

A P P E N D I X A

NOTICE OF PREPARATION (NOP)  
AND COMMENTS ON THE NOP





APPENDIX A1: NOTICE OF  
PREPARATION

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# Notice of Preparation Environmental Impact Report City of San Mateo

**Date:** January 12, 2022

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

**From:** Zachary Dahl, Deputy Director  
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:** San Mateo General Plan Update

Notice is hereby given that the City of San Mateo (City) will prepare an EIR for the San Mateo General Plan Update (proposed project). Pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15206, the proposed project is considered a project of statewide, regional, or areawide significance. The City, acting as the Lead Agency, will prepare an EIR to address the potential environmental impacts associated with the project at a programmatic level consistent with CEQA Guidelines Section 15168. The program-level EIR will evaluate the environmental impacts associated with the broad policies of the General Plan Update and the likely type and amount of development allowed within the General Plan horizon of 2040. This EIR will not evaluate detailed, site-specific projects under the General Plan. 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 General Plan Update is available at [www.StriveSanMateo.org](http://www.StriveSanMateo.org).

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 Friday, February 11, 2022. If you submit comments on the scope of the EIR, you will automatically be added to the City's distribution list for future notices and information about the environmental review process for 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 email address with a request to be added to the mailing list.

Please send your written comments to Zachary Dahl, Deputy Director of Community Development, at the address shown above or email to [zdahl@cityofsanmateo.org](mailto:zdahl@cityofsanmateo.org) with "General Plan Update EIR" as the subject. 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.

**2. Lead Agency Contact:**

Zachary Dahl, Deputy Director  
Community Development Department  
City of San Mateo  
330 West 20th Avenue  
San Mateo, CA 94403  
(650) 522-7207  
[zdahl@cityofsanmateo.org](mailto:zdahl@cityofsanmateo.org)

**3. Project Sponsor:**

City of San Mateo

**4. Project Description:**

The City of San Mateo is preparing comprehensive updates to its existing General Plan. The update is expected to be completed in 2023 and will guide the City’s development and conservation through 2040.

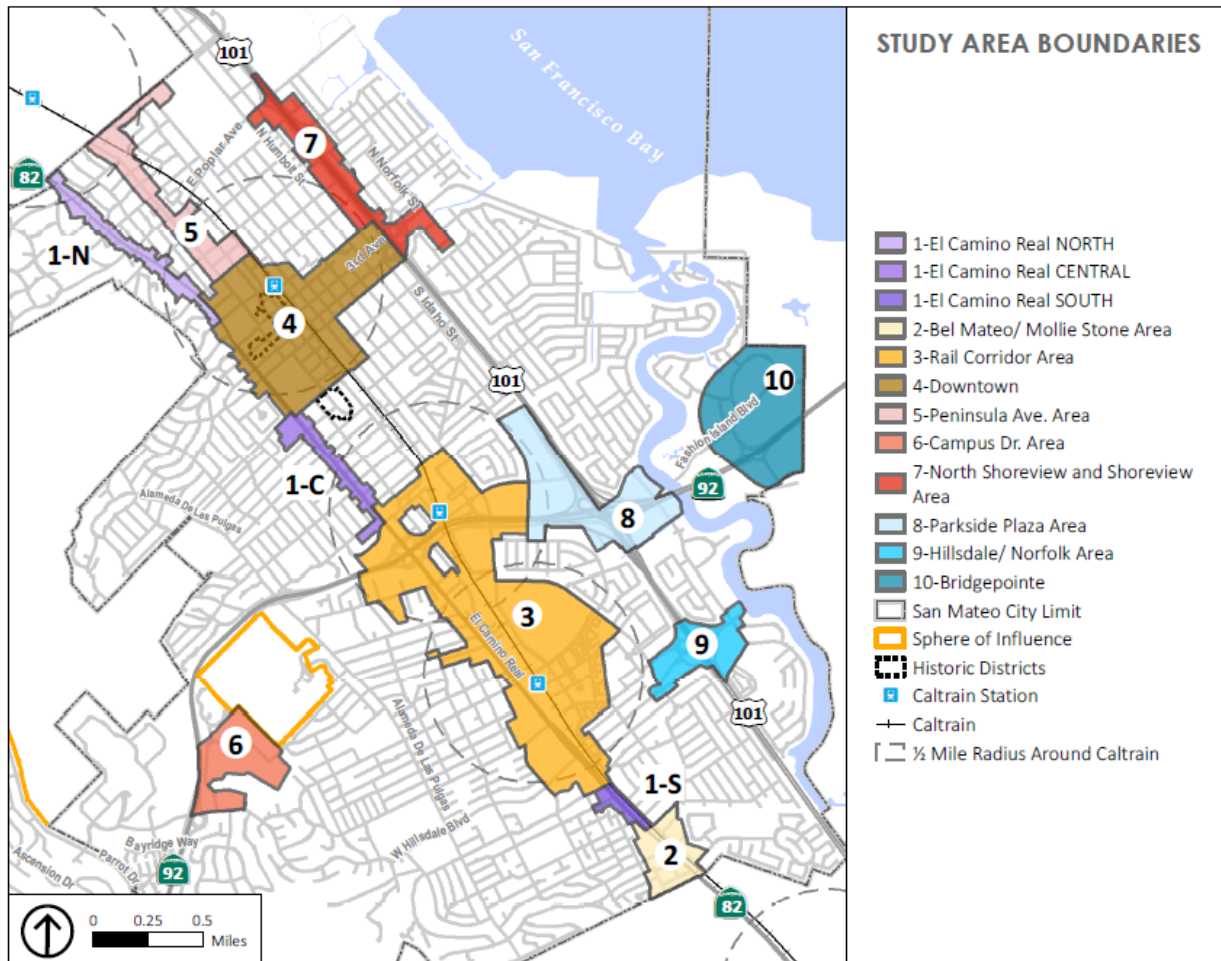
State law requires that the General Plan contain eight elements: Land Use, Circulation, Housing, Open Space, Noise, Safety, Conservation, and Environmental Justice. The content of these elements is outlined in State law. The General Plan Update will include revisions to the policies and land use map of the existing General Plan. The updated General Plan will include all State-required elements, and an optional element, Urban Design.

The overall purpose of the General Plan Update is to create a policy framework that articulates a vision for the city’s long-term physical form and development, while preserving and enhancing the quality of life for San Mateo residents. The key components of this project will include broad community goals for the future of the City of San Mateo and specific policies and implementing actions that will help meet the goals. The General Plan Update will add new and expanded policy topics to address the current requirements of State law, modernize the City’s policy framework, and address land use mapping issues and inconsistencies. To achieve the General Plan vision, the City has analyzed three alternatives for ten Study Areas that were developed through an extensive public process. 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 Study Areas are the locations where the majority of growth is projected to occur; however, changes could still occur outside of these areas. Figure 2 shows the Study Areas.

FIGURE 1: PROJECT LOCATION & STUDY AREA



FIGURE 2: TEN STUDY AREAS





## 5. Potential Environmental Impacts of the Project

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

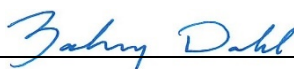
- Aesthetics
- Air Quality
- Biological Resources
- Cultural Resources
- Energy
- Geology and Soils
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning
- Noise
- Population and Housing
- Public Services
- Recreation
- Transportation
- Tribal Cultural Resources
- Utilities and System Services
- Wildfire

## 6. Public Meetings and Workshops

The City will hold many public workshops and meetings throughout the planning process, as well as several meetings of the General Plan Subcommittee, Planning Commission, and City Council, to inform the public and interested agencies about the proposed project and solicit feedback on the contents of the proposed General Plan Update. Details for each meeting will be made available on the City website and the project website at [www.StriveSanMateo.org](http://www.StriveSanMateo.org).

The City will also hold a scoping meeting to solicit public comment on the environmental issues to be addressed in the EIR. The scoping meeting will be held on as part of the scheduled Planning Commission meeting on Tuesday, January 25, 2022, at 7:00 p.m. Due to the State of California's Declaration of Emergency and Shelter in Place Order, all City Council and Commission meetings will be held remotely. In-person attendance is not an option. The public can attend the scoping meeting and provide comment virtually using the instructions included in the agenda and provided on the City's website at <https://www.cityofsanmateo.org/3971/Agendas-Minutes-Public-Meeting-Portal>.

Date: January 10, 2022

Signature: 

Title: Deputy Director

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APPENDIX A2: COMMENTS ON  
THE NOP

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January 17, 2022

Zachary Dahl, Deputy Director  
Community Development Department  
City of San Mateo  
330 West 20th Ave.  
San Mateo, CA 94403

**Subject:** Notice of Preparation (NOP) of Draft Environmental Impact Report (EIR)

**Lead Agency:** City of San Mateo Community Development Department

**Project Title:** San Mateo General Plan Update

Dear Mr. Dahl:

I am encouraged to see that cultural resources are among the environmental topics that will be examined in the EIR. As you know, cultural resources include historic resources, defined in the CEQA Guidelines as the built environment, including buildings, structures, districts, and landscapes generally at least 50 years old.

The first step in determining a project's impact on cultural resources is to identify whether or not cultural resources are present. In the same way that a site inventory of land suitable for residential development is indispensable to an analysis of San Mateo's development capacity within the General Plan 2040 planning horizon, an inventory of cultural resources is necessary to determine if, and to what extent projected growth will adversely effect historic and cultural resources. Without critical data on the number and location of existing cultural resources, an adequate evaluation of the impacts becomes impossible.

San Mateo's General Plan 2040 anticipates that in the next twenty years San Mateo will undergo an almost unprecedented level of population, jobs and housing growth. Even the least disruptive of the three alternative scenarios contemplated will increase population by 30%, jobs by 20% and housing by 27%. The most aggressive alternative calls for population and housing growth exceeding 50% of 2020 levels. The impacts of this growth will be felt city-wide, effecting every neighborhood in every corner of the city in residential and commercial districts alike.

Therefore, I respectfully request that the City conduct a reconnaissance-level cultural resource survey concurrently and in tandem with the General Plan EIR to ensure potential adverse impacts to cultural resources are adequately evaluated. A reconnaissance-level survey is a first step in the survey process that identifies those areas and properties worthy of further study. Reconnaissance surveys establish broad historic and architectural contexts necessary for understanding our community history. Like the program-level EIR itself, a reconnaissance-level cultural resource survey provides an opportunity to consider broad policy alternatives and program-wide mitigation measures and provides greater flexibility to address cumulative impacts on a comprehensive basis.

Sincerely,  
Keith Weber  
San Mateo

Dear Mr. Dahl,

I gave a copy of the Historic Resources Evaluation Report for 1007 East 5th Avenue San Mateo dated October 2018, to Julia Klein, Principal Planner and the GP sub-committee when we began the General Plan review. This historical evaluation report was prepared by Denise Bradley, Landscape Historian and Ward Hill, Architectural Historian. It qualifies as a both as a historical resource and unique archaeological resources.

In reviewing the maps of Area 4 - Downtown, we did not see a historical marker for our home, hill and pond Japanese Garden, Katsura building, walkway, and a second Japanese Garden on your map. Our property is located on 5th Avenue, S. Humboldt, and 4th Avenue. Perhaps I missed it?

Please include our property in your GP EIR scoping and provide mitigation if there are adverse environmental impacts. In the past, the City did a separate EIR for it's inclusion in the 3rd Avenue Interchange Improvement Project. Our Historic Resources Evaluation was included in the 101 Managed Lane Project EIR, and it will be included in the Peninsula/101 Interchange Project EIR.

Also, when the San Mateo Historic Building Survey 1989 gets funded and updated, we would like to see more of the historic styled bungalows in the East San Mateo / Central Neighborhood included which look like the illustrations in the survey. It seems like the bar was set very high for inclusion to the survey. We would like to preserve and protect more of our special Craftsmen, Spanish Colonial Revival, Eastern Shingle Cottages, and Tudor Revival homes which represent the neighborhood character of the east side of San Mateo.

Thank you.

Laurie Watanuki  
1007 East 5th Avenue  
San Mateo, CA 94402

To All: this is a follow up and expansion of my stated comments about the Environmental Impact Report scoping meeting at the January 25, 2022 planning commission meeting.

1. Sea level rise needs to be included as one of the potential environmental impacts to the project. With large swaths of the city currently exposed to sea level rise and storm surges, a focus needs to be placed on protecting and conserving the existing built environment and any new development in these common areas.
2. The amount of private property and critical infrastructure, all of which is documented in studies by San Mateo County flood assessment studies, clearly demands that the city needs to include sea level rise as a highly important component of the EIR. The city of San Mateo has intimate information of the county's studies thru its participation not only of staff time yet also with council members as part of the studies as board members.
3. Additionally, and potentially more harmful to the city, is the effect of Shallow Groundwater Rise due to sea level rise. A study is being conducted for the County of San Mateo by the San Francisco Estuary Institute & The Aquatic Science Center which will map shallow ground water tables to clearly identify and quantify what if any effects this issue will have on San Mateo. This study is tentatively planned to be out in the summer of 2022. This resource should be used in the general plan updates CEQA document.
4. The city of San Mateo assembled their own PWWF analysis for the Clean Water Program identifying a PWWF of 98 million gallons in a 24 hour period every five years starting in 2035. This is another study that should be used to determine how sea level rise, storm surges, shallow groundwater rise and on land flooding will affect current and expected growth in areas exposed to these impacts.

Thanks

John Ebnetter

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Hello Mr. Dahl,

I have been a San Mateo resident since 1983, and have never lived in any other place feeling more like home to me. Even after all these years, I marvel at the beautiful history our town has in its architecture - not only downtown, but in the surrounding neighborhoods.

