



Draft EIR Public Hearing

September 12, 2023



Staff Recommendation

- » **Receive the staff presentation**
- » **Take public comments and testimony**
- » **Provide input on the Draft Environmental Impact Report (EIR)**

Note: No formal action on the Draft EIR will be taken at this meeting

Presentation Overview

- » **Project Overview**
- » **Draft General Plan Overview**
- » **Climate Action Plan Technical Update**
- » **Community Outreach**
- » **Overview of Draft EIR**
- » **Next Steps**



Where Are We Now and What's Next?



Draft EIR Online Resources

StriveSanMateo.org also has a webpage devoted to the EIR:

- » Draft EIR
- » CEQA notices
- » Public comments received on CEQA notices and EIR documents
- » <https://strivesanmateo.org/environmental-impact-report-documents/>



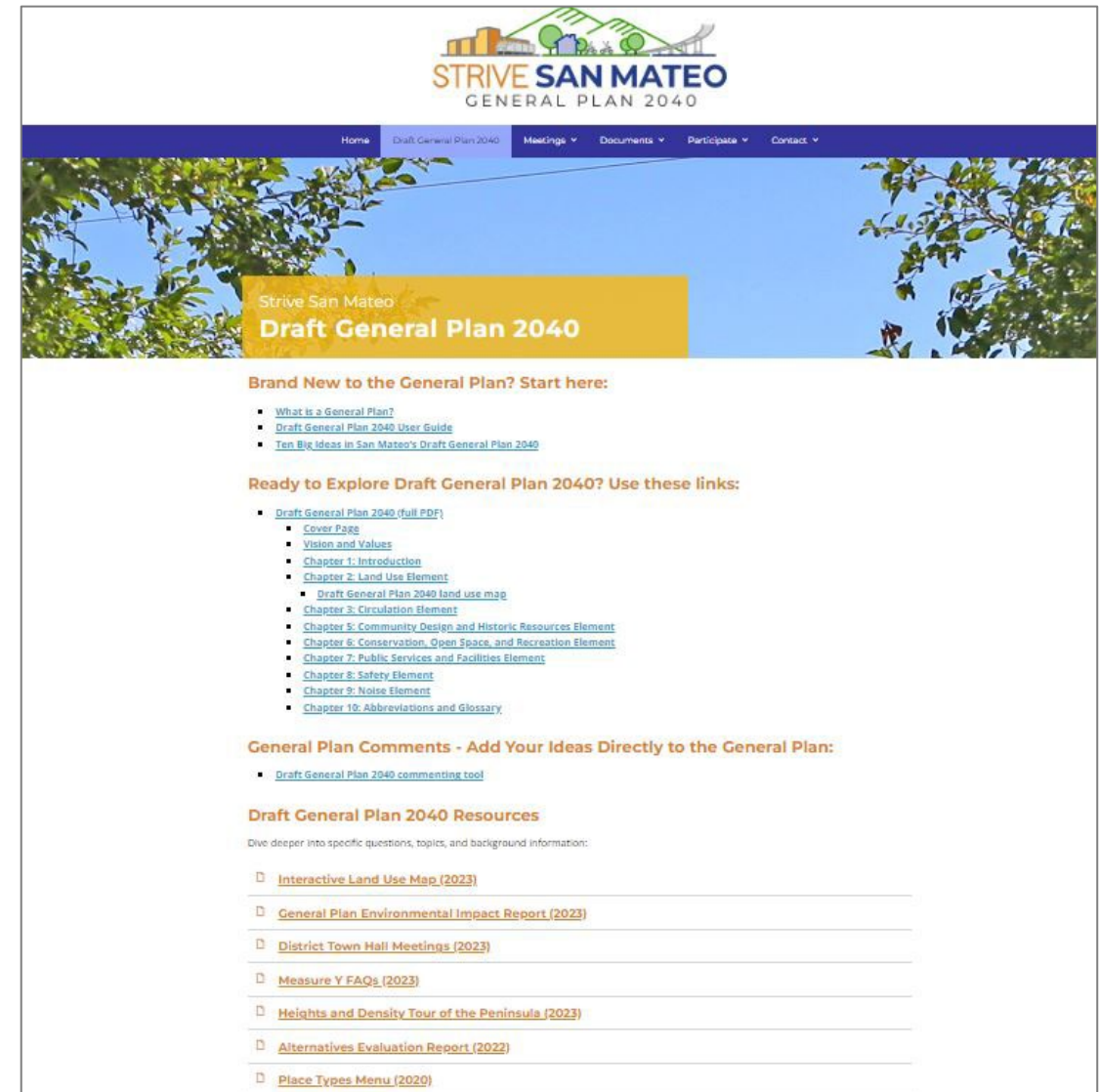
Draft General Plan 2040

Content

Draft General Plan 2040 Online Resources

StriveSanMateo.org has information to assist with your review:

- » Draft General Plan
- » User Guide
- » Ten Big Ideas
- » Online commenting tool
- » Interactive Draft General Plan 2040 Land Use Map
- » Measure Y FAQ
- » And much more!



General Plan Elements

- 2. Land Use**
- 3. Circulation**
- 4. Housing (prepared separately)**
- 5. Community Design and Historic Resources**
- 6. Conservation, Open Space, Parks and Recreation**
- 7. Public Services and Facilities**
- 8. Safety**
- 9. Noise**

Draft General Plan 2040 Key Themes

Draft General Plan embodies three key themes which are woven throughout the document:



» Sustainability. Help ensure that San Mateo can meet its current needs and leave viable resources for future generations.



» Environmental Justice. Reduce the unique or compounded health risks in San Mateo's equity priority communities.

