



Gavin Newsom
Governor

STATE OF CALIFORNIA
Governor's Office of Planning and Research
State Clearinghouse and Planning Unit



Kate Gordon
Director

Notice of Preparation

March 13, 2019

To: Reviewing Agencies
Re: Concar Passage Mixed-Use Project
SCH# 2019039072

Attached for your review and comment is the Notice of Preparation (NOP) for the Concar Passage Mixed-Use Project draft Environmental Impact Report (EIR).

Responsible agencies must transmit their comments on the scope and content of the NOP, focusing on specific information related to their own statutory responsibility, within 30 days of receipt of the NOP from the Lead Agency. This is a courtesy notice provided by the State Clearinghouse with a reminder for you to comment in a timely manner. We encourage other agencies to also respond to this notice and express their concerns early in the environmental review process.

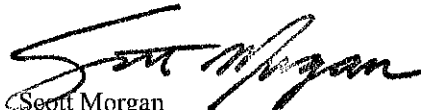
Please direct your comments to:

Lily Lim
San Mateo, City of
330 W. 20th Ave.
San Mateo, CA 94403

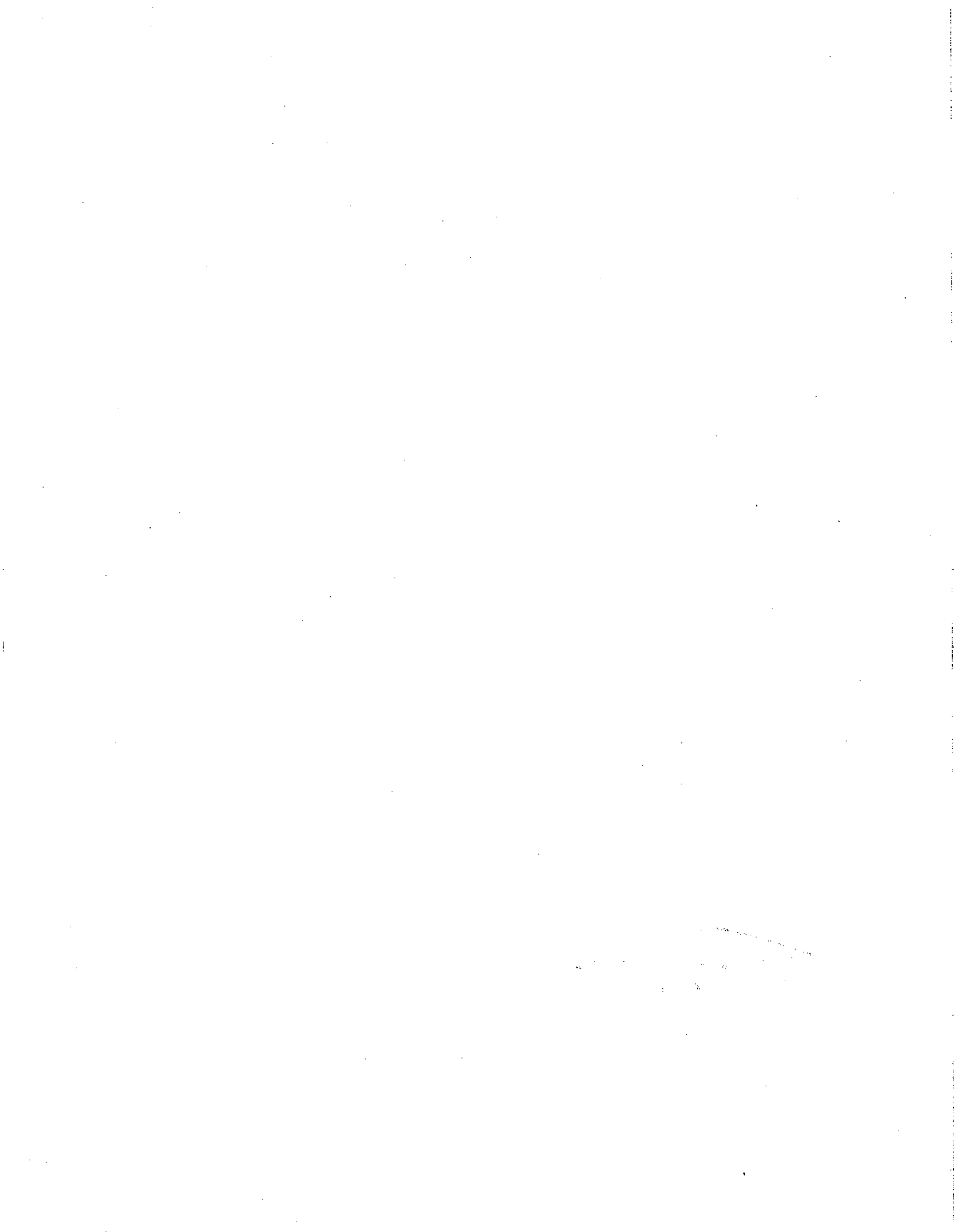
with a copy to the State Clearinghouse in the Office of Planning and Research at state.clearinghouse@opr.ca.gov. Please refer to the SCH number noted above in all correspondence concerning this project on our website: <https://ceqanet.opr.ca.gov/2019039072/2>.