Our home in Baywood is 86 years old, and we are the second owners. I was lucky enough to hear first-hand from the original owner the loving planning of this home - securing an architect from Louisiana, where he was born, to planning, and then building, a custom home for him and his family. At the time of the sale to me and my first husband in 1995, his daughter gave me a newspaper article about quality home construction in San Mateo, and our house was pictured as an example. With respect to their story of our beautiful home, my husband Dave and I have been careful in updating the home to preserve its history for San Mateo. And we are not alone: there are hundreds of others throughout San Mateo doing the same, as we all know the value of preserving our history, whether it be downtown, San Mateo Park, Hayward Park, Aragon, Baywood, or any neighborhood with historic architecture that helps tell San Mateo's story.

As a City, we have already dropped the ball once on not following through to clearly define and protect historic neighborhoods, please let's not do that again. Let's continue where the 1989 plan stopped and expedite to ensure our rich history and personality doesn't get erased in future planning.

What we'd like to see is clear direction in the Draft EIR for the General Plan, including:

1. The City must first fully identify its Historic Districts, using the 1989 Downtown Historic Study as a starting point.
2. Once the Historic Districts are identified, policies must be created and put in place to articulate how to identify, evaluate, protect, and preserve San Mateo's Historic Districts.
3. The above (1 and 2) MUST be completed before any increased housing plan via the General Plan is considered for San Mateo.

We think of this as "First Things First" by taking a full inventory of what is important for San Mateo to preserve, then future growth can be planned outside the Historic Districts. If we don't do this, we risk losing what makes San Mateo so special. I hope you will agree.

Thank you,

Connie Weiss and Dave Cohen  
460 Fairfax Avenue  
650-303-0402

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Deputy Director Dahl:

I am the owner and resident of 421 Parrott Drive and I understand that the City of San Mateo is preparing an environment impact report in support of the long-term general plan. While growth is usually an important driver of a city's general plan, I would support consideration of growth as one of the city's objectives only if preservation of historic and intrinsically beautiful areas of the city are identified as the City's top priority. In support of this objective, I urge the City to conduct an exhaustive historic survey of San Mateo and implement policies to preserve and protect our historic neighborhoods.

Regards,

Larry Garnick  
421 Parrott Drive  
650-867-6175

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Mr. Dahl-

I am excited the City is working on a new General Plan, as I believe we are at a critical time in our great City's development.

Of course there is a huge need to determine the growth and direction of our retail, office and housing base while being realistic about the potential to achieve any set goals, including the timing to affect any changes and the social and economic cost to do so.

Change and growth is both necessary and almost certain to happen no matter what we do, so guiding that change and growth is critical to ensure it happens in a manner that benefits our populace including considerations for traffic, parking, pollution, crime, and aesthetics.

I was born at Peninsula Hospital and grew up in San Mateo until I was 9 years old, then moved to Hillsborough. Since 1996 I have lived back here in San Mateo and love all it has to offer including the downtown retail (which has great potential), proximity to the freeways, schools, library, parks, and housing base.

We live in a 1928 vintage Spanish Mediterranean home which has been modernized over the years, yet retains the original Spanish tile façade accents, interior and exterior wrought iron details, arches, Spanish tile roof, tile courtyard, and many other irreplicable features that come with these historic homes.

As you know there are many historic districts in San Mateo, including Baywood, Aragon, San Mateo Park, Glazenwood, Hayward Park, and North Central.

Unfortunately, many districts have not been formally recognized by the City, though my understanding is they were identified in the 1989 Downtown historic study and have been recognized by the State Office of Historic Preservation.

Without this recognition I and many of my neighbors are concerned we will lose a great deal of this historic base and charm that makes San Mateo a wonderful place to live.

If residents and developers can entirely tear down or materially demolish/renovate these architectural masterpieces they will do so, and we will no longer have a city filled with these gems.

I believe the City must identify and protect these historic districts and resources by identifying policies that allow for the identification, evaluation and protection of these structures and that these actions must be considered in the Draft EIR for the General Plan.

Simply increasing the housing base without these considerations will clearly have an adverse effect on our historic resources and districts throughout the great city of San Mateo.

Thank you for your time and attention on this enormous task that clearly will shape our wonderful City for the next century.

Roger

**Roger Oser**

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**Dear Mr Zachary Dahl,  
Director of San Mateo Community Development**

**This letter is my plea for the City of San Mateo to take a good hard look at what is going happen to San Mateo with the passage of the ABAG regional housing quota mandates, ADUs, SB9 and 10 to our historic districts in San Mateo.**

**There are many historic districts like Baywood, Aragon, Hayward Park, North Central etc. which have been recognized as such including the parts of the downtown. Many of these structures were built in the early 1900's and most before 1940 (I even helped put together a historic walking guide to Downtown San Mateo when I was a Downtown Ambassador working for the city) These districts represent the character and history of San Mateo with many streets named after the original inhabitants/founders of San Mateo. Do we want to tear down that history or preserve it? It sets San Mateo apart as a community with its own unique identity. Most of us are proud of that.**

**These historic housing areas were built with a particular style and charm that cannot be replaced. With the state legislation recently passed, the developers are going to run wild and put up many large multiunit buildings which will dominate neighborhoods with the highest profit motive, irrespective of the impact on the surrounding neighborhood. They will ruin the historic character/history of these neighborhoods along with inadequate onsite parking. It will become a real unsightly and less livable urban mess.**

**The city must identify historic resources, districts and policies that allow for protection of these districts. These actions must be considered in the Draft EIR for the General Plan. I really do not think these policies will compromise the continued availability of housing in San Mateo with good urban planning and efficient use of lots of space that is or will become available.**

**Thank you for taking the time to listen**

**Best Regards**

**Gary Isoardi  
San Mateo**

**We need you to send comments to Zachary Dahl, Deputy Director of Community Development ([zdahl@cityofsanmateo.org](mailto:zdahl@cityofsanmateo.org)) about the need to identify and protect historic resources in San Mateo!**

Your comments are critical because the City Council is prioritizing more housing rather than protecting historic resources. Here are some key points you can make:

- There are many historic districts in San Mateo, including Baywood, Aragon, San Mateo Park, Glazenwood, Hayward Park, North Central, etc. Many districts have not been formally recognized by the City, even though they were identified in the 1989 Downtown historic study and recognized by the State Office of Historic Preservation.
- Increasing housing will have an adverse effect on historic resources and districts throughout San Mateo.
- The City must identify historic resources and districts.
- The City should identify policies that allow for the identification, evaluation, and protection of historic districts.
- These actions must be considered in the Draft EIR for the General Plan.

The City does not really give much weight to form letters so please add your words, even it is to just say:

**Please conduct the historic survey of San Mateo and develop policies to protect our historic neighborhoods.**

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Dear Mr. Dahl,

I am writing in favor of the city recognizing historic neighborhoods and protecting the architectural character of those neighborhoods. The current trend of turning every remodel into a mid-century modern does not fit with the character of many of our neighborhoods which were developed before that time period. I have lived in two different neighborhoods in the city Hayward Park, with homes mostly from the 20's and Baywood with homes mostly from the 30's and 40's. I always thought that the few ranch style homes in Baywood stuck out like sore thumbs and the occasional modern home in Hayward Park also looked very out of place. Now there are Mid century Moderns popping up which would look okay in our Eichler style neighborhoods like the Highlands and Shoreview but not in many of the other areas. The reason we bought in Hayward Park and in Baywood was because of the older styles of homes. We would like the neighborhoods to retain their original feel.

Thank you,

Jean Garcia

[jeanbeangarcia@yahoo.com](mailto:jeanbeangarcia@yahoo.com)

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Hi Mr. Dahl,

I'm a resident of Baywood in San Mateo. I have owned the same home, 365 Fairfax Avenue, for 35 years. We moved into this house, because of the charm of this neighborhood: the unique architecture and the meticulous care each home receives. The historic status of these homes (my home, for instance, is nearly 100 years old), like the Victorians in the city, make our neighborhood quite special. Daily I walk my dog through our neighborhood and often I come across people from other neighborhoods who have come here to walk and enjoy the beauty.

Needless to say, I am writing to support identifying and evaluating our San Mateo historic resources and districts (conducting an historic survey of San Mateo) and developing policies to protect these homes as treasures, like we do National Parks. Hundred year old uniquely-built homes are precious.

Please include these actions in the Draft EIR for the General Plan.

Thank you for considering my request,  
Teresa Rose Becker  
365 Fairfax Ave  
San Mateo, 94402

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"Provide a safe and reliable transportation network that serves all people and respects the environment"

DISTRICT 4

OFFICE OF TRANSIT AND COMMUNITY PLANNING

P.O. BOX 23660, MS-10D | OAKLAND, CA 94623-0660

[www.dot.ca.gov](http://www.dot.ca.gov)

February 8, 2022

SCH #: 2022010160

GTS #: 04-SM-2022-00413

GTS ID: 25265

Co/Rt/Pm: SM/82/11.69

Zachary Dahl, Director  
Community Development Department  
City of San Mateo  
330 West 20<sup>th</sup> Avenue  
San Mateo, CA 94403

**Re: San Mateo General Plan Update Notice of Preparation (NOP)**

Dear Zachary Dahl:

Thank you for including the California Department of Transportation (Caltrans) in the environmental review process for the San Mateo General Plan Update Project. We are committed to ensuring that impacts to the State's multimodal transportation system and to our natural environment are identified and mitigated to support a safe, sustainable, integrated and efficient transportation system. The following comments are based on our review of the January 2022 NOP.

**Project Understanding**

The project includes the preparation of the City of San Mateo General Plan Update. The update will guide the City's development and conservation through 2040. The update will add new and expanded policy topics to address the current requirements of State law, modernize the City's policy framework, and address land use mapping issues and inconsistencies. The project encompasses the entire City and is located along segments of State Route (SR)-82 (El Camino Real), SR-92, and United States Route (US)-101.

**Travel Demand Analysis**

With the enactment of Senate Bill (SB) 743, Caltrans is focused on maximizing efficient development patterns, innovative travel demand reduction strategies, and multimodal improvements. For more information on how Caltrans assesses Transportation Impact Studies, please review Caltrans' Transportation Impact Study Guide ([link](#)).

Zachary Dahl, Director

February 8, 2022

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If projects within the General Plan area meet the screening criteria established in the City's adopted Vehicle Miles Traveled (VMT) policy to be presumed to have a less-than-significant VMT impact and exempt from detailed VMT analysis, please provide justification to support the exempt status in align with the City's VMT policy. Projects

that do not meet the screening criteria should include a detailed VMT analysis in the Draft Environmental Impact Report (DEIR), which should include the following:

- VMT analysis pursuant to the City's guidelines. Projects that result in automobile VMT per capita above the threshold of significance for existing (i.e. baseline) city-wide or regional values for similar land use types may indicate a significant impact. If necessary, mitigation for increasing VMT should be identified. Mitigation should support the use of transit and active transportation modes. Potential mitigation measures that include the requirements of other agencies such as Caltrans are fully enforceable through permit conditions, agreements, or other legally-binding instruments under the control of the City.
- A schematic illustration of walking, biking and auto conditions at the project site and study area roadways. Potential traffic safety issues to the State Transportation Network (STN) may be assessed by Caltrans via the Interim Safety Guidance.
- The project's primary and secondary effects on pedestrians, bicycles, travelers with disabilities and transit performance should be evaluated, including countermeasures and trade-offs resulting from mitigating VMT increases. Access to pedestrians, bicycle, and transit facilities must be maintained.

In addition, any improvements within the Caltrans' Right-of-Way (ROW) must follow Caltrans' process, policy, and design requirements. Any additional or re-zoning of improvements adjacent to Caltrans' ROW, including SR-82, SR-92, US-101, should include be included in the travel demand analysis with possible mitigation.

### **Mitigation Strategies**

Location efficiency factors, including community design and regional accessibility, influence a project's impact on the environment. Using Caltrans' *Smart Mobility 2010: A Call to Action for the New Decade*, the proposed project site is identified as a Close-In Compact Community where community design is moderate and regional accessibility is strong.

Given the place, type and size of the project, the DEIR should include a robust Transportation Demand Management (TDM) Program to reduce VMT and greenhouse gas emissions from future development in this area. The measures listed below have been quantified by California Air Pollution Control Officers Association (CAPCOA) and shown to have different efficiencies reducing regional VMT:

"Provide a safe and reliable transportation network that serves all people and respects the environment"

Zachary Dahl, Director

February 8, 2022

Page 3

- Addition/ Increase in number of affordable housing units in project;
- Orientation of projects towards non-auto corridor;
- Location of projects near bicycle network;

- Incorporation of bicycle lanes in street design;
- Pedestrian network improvements;
- Traffic calming measures;
- Implementation of a neighborhood electric vehicle (EV) networks, including designated parking spaces for EVs;
- Limiting parking supply;
- Unbundled parking;
- Implementation of Urban Non-Motorized Zone(s);
- Market price public parking;
- Ridesharing programs, Commute Trip Reduction programs, bike sharing programs;
- Transit and trip planning resources such as commute information kiosks;
- Real-time transit information system;
- Transit access supporting infrastructure (including bus shelter improvements and sidewalk/ crosswalk safety facilities);
- VMT Banking and/or Exchange program; and
- Bike parking near transit facilities.

Using a combination of strategies appropriate to this location can reduce VMT, along with related impacts on the environment and State facilities. TDM programs should be documented with annual monitoring reports by a TDM coordinator to demonstrate effectiveness. If the project does not achieve the VMT reduction goals, the reports should also include next steps to take in order to achieve those targets.

