Study will include an analysis of the resource areas that have no new significant impacts or no increase in previously identified impacts.