If you have any questions about the environmental document review process, please call the State Clearinghouse at (916) 445-0613.

Sincerely,


Scott Morgan
Director, State Clearinghouse

cc: Lead Agency



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 # 2019039072

Project Title: Concar Passage Mixed-Use Project

Lead Agency: City of San Mateo Contact Person: Lily Lim
Mailing Address: 330 W. 20th Avenue Phone: 650.522.7217
City: San Mateo Zip: 94403 County: San Mateo

Project Location: County: San Mateo City/Nearest Community: San Mateo
Cross Streets: Concar Drive, S. Grant Street, State Route 92, S. Delaware Street Zip Code: 94402
Longitude/Latitude (degrees, minutes and seconds): 37 ° 33 ' 15 " N / 122 ° 18 ' 13 " W Total Acres: 14.5
Assessor's Parcel No.: 035-242-090, -140, -160, -170, -190 Section: _____ Twp.: _____ Range: _____ Base: _____
Within 2 Miles: State Hwy #: SR 92/ US 101/ SR82 Waterways: Leslie Creek, Seal Slough
Airports: San Francisco International A Railways: Caltrain Schools: San Mateo-Foster City

Document Type:

CEQA: NOP Draft EIR NEPA: NOI Other: Joint Document
 Early Cons Supplement/Subsequent EIR EA Final Document
 Neg Dec (Prior SCH No.) _____ Draft EIS Other: _____
 Mit Neg Dec Other: _____ FONSI

Governor's Office of Planning & Research

Local Action Type:

General Plan Update Specific Plan Rezone Annexation
 General Plan Amendment Master Plan Prezone Redevelopment
 General Plan Element Planned Unit Development Use Permit Coastal Permit
 Community Plan Site Plan Land Division (Subdivision, etc.) Other: _____

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STATE CLEARINGHOUSE

Development Type:

Residential: Units 961 Acres _____
 Office: Sq.ft. _____ Acres _____ Employees _____
 Commercial: Sq.ft. 40,000 Acres _____ Employees _____
 Industrial: Sq.ft. _____ Acres _____ Employees _____
 Educational: _____
 Recreational: 6.83 acres of open space
 Water Facilities: Type _____ MGD _____
 Transportation: Type _____
 Mining: Mineral _____
 Power: Type _____ MW _____
 Waste Treatment: Type _____ MGD _____
 Hazardous Waste: Type _____
 Other: _____

Project Issues Discussed in Document:

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

Present Land Use/Zoning/General Plan Designation:

General Plan: Transit-Oriented Development, Zoning: TOD-Transit Oriented Development

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

The project proposes to demolish the existing 165,000 square foot retail strip center and adjoining surface parking and redevelop the site with residential mixed-use transportation oriented development with one level of below-grade parking. The proposed project includes 961-units (including 954 apartments and seven live-work units). Consistent with affordable housing requirements in the City of San Mateo, the project would provide ten percent affordable units onsite. The Project also includes approximately 40,000 square foot of retail uses, including the "SEED" food hall, restaurant, retail, Peninsula Ballet Theater administrative space, performance space, and a day care center. The project also proposes 6.83 acres of open space area (4.67 accessible to the public and 2.16 acres available to residents).

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 an "X".
If you have already sent your document to the agency please denote that with an "S".

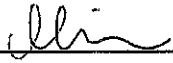
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|---|--|
| <input checked="" type="checkbox"/> Air Resources Board | <input checked="" type="checkbox"/> Office of Historic Preservation |
| <input type="checkbox"/> Boating & Waterways, Department of | <input type="checkbox"/> Office of Public School 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 checked="" type="checkbox"/> Caltrans District #4 | <input type="checkbox"/> Public Utilities Commission |
| <input type="checkbox"/> Caltrans Division of Aeronautics | <input checked="" type="checkbox"/> Regional WQCB #2 |
| <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 checked="" type="checkbox"/> Fish & Game Region #3 | <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"/> Other: _____ |
| <input type="checkbox"/> Health Services, Department of | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Housing & Community Development | |
| <input checked="" type="checkbox"/> Native American Heritage Commission | |

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

Starting Date March 13, 2019 Ending Date April 12, 2019

Lead Agency (Complete if applicable):

Consulting Firm: <u>David J. Powers & Associates</u>	Applicant: <u>California Coastal Properties, LLC</u>
Address: <u>1871 the Alameda, Suite 200</u>	Address: <u>4 Embarcadero, Suite 1400</u>
City/State/Zip: <u>San Jose, CA 95126</u>	City/State/Zip: <u>San Francisco, CA 94114</u>
Contact: <u>Pooja Nagrath, Project Manager</u>	Phone: <u>415-593-8200</u>
Phone: <u>408-454-3420</u>	