Please reach out to Caltrans for further information about TDM measures and a toolbox for implementing these measures in land use projects. Additionally, Federal Highway Administration's Integrating Demand Management into the Transportation Planning Process: A Desk Reference (Chapter 8). The reference is available online at: <http://www.ops.fhwa.dot.gov/publications/fhwahop12035/fhwahop12035.pdf>.

### **Transportation Impact Fees**

We encourage a sufficient allocation of fair share contributions toward multimodal and regional transit improvements to fully mitigate cumulative impacts to regional transportation. We also strongly support measures to increase sustainable mode shares, thereby reducing VMT. Caltrans welcomes the opportunity to work with the City and local partners to secure the funding for needed mitigation. Traffic mitigation- or cooperative agreements are examples of such measures.

"Provide a safe and reliable transportation network that serves all people and respects the environment"

Zachary Dahl, Director  
 February 8, 2022  
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Please identify in text and graphics existing and proposed improvements for the pedestrian, bicycle, and transit networks. The City should estimate the cost of needed improvements, expansion, and maintenance for the Plan area, as well as identify

viable sources of funding, correlated with the pace of improvements, and a scheduled plan for implementation along with the DEIR.

### **Lead Agency**

As the Lead Agency, the City of San Mateo is responsible for all project mitigation, including any needed improvements to the State Transportation Network (STN). The project's fair share contribution, financing, scheduling, implementation responsibilities and lead agency monitoring should be fully discussed for all proposed mitigation measures.

### **Equitable Access**

If any Caltrans facilities are impacted by projects with the General Plan area, those facilities must meet American Disabilities Act (ADA) Standards after project completion. As well, the project must maintain bicycle and pedestrian access during construction. These access considerations support Caltrans' equity mission to provide a safe, sustainable, and equitable transportation network for all users.

### **Encroachment Permit**

Please be advised that any permanent work or temporary traffic control that encroaches onto Caltrans' ROW requires a Caltrans-issued encroachment permit. As part of the encroachment permit submittal process, you may be asked by the Office of Encroachment Permits to submit a completed encroachment permit application package, digital set of plans clearly delineating Caltrans' ROW, digital copy of signed, dated and stamped (include stamp expiration date) traffic control plans, this comment letter, your response to the comment letter, and where applicable, the following items: new or amended Maintenance Agreement (MA), approved Design Standard Decision Document (DSDD), approved encroachment exception request, and/or airspace lease agreement. Your application package may be emailed to [D4Permits@dot.ca.gov](mailto:D4Permits@dot.ca.gov).

Please note that Caltrans is in the process of implementing an online, automated, and milestone-based Caltrans Encroachment Permit System (CEPS) to replace the current permit application submittal process with a fully electronic system, including online payments. The new system is expected to be available during 2022. To obtain information about the most current encroachment permit process and to download the permit application, please visit <https://dot.ca.gov/programs/traffic-operations/ep/applications>.

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Zachary Dahl, Director

February 8, 2022

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"Provide a safe and reliable transportation network that serves all people and respects the environment"

Thank you again for including Caltrans in the environmental review process. Should you have any questions regarding this letter, or for future notifications and requests for review of new projects, please email [LDR-D4@dot.ca.gov](mailto:LDR-D4@dot.ca.gov).

Sincerely,

MARK LEONG

District Branch Chief  
Local Development Review  
c: State Clearinghouse

Mr. Dahl,

I am a 50 year resident of Fairfax Avenue and I am writing to encourage the city to designate Baywood as an historic district so that the character of the neighborhood can be preserved.

Thank you.

Jeanne Bosschart  
350 Fairfax Avenue

Sent from my iPad

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**Laurie and Randy Hietter**  
223 Irving Street San Mateo, CA 94402  
lauriehietter@gmail.com

February 8, 2022

Mr. Zachary Dahl, Deputy Director  
Community Development Department  
City of San Mateo  
330 West 20<sup>th</sup> Avenue  
San Mateo, California 94403

Dear Mr. Dahl:

We are pleased to participate in the City of San Mateo General Plan Update Environmental Impact Report (EIR) process, as requested in the Notice of Preparation (NOP) for the EIR. Please accept the following comments on specific issues to include and address in the scope and content of the General Plan Update and EIR.

## **HISTORIC RESOURCES**

San Mateo and its charming neighborhoods built in the 1920s and 1930s have been a draw for our family since we were children living in Redwood City. No trip to Hillsdale was complete without a cruise up Parrott Drive to admire the classic architecture and beautiful gardens of Baywood Park, as the subdivision was named in 1927. Our visitors never fail to admire the great architecture and gardens of Baywood, and other historic neighborhoods in the city.

There are currently five homes proposed for demolition in Baywood. The demolition and proposed new homes that do not respect the historic nature of the neighborhood is alarming to me and my neighbors who value our neighborhood.

San Mateo has not addressed historic districts in San Mateo since 1989 even though National Register of Historic Places-eligible historic districts were identified during the 1989 *Historic Building Survey Final Report*. Historic resources are an important issue for the General Plan Update and EIR.

### **Historic Background and Existing Conditions**

The 2018 *San Mateo Existing Conditions Report Parks, Recreation, and Cultural Resources* report does not adequately describe existing historic resources and districts. The report does not recognize or identify the many historic districts in San Mateo that were described in the 1989 *Downtown Historic Building Survey Final Report* and called out by the California State Office of Historic Preservation (OHP) in their 1990 letter commenting on the report.

The 1989 *Historic Building Survey Final Report* states the area west of El Camino:



“Many neighborhoods were well established and exhibited a fine range of historically important architectural styles. San Mateo Park, Baywood Knolls, and parts of Aragon in particular have a rich assortment of architectural styles dating from 1900 to 1939. San Mateo Park, Baywood Knolls, and parts of Aragon in particular have a rich assortment of architectural styles dating from 1900 to 1939.

Early in the survey process, it became apparent that the most sensible approach to surveying these areas was to document various neighborhoods as historic districts (using the same methods applied in Hayward Park's Glazenwood). While this process is simpler than documenting single properties, the task of surveying over 2,000 buildings (the combined number in these areas), proved beyond the scope of this one year project. Although zoning remains primarily R-1 west of El Camino Real, dramatic changes to historically intact neighborhoods can occur with subdivisions of larger existing lots, remodelings, and expansions. Thus, long-range preservation goals in San Mateo might include future study of these neighborhoods as either local or National Register Historic Districts.”

In 1990, the California State Office of Historic Preservation (the state agency responsible for identification, evaluation, registration, and protection of California’s irreplaceable cultural and historic resources resources) wrote to the Mayor of San Mateo with comments on the 1989 *Historic Buildings Survey Final Report* and characterized neighborhoods west of El Camino as containing:

“...at least two huge (500+ resources) Register<sup>1</sup>-eligible residential districts in the areas....Because of the undocumented districts, certain types were underrepresented in the inventory, viz., large houses ca. 1910-1930 and houses ca. 1930-1940. In addition, apartment buildings may need further attention, even though several appear in the inventory.”

The City has not yet conducted the necessary survey to formally identify the historic districts. With the General Plan update process underway, now is the ideal time to conduct the necessary historic surveys and identify the historic resources and districts in San Mateo. The study must be conducted to adequately evaluate effects of the intense growth proposed in the General Plan and the dramatic changes that will occur over the next 20 years.

### **Effects to Historic Resources and Districts**

San Mateo’s historic neighborhoods attract residents and visitors alike, but are in danger due to the piecemeal demolition of these homes in these neighborhoods without adequate environmental review and public notice under the California Environmental Quality Act.

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<sup>1</sup> California Register of Historical Resources

Baywood residents have recently mobilized to express their opposition to demolishing these historic homes and their desire for the City to preserve and protect the historic homes and protect the historic integrity of the neighborhood. Dozens of Baywood neighbors have written the City Council to request the City identify the many historic resources and districts in the City before additional homes are lost to demolition.

A thorough historic resources survey has been performed in many Peninsula cities, including Burlingame. The General Plan update must identify the resources in order to identify effects and mitigation measures for the significant effects that will surely occur with such intense development proposed in the General Plan and expected through AB 9 and 10. The City should identify stronger policies and design guidelines that truly protect our historic neighborhoods.

### **Request for Historic Resources Workshop**

Historic resources have been an ongoing issue in San Mateo and will continue to be an issue of concern. Dozens of my neighbors have written the City Council and expressed interest in historic preservation in San Mateo. I request a General Plan EIR workshop to address the scope, methodology, and potential mitigation measures for the historic resources sections of the General Plan and EIR.

### **NOP COMMENTS AND SCOPING REPORT**

It is critical that the voices of residents be heard in this General Plan Update process. Is the City planning to prepare a Scoping Report to identify issues raised in response the NOP? It is a useful tool that would help residents understand the comments other residents have made regarding the scope of the EIR, and clearly show comments were accurately captured. The Scoping Report should be available on the City website, and interested parties notified when it is available. The EIR should describe how the city will track NOP comments to clearly show how comments are addressed in the EIR.

### **HOUSING**

The General Plan and EIR should describe how the City will address SB 9 and 10 and their resulting changes in the existing conditions in the City, including increased density, traffic, loss of green space and wildlife habitat, water use, wastewater capacity, school capacity, etc.

How will the city reconcile the long-standing public support for Measure Y with SB 9 and 10 and the wide-ranging impacts they will have on established residential neighborhoods?

## SUMMARY

I have lived in San Mateo since 1980 and my husband since 1988. The historic homes and neighborhoods with architectural integrity are key aspects of what makes San Mateo special. We are continually dismayed to see so many classic, historic homes being out right demolished or remodeled to contemporary styles (or worse) without respecting the surrounding neighborhood styles. The San Mateo policies and design guidelines specify protection of neighborhoods and historic resources but do not seem adequate to protect these resources.

We look forward to participating in a workshop on historic resources, reviewing a Scoping Report, and seeing how our comments are addressed in the EIR. Please include our contact information in the General Plan and EIR mailing list. Thank you for your consideration.

Sincerely,

A handwritten signature in blue ink that reads "Laurie and Randy Hietter". The signature is written in a cursive, flowing style.

Laurie and Randy Hietter  
223 Irving Street  
San Mateo, CA 94402  
lauriehietter@gmail.com



## NATIVE AMERICAN HERITAGE COMMISSION

RECEIVED

January 25, 2022

FEB 08 2022

CITY OF SAN MATEO  
BUILDING DIVISIONCHAIRPERSON  
**Laura Miranda**  
LuiseñoVICE CHAIRPERSON  
**Reginald Pagaling**  
ChumashPARLIAMENTARIAN  
**Russell Atebery**  
KarukCOMMISSIONER  
**William Mungary**  
Paiute/White Mountain  
ApacheCOMMISSIONER  
**Isaac Bojorquez**  
Ohlone-CostanoanCOMMISSIONER  
**Sara Dutschke**  
MiwokCOMMISSIONER  
**Buffy McQuillen**  
Yokayo Pomo, Yuki,  
NomlakiCOMMISSIONER  
**Wayne Nelson**  
LuiseñoCOMMISSIONER  
**Stanley Rodriguez**  
KumeyaayEXECUTIVE SECRETARY  
**Christina Snider**  
PomoNAHC HEADQUARTERS  
1550 Harbor Boulevard  
Suite 100  
West Sacramento,  
California 95691  
(916) 373-3710  
[nahc@nahc.ca.gov](mailto:nahc@nahc.ca.gov)  
[NAHC.ca.gov](http://NAHC.ca.gov)Zachary Dahl  
City of San Mateo Community Development Department  
330 West 20<sup>th</sup> Avenue  
San Mateo, CA 94403

Re: 2022010160, City of San Mateo General Plan Update Project, San Mateo County

Dear Mr. Dahl:

The Native American Heritage Commission (NAHC) has received the Notice of Preparation (NOP), Draft Environmental Impact Report (DEIR) or Early Consultation for the project referenced above. The California Environmental Quality Act (CEQA) (Pub. Resources Code §21000 et seq.), specifically Public Resources Code §21084.1, states that a project that may cause a substantial adverse change in the significance of a historical resource, is a project that may have a significant effect on the environment. (Pub. Resources Code § 21084.1; Cal. Code Regs., tit. 14, § 15064.5 (b) (CEQA Guidelines § 15064.5 (b)). If there is substantial evidence, in light of the whole record before a lead agency, that a project may have a significant effect on the environment, an Environmental Impact Report (EIR) shall be prepared. (Pub. Resources Code §21080 (d); Cal. Code Regs., tit. 14, § 5064 subd.(a)(1) (CEQA Guidelines § 15064 (a)(1)). In order to determine whether a project will cause a substantial adverse change in the significance of a historical resource, a lead agency will need to determine whether there are historical resources within the area of potential effect (APE).

CEQA was amended significantly in 2014. Assembly Bill 52 (Gatto, Chapter 532, Statutes of 2014) (AB 52) amended CEQA to create a separate category of cultural resources, "tribal cultural resources" (Pub. Resources Code §21074) and provides that a project with an effect that may cause a substantial adverse change in the significance of a tribal cultural resource is a project that may have a significant effect on the environment. (Pub. Resources Code §21084.2). Public agencies shall, when feasible, avoid damaging effects to any tribal cultural resource. (Pub. Resources Code §21084.3 (a)). **AB 52 applies to any project for which a notice of preparation, a notice of negative declaration, or a mitigated negative declaration is filed on or after July 1, 2015.** If your project involves the adoption of or amendment to a general plan or a specific plan, or the designation or proposed designation of open space, on or after March 1, 2005, it may also be subject to Senate Bill 18 (Burton, Chapter 905, Statutes of 2004) (SB 18). **Both SB 18 and AB 52 have tribal consultation requirements.** If your project is also subject to the federal National Environmental Policy Act (42 U.S.C. § 4321 et seq.) (NEPA), the tribal consultation requirements of Section 106 of the National Historic Preservation Act of 1966 (154 U.S.C. 300101, 36 C.F.R. §800 et seq.) may also apply.

The NAHC recommends consultation with California Native American tribes that are traditionally and culturally affiliated with the geographic area of your proposed project as early as possible in order to avoid inadvertent discoveries of Native American human remains and best protect tribal cultural resources. Below is a brief summary of portions of AB 52 and SB 18 as well as the NAHC's recommendations for conducting cultural resources assessments.

**Consult your legal counsel about compliance with AB 52 and SB 18 as well as compliance with any other applicable laws.**

## AB 52

AB 52 has added to CEQA the additional requirements listed below, along with many other requirements:

- 1. Fourteen Day Period to Provide Notice of Completion of an Application/Decision to Undertake a Project:** Within fourteen (14) days of determining that an application for a project is complete or of a decision by a public agency to undertake a project, a lead agency shall provide formal notification to a designated contact of, or tribal representative of, traditionally and culturally affiliated California Native American tribes that have requested notice, to be accomplished by at least one written notice that includes:

  - a. A brief description of the project.
  - b. The lead agency contact information.
  - c. Notification that the California Native American tribe has 30 days to request consultation. (Pub. Resources Code §21080.3.1 (d)).
  - d. A "California Native American tribe" is defined as a Native American tribe located in California that is on the contact list maintained by the NAHC for the purposes of Chapter 905 of Statutes of 2004 (SB 18). (Pub. Resources Code §21073).
- 2. Begin Consultation Within 30 Days of Receiving a Tribe's Request for Consultation and Before Releasing a Negative Declaration, Mitigated Negative Declaration, or Environmental Impact Report:** A lead agency shall begin the consultation process within 30 days of receiving a request for consultation from a California Native American tribe that is traditionally and culturally affiliated with the geographic area of the proposed project. (Pub. Resources Code §21080.3.1, subs. (d) and (e)) and prior to the release of a negative declaration, mitigated negative declaration or Environmental Impact Report. (Pub. Resources Code §21080.3.1(b)).

  - a. For purposes of AB 52, "consultation shall have the same meaning as provided in Gov. Code §65352.4 (SB 18). (Pub. Resources Code §21080.3.1 (b)).
- 3. Mandatory Topics of Consultation If Requested by a Tribe:** The following topics of consultation, if a tribe requests to discuss them, are mandatory topics of consultation:

  - a. Alternatives to the project.
  - b. Recommended mitigation measures.
  - c. Significant effects. (Pub. Resources Code §21080.3.2 (a)).
- 4. Discretionary Topics of Consultation:** The following topics are discretionary topics of consultation:

  - a. Type of environmental review necessary.
  - b. Significance of the tribal cultural resources.
  - c. Significance of the project's impacts on tribal cultural resources.
  - d. If necessary, project alternatives or appropriate measures for preservation or mitigation that the tribe may recommend to the lead agency. (Pub. Resources Code §21080.3.2 (a)).
- 5. Confidentiality of Information Submitted by a Tribe During the Environmental Review Process:** With some exceptions, any information, including but not limited to, the location, description, and use of tribal cultural resources submitted by a California Native American tribe during the environmental review process shall not be included in the environmental document or otherwise disclosed by the lead agency or any other public agency to the public, consistent with Government Code §6254 (r) and §6254.10. Any information submitted by a California Native American tribe during the consultation or environmental review process shall be published in a confidential appendix to the environmental document unless the tribe that provided the information consents, in writing, to the disclosure of some or all of the information to the public. (Pub. Resources Code §21082.3 (c)(1)).
- 6. Discussion of Impacts to Tribal Cultural Resources in the Environmental Document:** If a project may have a significant impact on a tribal cultural resource, the lead agency's environmental document shall discuss both of the following:

  - a. Whether the proposed project has a significant impact on an identified tribal cultural resource.
  - b. Whether feasible alternatives or mitigation measures, including those measures that may be agreed to pursuant to Public Resources Code §21082.3, subdivision (a), avoid or substantially lessen the impact on the identified tribal cultural resource. (Pub. Resources Code §21082.3 (b)).

- 7. Conclusion of Consultation:** Consultation with a tribe shall be considered concluded when either of the following occurs:
- a.** The parties agree to measures to mitigate or avoid a significant effect, if a significant effect exists, on a tribal cultural resource; or
  - b.** A party, acting in good faith and after reasonable effort, concludes that mutual agreement cannot be reached. (Pub. Resources Code §21080.3.2 (b)).
- 8. Recommending Mitigation Measures Agreed Upon in Consultation in the Environmental Document:** Any mitigation measures agreed upon in the consultation conducted pursuant to Public Resources Code §21080.3.2 shall be recommended for inclusion in the environmental document and in an adopted mitigation monitoring and reporting program, if determined to avoid or lessen the impact pursuant to Public Resources Code §21082.3, subdivision (b), paragraph 2, and shall be fully enforceable. (Pub. Resources Code §21082.3 (a)).
- 9. Required Consideration of Feasible Mitigation:** If mitigation measures recommended by the staff of the lead agency as a result of the consultation process are not included in the environmental document or if there are no agreed upon mitigation measures at the conclusion of consultation, or if consultation does not occur, and if substantial evidence demonstrates that a project will cause a significant effect to a tribal cultural resource, the lead agency shall consider feasible mitigation pursuant to Public Resources Code §21084.3 (b). (Pub. Resources Code §21082.3 (e)).
- 10. Examples of Mitigation Measures That, If Feasible, May Be Considered to Avoid or Minimize Significant Adverse Impacts to Tribal Cultural Resources:**
- a.** Avoidance and preservation of the resources in place, including, but not limited to:
    - i.** Planning and construction to avoid the resources and protect the cultural and natural context.
    - ii.** Planning greenspace, parks, or other open space, to incorporate the resources with culturally appropriate protection and management criteria.
  - b.** Treating the resource with culturally appropriate dignity, taking into account the tribal cultural values and meaning of the resource, including, but not limited to, the following:
    - i.** Protecting the cultural character and integrity of the resource.
    - ii.** Protecting the traditional use of the resource.
    - iii.** Protecting the confidentiality of the resource.
  - c.** Permanent conservation easements or other interests in real property, with culturally appropriate management criteria for the purposes of preserving or utilizing the resources or places.
  - d.** Protecting the resource. (Pub. Resource Code §21084.3 (b)).
  - e.** Please note that a federally recognized California Native American tribe or a non-federally recognized California Native American tribe that is on the contact list maintained by the NAHC to protect a California prehistoric, archaeological, cultural, spiritual, or ceremonial place may acquire and hold conservation easements if the conservation easement is voluntarily conveyed. (Civ. Code §815.3 (c)).
  - f.** Please note that it is the policy of the state that Native American remains and associated grave artifacts shall be repatriated. (Pub. Resources Code §5097.991).
- 11. Prerequisites for Certifying an Environmental Impact Report or Adopting a Mitigated Negative Declaration or Negative Declaration with a Significant Impact on an Identified Tribal Cultural Resource:** An Environmental Impact Report may not be certified, nor may a mitigated negative declaration or a negative declaration be adopted unless one of the following occurs:
- a.** The consultation process between the tribes and the lead agency has occurred as provided in Public Resources Code §21080.3.1 and §21080.3.2 and concluded pursuant to Public Resources Code §21080.3.2.
  - b.** The tribe that requested consultation failed to provide comments to the lead agency or otherwise failed to engage in the consultation process.
  - c.** The lead agency provided notice of the project to the tribe in compliance with Public Resources Code §21080.3.1 (d) and the tribe failed to request consultation within 30 days. (Pub. Resources Code §21082.3 (d)).

The NAHC's PowerPoint presentation titled, "Tribal Consultation Under AB 52: Requirements and Best Practices" may be found online at: [http://nahc.ca.gov/wp-content/uploads/2015/10/AB52TribalConsultation\\_CalEPAPDF.pdf](http://nahc.ca.gov/wp-content/uploads/2015/10/AB52TribalConsultation_CalEPAPDF.pdf)

## SB 18

SB 18 applies to local governments and requires local governments to contact, provide notice to, refer plans to, and consult with tribes prior to the adoption or amendment of a general plan or a specific plan, or the designation of open space. (Gov. Code §65352.3). Local governments should consult the Governor's Office of Planning and Research's "Tribal Consultation Guidelines," which can be found online at: [https://www.opr.ca.gov/docs/09\\_14\\_05\\_Updated\\_Guidelines\\_922.pdf](https://www.opr.ca.gov/docs/09_14_05_Updated_Guidelines_922.pdf).

Some of SB 18's provisions include:

1. **Tribal Consultation:** If a local government considers a proposal to adopt or amend a general plan or a specific plan, or to designate open space it is required to contact the appropriate tribes identified by the NAHC by requesting a "Tribal Consultation List." If a tribe, once contacted, requests consultation the local government must consult with the tribe on the plan proposal. **A tribe has 90 days from the date of receipt of notification to request consultation unless a shorter timeframe has been agreed to by the tribe.** (Gov. Code §65352.3 (a)(2)).
2. **No Statutory Time Limit on SB 18 Tribal Consultation.** There is no statutory time limit on SB 18 tribal consultation.
3. **Confidentiality:** Consistent with the guidelines developed and adopted by the Office of Planning and Research pursuant to Gov. Code §65040.2, the city or county shall protect the confidentiality of the information concerning the specific identity, location, character, and use of places, features and objects described in Public Resources Code §5097.9 and §5097.993 that are within the city's or county's jurisdiction. (Gov. Code §65352.3 (b)).
4. **Conclusion of SB 18 Tribal Consultation:** Consultation should be concluded at the point in which:
  - a. The parties to the consultation come to a mutual agreement concerning the appropriate measures for preservation or mitigation; or
  - b. Either the local government or the tribe, acting in good faith and after reasonable effort, concludes that mutual agreement cannot be reached concerning the appropriate measures of preservation or mitigation. (Tribal Consultation Guidelines, Governor's Office of Planning and Research (2005) at p. 18).

Agencies should be aware that neither AB 52 nor SB 18 precludes agencies from initiating tribal consultation with tribes that are traditionally and culturally affiliated with their jurisdictions before the timeframes provided in AB 52 and SB 18. For that reason, we urge you to continue to request Native American Tribal Contact Lists and "Sacred Lands File" searches from the NAHC. The request forms can be found online at: <http://nahc.ca.gov/resources/forms/>.

### NAHC Recommendations for Cultural Resources Assessments

To adequately assess the existence and significance of tribal cultural resources and plan for avoidance, preservation in place, or barring both, mitigation of project-related impacts to tribal cultural resources, the NAHC recommends the following actions:

1. Contact the appropriate regional California Historical Research Information System (CHRIS) Center ([http://ohp.parks.ca.gov/?page\\_id=1068](http://ohp.parks.ca.gov/?page_id=1068)) for an archaeological records search. The records search will determine:
  - a. If part or all of the APE has been previously surveyed for cultural resources.
  - b. If any known cultural resources have already been recorded on or adjacent to the APE.
  - c. If the probability is low, moderate, or high that cultural resources are located in the APE.
  - d. If a survey is required to determine whether previously unrecorded cultural resources are present.
2. If an archaeological inventory survey is required, the final stage is the preparation of a professional report detailing the findings and recommendations of the records search and field survey.
  - a. The final report containing site forms, site significance, and mitigation measures should be submitted immediately to the planning department. All information regarding site locations, Native American human remains, and associated funerary objects should be in a separate confidential addendum and not be made available for public disclosure.
  - b. The final written report should be submitted within 3 months after work has been completed to the appropriate regional CHRIS center.

3. Contact the NAHC for:
  - a. A Sacred Lands File search. Remember that tribes do not always record their sacred sites in the Sacred Lands File, nor are they required to do so. A Sacred Lands File search is not a substitute for consultation with tribes that are traditionally and culturally affiliated with the geographic area of the project's APE.
  - b. A Native American Tribal Consultation List of appropriate tribes for consultation concerning the project site and to assist in planning for avoidance, preservation in place, or, failing both, mitigation measures.
  
4. Remember that the lack of surface evidence of archaeological resources (including tribal cultural resources) does not preclude their subsurface existence.
  - a. Lead agencies should include in their mitigation and monitoring reporting program plan provisions for the identification and evaluation of inadvertently discovered archaeological resources per Cal. Code Regs., tit. 14, § 15064.5(f) (CEQA Guidelines § 15064.5(f)). In areas of identified archaeological sensitivity, a certified archaeologist and a culturally affiliated Native American with knowledge of cultural resources should monitor all ground-disturbing activities.
  - b. Lead agencies should include in their mitigation and monitoring reporting program plans provisions for the disposition of recovered cultural items that are not burial associated in consultation with culturally affiliated Native Americans.
  - c. Lead agencies should include in their mitigation and monitoring reporting program plans provisions for the treatment and disposition of inadvertently discovered Native American human remains. Health and Safety Code § 7050.5, Public Resources Code § 5097.98, and Cal. Code Regs., tit. 14, § 15064.5, subdivisions (d) and (e) (CEQA Guidelines § 15064.5, subds. (d) and (e)) address the processes to be followed in the event of an inadvertent discovery of any Native American human remains and associated grave goods in a location other than a dedicated cemetery.

If you have any questions or need additional information, please contact me at my email address:  
[Andrew.Green@nahc.ca.gov](mailto:Andrew.Green@nahc.ca.gov).