Signature of Lead Agency Representative:  Date: 3-12-19

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

NOP Distribution List

2019039072

County: San Mateo *CM*

SCH#

Resources Agency

Resources Agency

Nadell Gayou
 Dept. of Boating & Waterways
 Denise Peterson

California Coastal Commission
 Allyson Hitt

Colorado River Board
 Elsa Contreras

Dept. of Conservation
 Crina Chan

Cal Fire
 Dan Foster

Central Valley Flood Protection Board
 James Herota

Office of Historic Preservation
 Ron Parsons

Dept of Parks & Recreation
 Environmental Stewardship Section

S.F. Bay Conservation & Dev't. Comm.
 Steve Goldbeck

Dept. of Water Resources
 Resources Agency
 Nadell Gayou

Fish and Game

Dept. of Fish & Wildlife
 Scott Flint
 Environmental Services Division

Fish & Wildlife Region 1
 Curt Babcock

Fish & Wildlife Region 1E
 Laurie Harnsberger

Fish & Wildlife Region 2
 Jeff Drongesen

Fish & Wildlife Region 3
 Craig Weightman

Fish & Wildlife Region 4
 Julie Vance

Fish & Wildlife Region 5
 Leslie Newton-Reed
 Habitat Conservation Program

Fish & Wildlife Region 6
 Tiffany Ellis
 Habitat Conservation Program

Fish & Wildlife Region 6 I/M
 Heidi Calvert
 Inyo/Mono, Habitat Conservation Program

Dept. of Fish & Wildlife M
 William Paznokas
 Marine Region

Other Departments

California Department of Education
 Lesley Taylor

OES (Office of Emergency Services)
 Monique Wilber

Food & Agriculture
 Sandra Schubert
 Dept. of Food and Agriculture

Dept. of General Services
 Cathy Buck
 Environmental Services Section

Housing & Comm. Dev.
 CEQA Coordinator
 Housing Policy Division

Independent Commissions, Boards

Delta Protection Commission
 Erik Vink

Delta Stewardship Council
 Anthony Navasero

California Energy Commission
 Eric Knight

Native American Heritage Comm.
 Debbie Treadway

Public Utilities Commission
 Supervisor

Santa Monica Bay Restoration
 Guangyu Wang

State Lands Commission
 Jennifer Deleong

Tahoe Regional Planning Agency (TRPA)
 Cherry Jacques

Cal State Transportation Agency CalSTA

Caltrans - Division of Aeronautics
 Philip Crimmins

Caltrans - Planning HQ LD-IGR
 Christian Bushong

California Highway Patrol
 Suzann Ikeuchi
 Office of Special Projects

Dept. of Transportation

Caltrans, District 1
 Rex Jackman

Caltrans, District 2
 Marcelino Gonzalez

Caltrans, District 3
 Susan Zanchi

Caltrans, District 4
 Patricia Maurice

Caltrans, District 5
 Larry Newland

Caltrans, District 6
 Michael Navarro

Caltrans, District 7
 Dianna Watson

Caltrans, District 8
 Mark Roberts

Caltrans, District 9
 Gayle Rosander

Caltrans, District 10
 Tom Dumas

Caltrans, District 11
 Jacob Armstrong

Caltrans, District 12
 Maureen El Harake

Cal EPA

Air Resources Board

Airport & Freight
 Jack Wursten

Transportation Projects
 Nesamani Kalandiyur

Industrial/Energy Projects
 Mike Tollstrup

California Department of Resources, Recycling & Recovery
 Kevin Taylor/Jeff Esquivel

State Water Resources Control Board
 Regional Programs Unit
 Division of Financial Assistance

State Water Resources Control Board
 Cindy Forbes - Asst Deputy
 Division of Drinking Water

State Water Resources Control Board
 Div. Drinking Water # _____

State Water Resources Control Board
 Student Intern, 401 Water Quality Certification Unit
 Division of Water Quality

State Water Resources Control Board
 Phil Crader
 Division of Water Rights

Dept. of Toxic Substances Control Reg. # _____
 CEQA Tracking Center

Department of Pesticide Regulation
 CEQA Coordinator

Regional Water Quality Control Board (RWQCB)

RWQCB 1
 Cathleen Hudson
 North Coast Region (1)

RWQCB 2
 Environmental Document Coordinator
 San Francisco Bay Region (2)

RWQCB 3
 Central Coast Region (3)

RWQCB 4
 Teresa Rodgers
 Los Angeles Region (4)

RWQCB 5S
 Central Valley Region (5)

RWQCB 5F
 Central Valley Region (5)
 Fresno Branch Office

RWQCB 5R
 Central Valley Region (5)
 Redding Branch Office

RWQCB 6
 Lahontan Region (6)

RWQCB 6V
 Lahontan Region (6)
 Victorville Branch Office

RWQCB 7
 Colorado River Basin Region (7)

RWQCB 8
 Santa Ana Region (8)

RWQCB 9
 San Diego Region (9)

Other _____

 Conservancy

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