Sincerely,



Andrew Green  
Cultural Resources Analyst

cc: State Clearinghouse





Dear Mr. Dahl,

I want to urge the City of San Mateo to identify and protect our historic neighborhoods. San Mateans can be proud of how many special neighborhoods are found throughout our city, each with its own unique character and charm.

Although many historic districts were recognized in a 1989 study and by the State Office of Historic Preservation, San Mateo has not followed through with identifying, evaluating and protecting these districts. Now is the time for the City to address this need.

With the General Plan under review, documenting historic Baywood, Aragon, San Mateo Park, Hayward Park, North Central districts for the Draft EIR is more important than ever!

As Deputy Director of Community Development, you have both the opportunity and the responsibility to draft, complete and enact policy that will ensure San Mateo's beautiful past is not forgotten or destroyed in the name of "progress."

Sincerely,  
Nancy Weller  
323 Virginia Ave.  
San Mateo

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Dear Mr. Zachary Dahl  
Deputy Director  
Community Development Department  
City of San Mateo  
330 West 20<sup>th</sup> Avenue  
San Mateo, California 94403

SUBJECT: Comments responding to San Mateo General Plan EIR Notice of Preparation (NOP)

Dear Mr. Dahl:

You have asked for public comment on the proposed content and scope of the EIR for San Mateo's General Plan 2040. Please include the following in the program-level EIR:

1. An evaluation of project alternatives that will avoid negative impacts to historic resources in the known, but as yet undocumented historic districts in residential areas west of El Camino Real and throughout other neighborhoods in San Mateo.
2. Inclusion of an updated historic resources survey/inventory that identifies San Mateo's historic resources, both individually and collectively as districts, so that an evaluation of the impacts of projected growth can be adequately addressed.
3. An evaluation of project alternatives that will avoid negative impacts of SB9 and SB10.
4. A summary of comments received in response to the NOP so the public can understand the issues before the Draft EIR is published.

Thank you for your consideration.

Sincerely,

Tracey E. Lee

[traceyelee@gmail.com](mailto:traceyelee@gmail.com)

335 Fairfax Ave.

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Hello Zachary,

We have lived in Aragon and Baywood since 1972. Obviously, we love the neighborhoods and have enjoyed living in San Mateo. One reason I live here is because of the lovely old buildings on B Street in downtown, and the older homes with Mediterranean or Tudor or art deco architecture in the Aragon and Baywood districts, as well as the Victorian style homes in the North Central neighborhood. I truly think these older commercial buildings and homes should be valued and protected by the City. (However, one thing that should be considered is the signage permitted on B Street; often it distracts from the architecture of the buildings).

If you think about towns in California and all over the world, isn't it the towns with restored and vibrant downtowns and lovely older homes that are lively, walkable, enjoyable places to live and visit?

San Mateo has changed a lot since we first moved here. Many changes have been good; some not so good. I do not oppose increased housing. We need to build more housing if we want our children to live here and if we want people in the service industry to be able to live here. But I don't think the building of additional housing and the preservation of the older buildings and neighborhoods are opposed. Housing can be built along transportation corridors, such as El Camino Real, and the older neighborhoods can be preserved.

Thank you.

Peggy

Peggy Berlese  
Herzig & Berlese  
414 Gough Street, Suite 5  
San Francisco, CA 94102  
415-861-8800

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Dear City Council-

I am excited the City is working on a new General Plan, as I believe we are at a critical time in our great City's development.

Of course there is a huge need to determine the growth and direction of our retail, office and housing base while being realistic about the potential to achieve any set goals, including the timing to affect any changes and the social and economic cost to do so.

Change and growth is both necessary and almost certain to happen no matter what we do, so guiding that change and growth is critical to ensure it happens in a manner that benefits our populace including considerations for traffic, parking, pollution, crime, and aesthetics.

I was born at Peninsula Hospital and grew up in San Mateo until I was 9 years old, then moved to Hillsborough. Since 1996 I have lived back here in San Mateo and love all it has to offer including the downtown retail (which has great potential), proximity to the freeways, schools, library, parks, and housing base.

We live in a 1928 vintage Spanish Mediterranean home which has been modernized over the years, yet retains the original Spanish tile façade accents, interior and exterior wrought iron details, arches, Spanish tile roof, tile courtyard, and many other irreplicable features that come with these historic homes.

As you know there are many historic districts in San Mateo, including Baywood, Aragon, San Mateo Park, Glazenwood, Hayward Park, and North Central.

Unfortunately, many districts have not been formally recognized by the City, though my understanding is they were identified in the 1989 Downtown historic study and have been recognized by the State Office of Historic Preservation.

Without this recognition I and many of my neighbors are concerned we will lose a great deal of this historic base and charm that makes San Mateo a wonderful place to live.

If residents and developers can entirely tear down or materially demolish/renovate these architectural masterpieces they will do so, and we will no longer have a city filled with these gems.

I believe the City must identify and protect these historic districts and resources by identifying policies that allow for the identification, evaluation and protection of these structures and that these actions must be considered in the Draft EIR for the General Plan.

Simply increasing the housing base without these considerations will clearly have an adverse effect on our historic resources and districts throughout the great city of San Mateo.

Thank you for your time and attention on this enormous task that clearly will shape our wonderful City for the next century.

Roger

Roger Oser

533 Edinburgh Street  
San Mateo, CA 94402  
t 650-358-5262  
m 408-472-6888  
Roger.Oser@nmrk.com

Dear Mr. Zachary Dahl  
Deputy Director  
Community Development Department  
City of San Mateo  
330 West 20th Avenue  
San Mateo, California 94403

SUBJECT: Comments responding to San Mateo General Plan EIR Notice of Preparation (NOP)

Dear Mr. Dahl:

You have asked for public comment on the proposed content and scope of the EIR for San Mateo's General Plan 2040. Please include the following in the program-level EIR:

1. An evaluation of project alternatives that will avoid negative impacts to historic resources in the known, but as yet undocumented historic districts in residential areas west of El Camino Real and throughout other neighborhoods in San Mateo.
2. Inclusion of an updated historic resources survey/inventory that identifies San Mateo's historic resources, both individually and collectively as districts, so that an evaluation of the impacts of projected growth can be adequately addressed.
3. An evaluation of project alternatives that will avoid negative impacts of SB9 and SB10.
4. A summary of comments received in response to the NOP so the public can understand the issues before the Draft EIR is published.

Thank you for your consideration so that we may preserve the San Mateo's historic beauty and character.

Sincerely,  
Shana Larson, resident of Baywood

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Dear Mr. Zachary Dahl  
Deputy Director  
Community Development Department  
City of San Mateo  
330 West 20th Avenue  
San Mateo, California. 94403

SUBJECT: Comments responding to San Mateo General Plan EIR Notice of Preparation NOP

Dear Mr. Dahl,

You have asked for public comment on the proposed content and scope of the EIR for San Mateo's General plan 2040. Please conduct and include the historic survey of San Mateo and develop policies to protect our historic neighborhoods.

The Valladares family has lived in the beautiful Baywood neighborhood for 36 years. This is our dream city and home. My husband and I grew up in San Francisco and we dreamed one day we could live in San Mateo and raise our future family. We fell in love with San Mateo and all the historical neighborhoods. Baywood, Aragon, San Mateo Park, Glazenwood, Hayward Park, North Central, etc. All these neighborhoods and districts need to be recognized and preserved now. These truly unique and treasured neighborhoods are an integral part of San Mateo's history, culture, diversity, charm, success and future.

The amazing book, 'SAN MATEO A CENTENNIAL HISTORY' by Mitchell P. Postel, published in 1994 chronicles our great and ambitious city. Think of all the brave men and women who settled here and had a vision like no other to create our beloved San Mateo.

The City should identify policies that allow for the identification, evaluation, and protection of historic districts. Please consider project alternatives that will avoid negative impacts to these neighborhoods. These actions must be considered in the Draft EIR for the General Plan.

We hope that you will consider our passionate concerns and understand how we feel about our cherished history and loyal communities.

Thank you for your consideration,

Sincerely,

Jill Valladares and family  
374 Fairfax Avenue  
San Mateo California 94402

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Mr. Zachary Dahl  
Deputy Director  
Community Development Department  
City of San Mateo  
330 West 20<sup>th</sup> Avenue  
San Mateo, California 94403

SUBJECT: Comments responding to San Mateo General Plan EIR Notice of Preparation (NOP)

Dear Mr. Dahl:

You have asked for public comment on the proposed content and scope of the EIR for San Mateo's General Plan 2040. Please include the following in the program-level EIR:

1. An evaluation of project alternatives that will avoid negative impacts to historic resources in the known, but as yet undocumented historic districts in residential areas west of El Camino Real and throughout other neighborhoods in San Mateo.
2. Inclusion of an updated historic resources survey/inventory that identifies San Mateo's historic resources, both individually and collectively as districts, so that an evaluation of the impacts of projected growth can be adequately addressed.
3. An evaluation of project alternatives that will avoid negative impacts of SB9 and SB10.
4. A summary of comments received in response to the NOP so the public can understand the issues before the Draft EIR is published.

We also must add that we chose to live in Baywood more than 20 years ago because of the architectural unity of the neighborhood, among other elements. This appreciation rubbed off on our daughter and son-in-law, who bought a house in the Historic Irvington District of Portland. The neighborhood is a source of pride to the entire city of Portland. It's beautiful, has the same type of community spirit as Baywood, and has changed gracefully with the times. We just visited and were amazed at the amount of remodeling and construction taking place in the neighborhood. It's happening in a controlled and considerate manner that seems to be serving everyone's needs. It's also interesting that these vintage homes created a niche of architects and contractors who specialize in historic home construction. Change is inevitable, but Irvington shows that it can happen beautifully, without conflict. (Property values in Irvington also increase at a faster rate than in the rest of Portland.)

We hope these points resonate with you. Thank you for your consideration.

Sincerely,

Bruce and Rita Armstrong

— SAN MATEANS FOR RESPONSIVE GOVERNMENT —

To: Zachary Dahl, Deputy Director  
San Mateo Community Development Department

Re: Notice of Preparation for General Plan Update Draft EIR

Dear Mr. Dahl,

**San Mateans for Responsive Government** submits the following comments as part of the scoping for the EIR for the General Plan update. We urge the city to ensure that all of these issues are adequately addressed in the EIR as well as providing comprehensive alternative analyses that can reduce the negative impacts.

First and foremost, **all parts of the General Plan Update should comply with voter approved Measure Y** before it is adopted by the City Council. The EIR needs to address how any discrepancies in the various scenarios will be addressed and reconciled. If they are not to be reconciled, the EIR should describe the legal basis on which the updated General Plan can be adopted in contravention of the provisions of Measure Y.

Furthermore, the content and scope of an adequate General Plan EIR must also have an in-depth analysis of the potential impacts of SB 9 and SB 10 for all R-1 zoned areas in San Mateo "whether or not they are in a Study Area." The increased population resulting from the state-enabled conversion of single-family lots to multi-family will have significant impacts on all of the environmental topics that will be examined in the EIR and must be evaluated.

In each element's evaluation, we are looking for **locally derived data-backed specifics**, rather than broad brush statements that whatever scenario is chosen, the city or other agency can meet the additional demand. Unfortunately, broad brush assurances have been common in past environmental evaluations, only to be proven woefully inadequate as projects are developed. Internal departments like police and fire, and external entities like Cal Water and the school districts respond that they can meet whatever the increased demand for services. **Specifically how, on what timeline and at what cost to San Mateo's residents and businesses will that be done?**

Our comments often require evaluation in multiple elements of the EIR. Information in one section will inform comments and evaluations made in another. We expect that the city will require the necessary coordination of information across elements.

Our specific issues:

### **Infrastructure Demands**

**What population are our existing facilities like sewer, water supply and solid waste disposal designed to accommodate?** Identify what other communities are served by the San Mateo sewer plant and their projected growth impacts. Identify how potable water will be available for the increased state population projections, especially factoring in continuing drought conditions and at what cost.

**What population can our existing police and fire services (both staffing and equipment) accommodate?** How will an increased number of taller buildings and increased density affect fire and police services, especially through their equipment needs? Relate any new fire equipment and emergency services demands to specific changes in heights and density. What will be the budget impacts for providing any additional services?

### **Green Environment**

**The green environment** in our city will be affected by increased growth. This can be through a **loss of trees** - especially heritage trees- which affects air quality, climate, aesthetics, and more. How will they be protected? **Park facilities** also provide that green environment. When asked about how more park land can be provided for a greatly increased population, consultants' answers rely on larger projects being required to provide private open spaces. That response is not acceptable, since it is likely to be the increased population in smaller developments, units from lot splits, ADUs etc. that will have a big impact on population. Data and specifics please on how the city will achieve its park acreage goals.

### **Vehicle Miles Traveled**

Many residents, and many city leaders are pushing to get people out of their cars by **greatly reducing vehicle ownership and/or usage, lower Vehicle Miles Traveled (VMT) etc.** by putting more dense development near transit. And people talk about doing that in tandem with reducing parking, so people just give up driving. Most San Mateans are skeptical that this approach will work. **We need much better local data to evaluate the decisions around such major changes.**

The current situation at the Hillsdale Garden Apartments is a perfect case study for how people who find it almost impossible to park, and who have a very well served Caltrain station and several major SamTrans lines well within walking distance, just don't get the message to get rid of their cars. Historically, Hillsdale Garden Apts were the classic transit oriented neighborhood. Its residents owned few cars and used Caltrain often. Why have transit patterns there changed so much?

The EIR should include a targeted/doorstep/sidewalk survey of people who live in the Apartments (plus in a similar situation, if the city can think of another one) to ask about vehicle ownership and usage, transit usage etc, and why they do as they do. Residents of most new multi-family developments with reduced parking are still tied to owning and using vehicles, resulting in increased, spill-over parking off site, negatively impacting adjacent neighborhoods. Factors such as working double and triple jobs at odd hours, needing access to frequent medical treatment, to recreation, to school, soccer and

music lessons for children, trips to larger supermarkets and Costco; etc., all of which cannot be accommodated via transit might be uncovered. **The EIR must look for facts about how people really live to direct policies about land use, circulation, transportation and the provision of parking.**

When people do give up driving their cars (or give them up altogether) they do it by stitching together other ways to support their needs. Uber/Lyft/taxis/helpful neighbors make the extra trips to get them places. These **still result in VMT - just not in their own car**. And there are all of the delivery trucks which are much more prevalent in the neighborhoods, delivering all of those items that people may no longer drive to the store to get themselves. There are more of those trucks than many realize, since some companies have expanded their fleets with "anonymous" white vans, etc. There are even bigger mail trucks now. Again, the purchase still results in VMT. And then there are all of the Door Dash, etc. food deliveries, when people can't or don't go out to restaurants. **All of those substitute VMTs need to be captured.**

### **Walking to Transit**

The city (and others) use 1/2 mile as a metric for walking to transit. The city posts a 1/2 mile map on its website, which was created in 2017 to address the 1/2 mile impact for creating ADUs. If anything in the General Plan is going to depend on that kind of metric, a much more refined map needs to be created. Simply drawing circles around identified transit stops (including bus stops that may no longer even be served by SamTrans) and calling that the 1/2 mile to transit-assumes that people can travel in a straight "as the crow flies" manner. Swim across Marina lagoon? Walk across Highways 101 or 92? **The EIR needs a map showing true 1/2 mile walks to existing and likely to continue to exist transit stops.** Such a map will show where the true transit deserts are.

**Additionally, the EIR needs a map to designate the slopes on all of our streets**, so that the hillier, more difficult parts to walk or cycle are readily apparent. For example, a large part of planning area 6 (Laurelwood shopping and Campus Drive) is already acknowledged to be a transit desert, even on the existing map. And for the parts that are supposedly near transit, one must hike up Hillsdale Blvd. to Clearview Way to catch a bus. This is completely infeasible for a large part of our population.

How will the EIR address the fact that **the city has no control over the routes that SamTrans continues to operate or decided to drop?** The built environment is depending on a very unstable premise when we include SamTrans stops for transit planning, especially away from ECR.

### **Natural Disaster Planning**

**Wildfires** are an increasing issue, unfortunately now year round. In the General Plan workshops, this was dismissed as probably only affecting area 6 (Laurelwood shopping area). Do wildfires, once they get going and particularly blowing in the accompanying high winds, only affect the closest adjacent areas? The people in Coffee Park and other parts of Santa Rosa learned how disastrous that assumption can be. All of San Mateo is vulnerable if a wildfire gets going in our hills. That type of situation was cited as the

Poway decision, where the environment can change the project, rather than the usual vice versa.

**What kind of emergency evacuation plans will the city have for its residents?**

Especially if we have concentrated people near transit (which will not be operating during a wildfire) and have succeeded in getting them to give up vehicle ownership. How do they stay safe when the city has put them in a situation where they have no independent transportation?

**Noise**

**Noise will increase** with increased population, especially resulting in traffic - from any source. Will electrification create more noise and will the elevated electric train tracks carry train noise even further? If buses increase, how does that affect noise? Add in the substitute VMTs (see above) and those who continue to drive themselves. With significant increase in population and jobs here, we will quickly exceed our 60db noise standards for residences. The people at the MidPen development at ECR and 29th routinely complain to the city about the maintenance noise - gardeners, Recology trucks etc that serve the mixed uses around them. How will we deal with that problem as we densify near transit (and elsewhere). Just changing the standards to say it is not a problem, is not acceptable EIR evaluation. There should be a scientific basis provided for how acceptable various levels of noise, for what periods of time and at various times of day, are. A loud Recology truck that comes multiple times a week at 5:30 AM is not the same impact as one weekly trip at 9AM, and the EIR should reflect that.

**Lifestyle Choices**

Under population and housing, I don't know how to capture this factor, but we all "know" that there are **people who want a specific lifestyle** - especially with a young growing family. They will commute great distances to have a quiet residential setting - the traditional American Dream of a detached single family house with yard, good parks, good recreation, good schools, etc.

Intense building near transit will not lure these people back, even if the housing would be for the same price. It is not the lifestyle they want. Can the EIR identify people who choose to live at a distance, at least at this phase of their family life, to better include their impact on housing, land use and transportation/circulation/VMT? Start at the centers of employment - even the city's employees - to find these long commuters and their reasons. And make an effort to get beyond simple answers like it being "cheaper" to live at a distance. Look for lifestyle choices, too.

**Historic Resources**

You have already received comments urging **a proper historical survey of the city**, and we support those requests. This survey is needed especially for areas that have already been indicated as likely eligible for listing as historic districts. This is already a policy in the current General Plan and was an effort that the city began, and then dropped, some years ago. It is an unfulfilled promise to keep our city's history an important part of what San Mateo offers its residents and businesses, and one this EIR needs to address.

**Program Level EIR / Project Level EIR Relationship**

We request that the city make it explicitly clear just **how this EIR will be used for any future projects**. The General Plan EIR has been described as a general program-level EIR, with supplemental environmental and design review occurring as each specific project is proposed. Larger neighborhood, district and citywide issues can be handled at this program level, so individual project proponents can be made aware as to how broader issues will affect their proposals. Residents should clearly understand what additional CEQA or design reviews will be undertaken for future, specific projects that directly affect them and their community.

Please contact me, on behalf of San Mateans for Responsive Government, if you have any questions about these comments.

Thank you for your coordination of this important effort.

Michael Weinbauer  
San Mateans for Responsive Government  
[limitheights2018@gmail.com](mailto:limitheights2018@gmail.com)

Dear Deputy Director Dahl,

The irreparable destruction of our historic neighborhoods recently hit our family directly when we saw the plans at 415 Fairfax Drive where investors purchased a wonderful historic home only to be convinced by their architect to tear it down and build a 5K square foot monstrosity in its place. Many of us have lived in the historic Baywood neighborhood for decades and invested much of our lives and savings into our homes to keep them in keeping with the history and architecture here. It is incredibly distressing to witness a Planning Commission that is clearly more interested in maximizing profits for themselves and their friends in the building industry rather than protecting the historical gems in our community. The reckless abandon in which large ADUs, many larger than the original houses, are being haphazardly approved is especially stressful.

Related to all of this is the proposed content and scope of the EIR for San Mateo's General Plan 2040. We are concerned that historical homes and districts will be skimmed over in this plan. I urge you to please include the following in your study:

- An evaluation and prioritization of project alternatives that will protect our historic resources in the community.
- Protection of know, even if yet undocumented, historic districts in residential areas across San Mateo, including west of El Camino and specifically including the historic home at 415 Fairfax Drive.
- An updated historic resources survey / inventory that identifies San Mateo's historic resources, both individually and collectively as districts.
- A plan to address the impacts of projected population growth on our historic resources.
- Protection against investors and architects who are so easily navigating the loopholes in the system so that they can personally profit while doing harm to the neighborhoods.
- An evaluation of project alternatives that will avoid negative impacts of SB9 and SB10.
- A summary of comments received in response to the NOP so the public can understand the issues before the DRAFT EIR is published.

Thank you for your consideration,  
Steve McKay  
Citizen, San Mateo

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Dear Mr. Dahl:

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3. An evaluation of project alternatives that will avoid negative impacts of SB9 and SB10.
4. A summary of comments received in response to the NOP so the public can understand the issues before the Draft EIR is published.

Thank you for your consideration.

Sincerely,

Christine Jeck

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Zachary,

You have asked for comments regarding the above proposed content and EIR for San Mateo's General Plan 2040. I would appreciate your including my comments that.

I have been a forty one year resident of Baywood Knolls and want you to know that I appreciate all of San Mateo's neighborhoods. The uniqueness and in some areas the historic nature of the different areas of San Mateo is what makes it a special place to have lived and raised my children. I would hope that in the above EIR you will take this into account as well as making sure that any specific aspects of San Mateo's historic areas are protected from development that would change the nature of our city. Avoiding the negative impacts of SB9 and SB10 on what makes San Mateo special should be of utmost importance.

Lastly, I would hope that a summary of comments that are received would be made available to the public before a draft EIR is published.

Thank you,

Dennis Tietz

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State of California – Natural Resources Agency  
DEPARTMENT OF FISH AND WILDLIFE  
Bay Delta Region  
2825 Cordelia Road, Suite 100  
Fairfield, CA 94534  
(707) 428-2002  
[www.wildlife.ca.gov](http://www.wildlife.ca.gov)

**GAVIN NEWSOM, Governor**  
**CHARLTON H. BONHAM, Director**



February 10, 2022

Mr. Zachary Dahl  
City of San Mateo  
330 West 20<sup>th</sup> Avenue  
San Mateo, CA 94403  
[zdahl@cityofsanmateo.org](mailto:zdahl@cityofsanmateo.org)

Subject: City of San Mateo General Plan Update, Notice of Preparation of a Draft Environmental Impact Report, SCH No. 2022010160, City and County of San Mateo

Dear Mr. Dahl:

The California Department of Fish and Wildlife (CDFW) reviewed the Notice of Preparation (NOP) of a draft Environmental Impact Report (EIR) for the City of San Mateo General Plan Update (Project).

CDFW is a Trustee Agency with responsibility under the California Environmental Quality Act (CEQA; Pub. Resources Code, § 21000 et seq.) pursuant to CEQA Guidelines § 15386 for commenting on projects that could impact fish, plant, and wildlife resources (e.g., biological resources). CDFW is also considered a Responsible Agency if a project would require discretionary approval, such as a California Endangered Species Act (CESA) Incidental Take Permit (ITP), a Native Plant Protection Act (NPPA) Permit, a Lake and Streambed Alteration (LSA) Agreement, or approval under other provisions of the Fish and Game Code that afford protection to the state's fish and wildlife trust resources.

## **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.

## **PROJECT DESCRIPTION**

The City of San Mateo is preparing comprehensive updates to its existing General Plan. The update is expected to be completed in 2023 and will guide the City's development and conservation through 2040. The General Plan Update will include revisions to the policies and land use map of the existing General Plan. The updated General Plan will include all State-required elements, and an optional element, Urban Design.

Mr. Zachary Dahl  
 City of San Mateo  
 February 10, 2022  
 Page 2 of 6

The overall purpose of the General Plan Update is to create a policy framework that articulates a vision for the City's long-term physical form and development, while preserving and enhancing the quality of life for San Mateo residents. The key components of this Project will include broad community goals for the future of the City of San Mateo and specific policies and implementing actions that will help meet the goals. The General Plan Update will add new and expanded policy topics to address the current requirements of State law, modernize the City's policy framework, and address land use mapping issues and inconsistencies. To achieve the General Plan vision, the City has analyzed three alternatives for ten Study Areas that were developed through an extensive public process. 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 Study Areas are the locations where the majority of growth is projected to occur; however, changes could still occur outside of these areas.

## ENVIRONMENTAL SETTING

The draft EIR should provide sufficient information regarding the environmental setting ("baseline") to understand the Project's, and its alternative's (if applicable), potentially significant impacts on the environment (CEQA Guidelines, §§ 15125 and 15360). CDFW recommends that the draft EIR provide baseline habitat assessments for special-status plant, fish, and wildlife species located and potentially located within the Project area and surrounding lands, including but not limited to all rare, threatened, or endangered species (CEQA Guidelines, § 15380). The draft EIR should describe aquatic habitats, such as wetlands and/or waters of the U.S. or State, and any sensitive natural communities or riparian habitat occurring on or adjacent to the Project site.

The special-status species that have the potential to occur in or near the Project site, include, but are not limited to:

Common Name	Scientific Name	Status
Bay checkerspot butterfly	<i>Euphydryas editha bayensis</i>	FT
Myrtle's silverspot butterfly	<i>Speyeria zerene myrtleae</i>	FT
Western burrowing owl	<i>Athene cunicularia</i>	SSC
California Ridgway's rail	<i>Rallus obsoletus obsoletus</i>	FE, SE
California black rail	<i>Laterallus jamaicensis coturniculus</i>	ST
American peregrine falcon	<i>Falco peregrines anatum</i>	SP

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 City of San Mateo  
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Western bumble bee	<i>Bombus occidentalis</i>	SC
Salt-marsh harvest mouse	<i>Reithrodontomys raviventris</i>	FE, SE
San Francisco gartersnake	<i>Thamnophis sirtalis tetrataenie</i>	FE, SE, SP
San Mateo woolly sunflower	<i>Eriophyllum latilobum</i>	FE, SE, SR
San Francisco owl's-clover	<i>Triphysaria floribunda</i>	SR
Arcuate bush-mallow	<i>Malacothamnus arcuatus</i>	SR
Longfin smelt	<i>Spirinchus thaleichtys</i>	FC, ST
San Francisco collinsia	<i>Collinsia multicolor</i>	SR
Western leatherwood	<i>Dirca occidentalis</i>	SR
Franciscan onion	<i>Allium peninsulare</i> var. <i>franciscanum</i>	SR
Acuate bush-mallow	<i>Galactosamines arcuatus</i>	SR
Nesting birds Bats Plants Aquatic species Terrestrial species		
<p><b>Notes:</b> FT= federally threatened under ESA; FE = federally endangered under ESA; FC = federal candidate for federal listing under ESA; SE = state endangered under CESA; ST = state threatened under CESA; SC = state candidate for state listing under CESA; SSC = state species of special concern; SP = state listed as fully protected; SR = state rare under the Native Plant Protection Act</p>		

Habitat descriptions, and the potential for species occurrence, should include information from multiple sources: aerial imagery; historical and recent survey data; field reconnaissance; scientific literature and reports; the U.S. Fish and Wildlife Service's (USFWS) Information, Planning, and Consultation System; and findings from positive occurrence databases such as California Natural Diversity Database (CNDDDB). Based on the data and information from the habitat assessment, the draft EIR should adequately assess which special-status species are likely to occur on or near the Project site, and whether they could be impacted by the Project.

CDFW recommends that prior to Project implementation, surveys be conducted for special-status species with potential to occur, following recommended survey protocols if available. Survey and monitoring protocols and guidelines are available at: <https://wildlife.ca.gov/Conservation/Survey-Protocols>.

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Botanical surveys for special-status plant species, including those with a California rare plant rank (<http://www.cnps.org/cnps/rareplants/inventory/>), must be conducted during the blooming period for all species potentially impacted by the Project within the Project area and adjacent habitats that may be indirectly impacted by, for example, changes to hydrology, and require the identification of reference populations. Please refer to CDFW protocols for surveying and evaluating impacts to rare plants, and survey report requirements, available at: <https://wildlife.ca.gov/Conservation/Plants>.

## **IMPACT ANALYSIS AND MITIGATION MEASURES**

The draft EIR should include the reasonably foreseeable direct and indirect changes (temporary and permanent) that may occur with implementation of the Project (CEQA Guidelines, §§ 15126, 15126.2, and 15358). This includes evaluating and describing impacts such as:

- Encroachments into riparian habitats, wetlands, or other sensitive areas;
- Potential for impacts to special-status species;
- Loss or modification of breeding, nesting, dispersal and foraging habitat, including vegetation removal, alteration of soils and hydrology, and removal of habitat structural features (e.g., snags, rock outcrops, overhanging banks);
- Permanent and temporary habitat disturbances associated with ground disturbance, noise, lighting, reflection, air pollution, traffic, or human presence; and
- Obstruction of movement corridors, fish passage, or access to water sources and other core habitat features.

The draft EIR should also identify reasonably foreseeable future projects in the Project vicinity, disclose any cumulative impacts associated with these projects, determine the significance of each cumulative impact, and assess the significance of the project's contribution to the impact (CEQA Guidelines, § 15355). Although a project's impacts may be less-than-significant individually, its contributions to a cumulative impact may be considerable; a contribution to a significant cumulative impact, e.g., reduction of habitat for a special-status species should be considered cumulatively considerable.

Based on the comprehensive analysis of the direct, indirect, and cumulative impacts of the Project, the CEQA Guidelines direct the Lead Agency to consider and describe all feasible mitigation measures to avoid potentially significant impacts in the draft EIR and mitigate potentially significant impacts of the Project on the environment (CEQA Guidelines, §§ 15021, 15063, 15071, 15126.4, and 15370). This includes a discussion of impact avoidance and minimization measures for special-status species, which are recommended to be developed in early consultation with CDFW, the USFWS, and the

Mr. Zachary Dahl  
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National Marine Fisheries Service. These measures should be incorporated as enforceable Project conditions to reduce impacts to biological resources to less-than-significant levels.

Fully protected species such as American peregrine falcon and San Francisco garter snake may not be taken or possessed at any time (Fish and Game Code, § 3511, 4700, 5050, and 5515). Therefore, the draft EIR should include measures to ensure complete avoidance of these species.

## **REGULATORY REQUIREMENTS**

### **California Endangered Species Act**

Please be advised that a CESA ITP must be obtained if the Project has the potential to result in take<sup>1</sup> of plants or animals listed under CESA, either during construction or over the life of the Project. Issuance of a CESA Permit is subject to CEQA documentation; the CEQA document must specify impacts, mitigation measures, and a mitigation monitoring and reporting program. If the Project will impact CESA listed species, early consultation is encouraged, as significant modification to the Project and mitigation measures may be required to obtain a CESA ITP.

CEQA requires a Mandatory Finding of Significance if a project is likely to substantially restrict the range or reduce the population of a threatened or endangered species (Pub. Resources Code, §§ 21001, subd. (c), 21083; CEQA Guidelines, §§ 15380, 15064, and 15065). Impacts must be avoided or mitigated to less-than-significant levels unless the CEQA Lead Agency makes and supports Findings of Overriding Consideration (FOC). The Lead Agency's FOC does not eliminate the project proponent's obligation to comply with CESA.

### **Lake and Streambed Alteration Agreement**

CDFW requires an LSA Notification, pursuant to Fish and Game Code section 1600 et seq., for Project activities affecting rivers, lakes or streams and associated riparian habitat. Notification is required for any activity that may substantially divert or obstruct the natural flow; change or use material from the bed, channel, or bank including associated riparian or wetland resources; or deposit or dispose of material where it may pass into a river, lake, or stream. Work within ephemeral streams, washes, watercourses with a subsurface flow, and floodplains are generally subject to notification requirements. CDFW, as a Responsible Agency, will consider the CEQA

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<sup>1</sup> Take is defined in Fish and Game Code section 86 as hunt, pursue, catch, capture, or kill, or attempt any of those activities.

Mr. Zachary Dahl  
City of San Mateo  
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document for the Project and may issue an LSA Agreement. CDFW may not execute the final LSA Agreement until it has complied with CEQA as a Responsible Agency.

### **Migratory Birds and Raptors**

CDFW also has authority over actions that may disturb or destroy active nest sites or take birds. Fish and Game Code sections 3503, 3503.5, and 3513 protect birds, their eggs, and nests. Fully protected bird species may not be taken or possessed at any time (Fish and Game Code, § 3511). Migratory birds are also protected under the federal Migratory Bird Treaty Act.

### **ENVIRONMENTAL DATA**


CEQA requires that information developed in environmental impact reports and negative declarations be incorporated into a database which may be used to make subsequent or supplemental environmental determinations. [Pub. Resources Code, § 21003, subd. (e)]. Accordingly, please report any special-status species and natural communities detected during Project surveys to CNDDDB. The CNDDDB online field survey form and other methods for submitting data can be found at the following link: <https://wildlife.ca.gov/Data/CNDDDB/Submitting-Data>. The types of information reported to CNDDDB can be found at the following link: <https://wildlife.ca.gov/Data/CNDDDB/Plants-and-Animals>.

### **FILING FEES**

CDFW anticipates that the Project will have an impact on fish and/or wildlife, and assessment of filing fees is necessary (Fish and Game Code, § 711.4; Pub. Resources Code, § 21089). Fees are payable upon filing of the Notice of Determination by the Lead Agency and serve to help defray the cost of environmental review by CDFW.

If you have any questions, please contact Mr. Will Kanz, Environmental Scientist, at [Will.Kanz@wildlife.ca.gov](mailto:Will.Kanz@wildlife.ca.gov); or Wesley Stokes, Senior Environmental Scientist (Supervisory), at [Wesley.Stokes@wildlife.ca.gov](mailto:Wesley.Stokes@wildlife.ca.gov).

Sincerely,

DocuSigned by:  
  
Erin Chappell  
Regional Manager  
Bay Delta Region

cc: State Clearinghouse (SCH No. 2022010160)



1. Dear Mr. Dahl:

I am writing regarding the proposed content and scope of the EIR for San Mateo's general plan 2040. I would like to request that you include the following in the program-level EIR:

1. An evaluation of project alternatives that will avoid negative impacts to historic resources in the known, but as yet undocumented historic districts in residential areas west of El Camino Real and throughout other neighborhoods in San Mateo.

2. Inclusion of an updated historic resources survey/inventory that identifies San Mateo's historic resources, both individually and collectively as districts, so that an evaluation of the impacts of projected growth can be adequately addressed.

3. An evaluation of project alternatives that will avoid negative impacts of SB9 and SB10.

4. A summary of comments received in response to the NOP so the public can understand the issues before the draft EIR is published.

Thank you for your consideration.

Sincerely,

Elvira Auerweck

346 FRanklin Street

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Notwithstanding my strong disagreement with Sacramento's heavy-handed, one size fits all approach to housing, I understand that you and the City of San Mateo need to follow the rules as they currently exist. That doesn't mean, however, that the things that make San Mateo a great place to live need to be sacrificed to the altar of expedient housing growth.

San Mateo is unique in the Bay Area in having several historic neighborhoods that have been largely maintained (as opposed to Burlingame and its McMansion approach to zoning, or newer cities that lack much in the way of historical housing). Let's be honest, we can ruin these neighborhoods by blindly following YIMBY housing policies, but doing so won't make a dent in the overall housing needs. Ruining historic neighborhoods would, however, succeed in destroying the very thing that makes the neighborhoods so desirable. In addition to alienating the current residents of these historic neighborhoods, their destruction could have a longer-term impact on property values and therefore tax revenues.

Before making any long-term decisions, I would strongly encourage you to complete a historic survey of San Mateo and work to preserve the historic neighborhoods to the maximum extent possible. Again, historic neighborhoods can be ruined and the overall housing picture won't be notably improved. Let's be smart about planning for the future of the city, in a way that both preserves existing historical resources and provides housing for future growth.

Thank you for your consideration of my concerns.

Glenn Voyles  
421 Fairfax Avenue

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Please protect our neighborhoods and stop the overbuilding in San Mateo.  
People are leaving our state not entering it.  
Thanks you.  
JoAnne Kiefus, 300 Jackson.

JoAnne Kiefus

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Dear Mr. Dahl

I'm writing to you about the San Mateo General Plan update and EIR.

The General plan update proposes 30-50% growth. I fear that level of growth will result in many demolitions, remodels, and additions that will have a significantly negative impact on historic districts and resources. This growth will likely erase the character of historic neighborhoods and disrupt the nature of the relationships between homeowners that holds them together.

Please consider significantly lower growth levels, such as 10-20% maximum.

Also, please complete the historic neighborhood and home surveys before completing the draft EIR to understand how growth will impact them.

Thank you,

John Hietter  
223 Irving Street  
San Mateo, CA 94402

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Mr. Dahl,

This letter is a public comment on the proposed content and scope of the EIR for San Mateo's General Plan 2040. As a homeowner of a vintage 1930 home on Parrott Drive in Baywood, I strongly encourage that the City makes genuine efforts to preserve this beautiful and historic neighborhood. It is truly a jewel of this City and of San Mateo County and the loss of its character would be tragic. It is our history that defines us, and not only Baywood, but also other historic neighborhoods must be preserved as the City plans for growth.

Please include the following in the program-level EIR:

1. An evaluation of project alternatives that will avoid negative impacts to historic resources in the known, but as yet undocumented, historic districts in residential areas west of El Camino Real and throughout other neighborhoods in San Mateo.
2. Inclusion of an updated historic resources survey/inventory that identifies San Mateo's historic resources, both individually and collectively as districts, so that an evaluation of the impacts of projected growth can be adequately addressed.
3. An evaluation of project alternatives that will avoid negative impacts of SB9 and SB10.
4. A summary of comments received in response to the NOP so the public can understand the issues before the Draft EIR is published.

Thank you.

Best regards,

Karen Vitale  
Homeowner  
478 Parrott Drive, San Mateo 94402  
[karenavitale@comcast.net](mailto:karenavitale@comcast.net)

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February 10, 2022

Zachary Dahl, Deputy Director  
Community Development Department  
City of San Mateo  
330 West 20th Ave.  
San Mateo, CA 94403

**Subject:** Notice of Preparation (NOP) of Draft Environmental Impact Report (EIR)

**Lead Agency:** City of San Mateo Community Development Department

**Project Title:** San Mateo General Plan Update

Dear Mr. Dahl:

Since my first letter to you on this subject (January 17, 2022), I have become aware of new information that was not apparent to me at the time, but which I address below. The *Land Use and Circulation Alternatives Evaluation* (City of San Mateo, January 14, 2022) states, “the ten Study Areas are the locations where the most growth is projected to occur; however, changes could still occur outside those areas. The General Plan will allow for continued growth outside of the Study Areas based on existing densities, regulations and state law.”

Elsewhere in the evaluation report, it states, “The alternatives presented in this workbook do not propose a change to properties zoned R-1 (One-Family Residential) within the city, whether or not they are in a Study Area. However, under SB 9, single-family zoned properties could still accommodate future growth by building a duplex and/or by splitting the lot into two separate lots that would allow two units each.”

City staff is currently in the process of implementing SB 9, and the City Council recently declared their intention to “explore” adopting SB 10 as a Priority “A” goal for 2022-2023.

SB 9 allows any single family lot to be split into two parcels. SB 10, if adopted, allows ten housing units to be built on each parcel, plus an allowance for two ADUs per parcel. Simple math suggests that it is both possible and plausible that any single family home in San Mateo could be replaced by 24 apartment units.

Potential cumulative impacts of such incursions into established single family neighborhoods are of profound magnitude that will carry wide-ranging and long-lasting environmental, social, economic, and cultural changes deep into the future. Limiting the EIR to only the Study Areas would be irresponsible, fraught with unintended consequences, and leading inevitably to an incomplete and deficient evaluation. The content and scope of an adequate General Plan EIR must have an in-depth analysis of the potential impacts of SB 9 and SB 10 for all R-1 zoned areas in San Mateo “whether or not they are in a Study Area.”

It must also include impacts to historic resources, known and potentially known, and which can only become known by conducting a historic resources inventory. Absent an inventory that identifies historic resources, and an evaluation of the impacts SB 9 and SB 10 will have on those resources and the neighborhoods where they are located, the EIR will be inarguably inadequate.

Many individuals, organizations and agencies have submitted written comments. For the sake of transparency, please make all comments available to the public shortly after the submittal deadline and provide notification as to where to access them. Thank you.

Sincerely,  
Keith Weber,  
San Mateo

Cc: Prasanna Rasiah, City Attorney

Mr. Zachary Dahl  
Deputy Director  
Community Development Department  
City of San Mateo  
330 West 20<sup>th</sup> Avenue  
San Mateo, California 94403

Dear Mr. Dahl:

I am the owner of 359 Fairfax Avenue in the Baywood section of San Mateo. I purchased my home in 2006 and did a major remodel shortly thereafter that preserved the original facade of the house. Many of us in the neighborhood are concerned about changes that may occur in our neighborhood.

My understanding is that you have asked for comment on the proposed content and scope of the EIR for San Mateo's General Plan 2040. Many of us would like to include the following in the program-level EIR:

- An evaluation of project alternatives that will avoid negative impacts to historic resources in the known, but as yet undocumented historic districts in residential areas west of El Camino Real and throughout other neighborhoods in San Mateo.
- Inclusion of an updated historic resources survey/inventory that identifies San Mateo's historic resources, both individually and collectively as districts, so that an evaluation of the impacts of projected growth can be adequately addressed.
- An evaluation of project alternatives that will avoid negative impacts of SB9 and SB10.
- A summary of comments received in response to the NOP so the public can understand the issues before the Draft EIR is published.

Thank you very much for your time and consideration.

Sincerely,  
Kevin Laughlin  
650 201 3998

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Dear Mr. Dahl,

A brief glance at the *General Plan Land Use and Circulation Alternatives Evaluation* caused me to send these additional comments on the General Plan Update NOP, in addition to my emailed letter of February 8.

I just learned that the three alternatives that will be considered in the General Plan include growth of 30%, 40%, or 52% over the next 20 years (please also consider this a comment on the Alternatives Evaluation report). I was horrified. San Mateo would be unrecognizable. San Mateo's growth has never been anywhere close to these proposed growth rates. The 10-year growth rates since 1980 were 10% or less; the average 10-year growth was 7%. The growth since 1980--40 years--was only 33%. What is the impetus for such massive, unprecedented growth?

These levels of growth are not compatible with the desires of San Mateo residents who voted for Measure Y. The low growth alternative should be on the order of 15% or less. High growth should not be more than 20%.

The growth of San Mateo must be considered in light of the growth in the Bay Area, and the infrastructure necessary for that growth. The infrastructure (water, wastewater, electricity, roads, public transit, bridges, fire, police, schools, airport, etc.) in San Mateo, and the Bay Area, is woefully inadequate to support the proposed levels of growth.

San Mateo infrastructure has not been maintained and it is not clear how the city will pay for the infrastructure needed to support even 30% growth, or the growth that could come due to SB 9 and SB 10. I took Caltrain to San Francisco between 2011 and 2019. The trains and BART were standing room only and now they struggle for funding. The freeways were clogged. Our infrastructure is not adequate to support the proposed level of growth. "Transit-oriented housing" is a cruel hoax. There is no transit for the housing along the corridor.

The General Plan growth will exacerbate the flight from San Mateo and the Bay Area. The proposed level of growth will severely degrade our quality of life in San Mateo.

What or who is driving this vision of growth? It is not the neighbors I speak with or those who voted for Measure Y.

The General Plan Update process is long, complicated, and difficult for non-planners to really understand. It is time-consuming to dig into all the documents, synthesize the information, and compare to previous information. This is important to so many citizens who don't have the time to comment. I am doing my best to inform my community. From my conversations with my neighbors, I feel like I speak for many.

Please do not consider alternatives for growth of more than 15% population increase over 20 years.

Laurie Hietter

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Dear Mr. Dahl:

You have asked for public comment on the proposed content and scope of the EIR for San Mateo's General Plan 2040. please include the following:

1. An evaluation of project alternatives that will ensure that those historic neighborhoods west of El Camino (not yet identified) will receive the proper evaluation and categorization before any decisions are made on shifts for the neighborhood
2. Inclusion of an updated historic resources survey/inventory so that homes and neighborhoods can be properly assessed and impact of projected growth can be properly identified
3. An evaluation of project alternatives that will avoid negative impacts of SB9 and SB10.
4. A summary of all comments received to the NOP so we and understand the issues before the Draft EIR is published.

I have been a 30 year resident of San Mateo and a 20 year resident of the beautiful Baywood area. We love the old vintage feel of the neighborhood and are one of many in our neighborhood who worked tirelessly to ensure our remodel fit into the character and elegance of the neighborhood. My husband Neal and I want to ensure the historic nature of these homes are honored.

Thank you!

Ilana Tandowsky  
Harvard Road  
San Mateo

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Dear Mr. Zachary Dahl  
Deputy Director  
Community Development Department  
City of San Mateo  
330 West 20th Avenue  
San Mateo, California 94403

SUBJECT: Comments responding to San Mateo General Plan EIR Notice of Preparation (NOP)

Dear Mr. Dahl:

You have asked for public comment on the proposed content and scope of the EIR for San Mateo's General Plan 2040. We have an opportunity to save our history similar to the way many other countries preserve their history by not allowing our historical neighborhood homes to be razed. Our children for generations to come should be able to see and enjoy the historic neighborhoods. Please include the following in the program-level EIR:

1. An evaluation of project alternatives that will avoid negative impacts to historic resources in the known, but as yet undocumented historic districts in residential areas west of El Camino Real and throughout other neighborhoods in San Mateo.
2. Inclusion of an updated historic resources survey/inventory that identifies San Mateo's historic resources, both individually and collectively as districts, so that an evaluation of the impacts of projected growth can be adequately addressed.
3. An evaluation of project alternatives that will avoid negative impacts of SB9 and SB10.
4. A summary of comments received in response to the NOP so the public can understand the issues before the Draft EIR is published.

Thank you for your consideration.

Sincerely,

Mara Castillo

Dear Mr. Zachary Dahl  
Deputy Director  
Community Development Department  
City of San Mateo  
330 West 20<sup>th</sup> Avenue  
San Mateo, California 94403

SUBJECT: Comments responding to San Mateo General Plan EIR Notice of Preparation (NOP)

Dear Mr. Dahl:

You have asked for public comment on the proposed content and scope of the EIR for San Mateo's General Plan 2040. Please include the following in the program-level EIR:

1. An evaluation of project alternatives that will avoid negative impacts to historic resources in the known, but as yet undocumented historic districts in residential areas west of El Camino Real and throughout other neighborhoods in San Mateo.
2. Inclusion of an updated historic resources survey/inventory that identifies San Mateo's historic resources, both individually and collectively as districts, so that an evaluation of the impacts of projected growth can be adequately addressed.
3. An evaluation of project alternatives that will avoid negative impacts of SB9 and SB10.
4. A summary of comments received in response to the NOP so the public can understand the issues before the Draft EIR is published.

Thank you for your consideration.

Sincerely,

May Lin Cooperstein  
216 Harvard Rd.  
San Mateo, CA 94402

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Dear Mr Dahl:

I am writing to provide my comments, as requested, on the NOP for the General Plan 2040 Environmental Impact Report (EIR).

As you know there is a significant and growing concern among San Mateo residents about San Mateo's historic resources and neighborhood ambiance. Neighbors are concerned that demolition, remodeling, and other developments will gradually transform the neighborhoods to something other than what they chose when they moved here. This concern is not limited to the general plan study areas but to all neighborhoods. We should be able to definitively answer how any proposed changes would impact the history and character of the area under development.

The county and state supported the initial San Mateo historic survey in 1989. The 1989 survey documented ample evidence that sections of San Mateo qualify for historic designations. City staff and councils have never followed up on these findings, despite calls to do so in previous years. It is time to remedy this situation.

It is incumbent on the City to understand the historic assets it has, and to make sensible decisions on what should be preserved and what can change. I believe doing a thorough survey of our historic resources is a minimum requirement. If we don't know what assets we have, how can we protect them from harm? You cannot rebuild an artifact of history!

We need housing but should not blindly destroy icons of our past or sacrifice our common heritage through ignorance or passivity. Please encourage a thorough effort in this aspect of the report.

I am also most concerned about the unprecedented growth as outlined in the alternatives. A growth projection of a fifty percent increase in population will require infrastructure increases of commensurate scale. Do we know if this is even possible? We know our water supply, electric supply and sewage removal are stressed today. Our public transportation will also need significant expansion. What will happen to the environment as we address these limitations to growth? No form of expansion in this area will be without consequence and cost.

Finally, a significant number of people in San Mateo have told me they do not believe public comments are taken seriously. This diminishes the likelihood and effectiveness of public outreach. Therefore, I would also ask that the method for consideration of public comments become transparent so people will believe that they have at least been heard and hopefully encouraged by the attention these comments receive.

Best Regards,

Michael Nash  
[mnash900@yahoo.com](mailto:mnash900@yahoo.com)  
650-400-6274

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Dear Mr. Dahl,

My husband and I are long time residents of Baywood- having moved to our home on Fairfax Avenue in 1994. We understand the necessity of putting forth a reasonable plan for growth. We understand the City is soliciting comments regarding the General Plan. ( GP) We have reviewed the GP online, along with the vision statement. Obviously, there has been a great deal of work and thought to put these forth.

At this time, we feel strongly that the City consider the impacts of the EIR with respect to the proposed GP. This is an historic neighborhood (our home was built in 1936 and we are the third owner) and we ask that the City consider all facets of anticipated growth on San Mateo.

SB9 and 10 should be considered against the backdrop of the historic homes in many areas of San Mateo. Change is inevitable- as is growth. Let's work to make it positive change for the community.

Best,

Pam Mills Casey  
345 Fairfax  
San Mateo, CA  
94402

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Dear Zachary,

Thank you for the work you are doing for San Mateo community development .

Not an easy task to balance the many conflicting wants and needs of such a vibrant and diverse community.

I believe we must increase housing and know the city is working toward this goal. I also hope it will be done with an approach that not only considers but identifies the historic areas and its homes. ( For the record, I do not have a historic home.)

We have many homes within San Mateo neighborhoods, which have historic homes - in Baywood, Hayward Park, Aragon, Glazenwood, San Mateo Park and more.

Please include in the EIR plan a policy and a plan to identify historic resources and districts.

I know Redwood City has

one - <https://www.redwoodcity.org/home/showpublisheddocument/5103/635782756595400000>

Thank you for your consideration

Patty Anixter

650-483-8554

[panixter@mac.com](mailto:panixter@mac.com)

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Deputy Director of Community Development

Hello Mr. Dahl,

We are long-time residents of San Mateo (47 years) and live on Castilian Way. Our home was built in 1936, and we believe our neighborhood and surrounding areas should be designated as "historic." Many of the houses are distinctive and have the ambiance of the 1920 and 1930s. Indeed, these two decades and the homes built in that era project a unique period in San Mateo's history and should be preserved. This area also has many trees and shrubs as old as the homes.

The City needs to develop policies to protect our historic neighborhoods.

Regards,

Pete and Lynda Paffrath

Pete Paffrath  
215 Castilian Way  
San Mateo, CA 94402  
650-520-6349

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Zachary Dahl  
Deputy Director  
Community Development Department  
City of San Mateo  
330 West 20<sup>th</sup> Avenue  
San Mateo, California 94403

Mr. Dahl:

We are opposed to the Alston's plan to demolition the existing home at 415 Fairfax Avenue.

My wife Cheryl and I, Ron Whiteside, have resided at 250 Harvard Road in San Mateo since 1981. We live on the corner of Harvard and Fairfax, a few doors down and across the street from 415 Fairfax. We obviously love the Baywood area – since we have chosen to live here for so long.

We were participants in the August 4<sup>th</sup> meeting about plans for 415 Fairfax and stated our concerns – that:

- The proposed demolition will destroy a historic home that has been carefully maintained and fits well into the neighborhood
- The proposed replacement home is very large and bulky for the lot size. Without the area referred to as an ADU, it is still much larger than other homes in our immediate area
- The proposed ADU will not add housing, which is what the law intended. It is attached to the main house and can easily be converted to a simple addition by adding a door. The new owners stated that it would be used as guest quarters for visiting family. How does this qualify as an ADU?

Numerous neighbors have sent emails to the SM Planning Department, eloquently expressing their concerns about this proposed project. We agree with all of the concerns in their emails, so I won't repeat them, but we definitely concur.

Houses in Baywood don't turn over very often, as long-time owners want their treasured homes to go to family or others who will cherish and respect the old-world charm of the house and Baywood neighborhood. New owners often renovate their homes and may make additions – always with respect for their heritage home. Really, why would a new home owner say how much they just love Baywood; yet want to destroy a heritage fabric in our community that makes Baywood what it is; the neighborhood "they just love".

We urge you to deny the new owners' current request to tear down the house at 415 Fairfax Avenue and encourage them to develop a plan that respects the home, our Baywood neighborhood, and their new neighbors.

Regards

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Dear Mr. Dahl,

We are writing to provide public comment regarding the Environmental Impact Report for San Mateo's General Plan 2040. SB9 and SB10 could potentially have future negative impacts in our city neighborhoods, as well as other neighborhoods in California.

We'd like to encourage you to identify historic districts in San Mateo and develop policies to protect those historic neighborhoods - hopefully including Baywood, where we live. Please consider the potential negative impacts of SB9 and SB10 on these neighborhoods, as well as ways to alleviate some of those potentials in your planning.

Thank you for considering this,

Stephen and Martha Park  
418 Virginia Ave.  
San Mateo, CA 94402

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