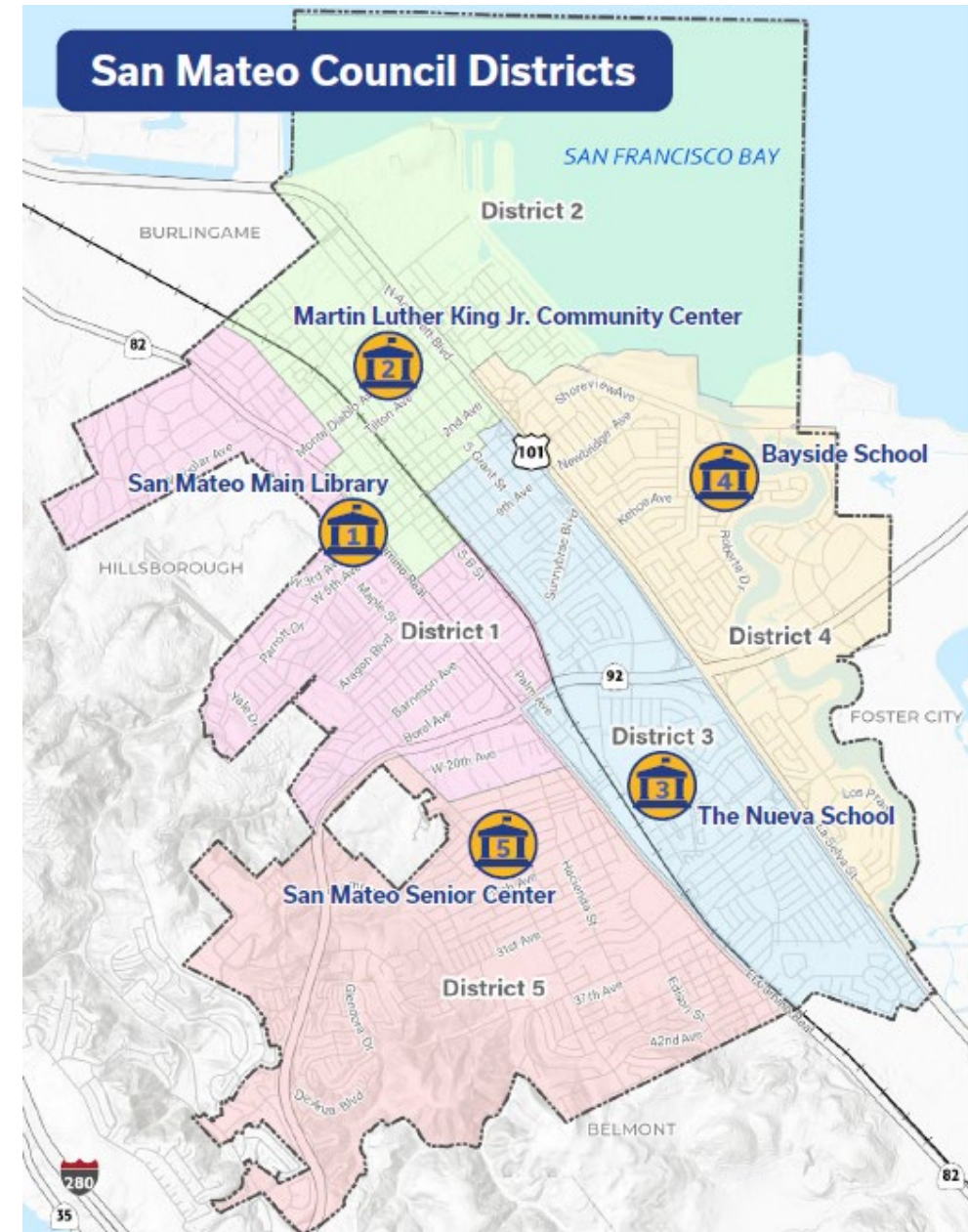


» Community Engagement. Increase community participation in the planning and development processes.

Draft General Plan and Draft EIR Community Outreach

Town Hall Meetings

- » **Meetings start at 5:30pm, with 7pm presentation**
- » **Thursday, August 31 – District 5**
San Mateo Senior Center
 - Council Member Adam Loraine
- » **Wednesday, September 6 – District 1**
San Mateo Main Library
 - Deputy Mayor Lisa Diaz Nash
- » **Wednesday, September 13 – District 2**
Martin Luther King Jr. Community Center
 - Mayor Amourence Lee
- » **Wednesday, September 20 – District 4**
Bayside School, Old Gym
 - Council Member Richard Hedges
- » **Thursday, September 28 – District 3**
The Nueva School Gym
 - Council Member Rob Newsom Jr.



Direct Community Engagement

- » Citywide Newsletter, mailed July 2023
- » Citywide Town Hall Meeting notice, Aug 2023
- » 1 Virtual Workshop
- » 5 District Town Hall Meetings
- » 6 Public Meetings – GPS, PC and CC
- » Presentations to community groups
- » Self-guided Open Houses at City facilities
- » Pop-up events throughout the City
- » Eblasts, social media postings and other virtual outreach



Community Engagement

» General Plan Subcommittee Meeting

- Tuesday, August 29 at 6pm

» Planning Commission Meetings

- Tuesday, September 12 at 6pm - Draft Environmental Impact Report (DEIR)
- Tuesday, September 26 at 6pm - Draft General Plan

» City Council Meetings

- Monday, October 2 at 7pm – DEIR, Community Design, Noise & COS&P
- Monday, October 16 at 7pm – Safety, Public Services and Circulation
- Monday, October 30 at 6pm – Survey Results and Land Use Element
- City Council will review community, GPS and Planning Commission input, and provide direction on how to finalize the General Plan, *but no final decisions will be made.*
- Final adoption hearings for the General Plan will come in the beginning of 2024.

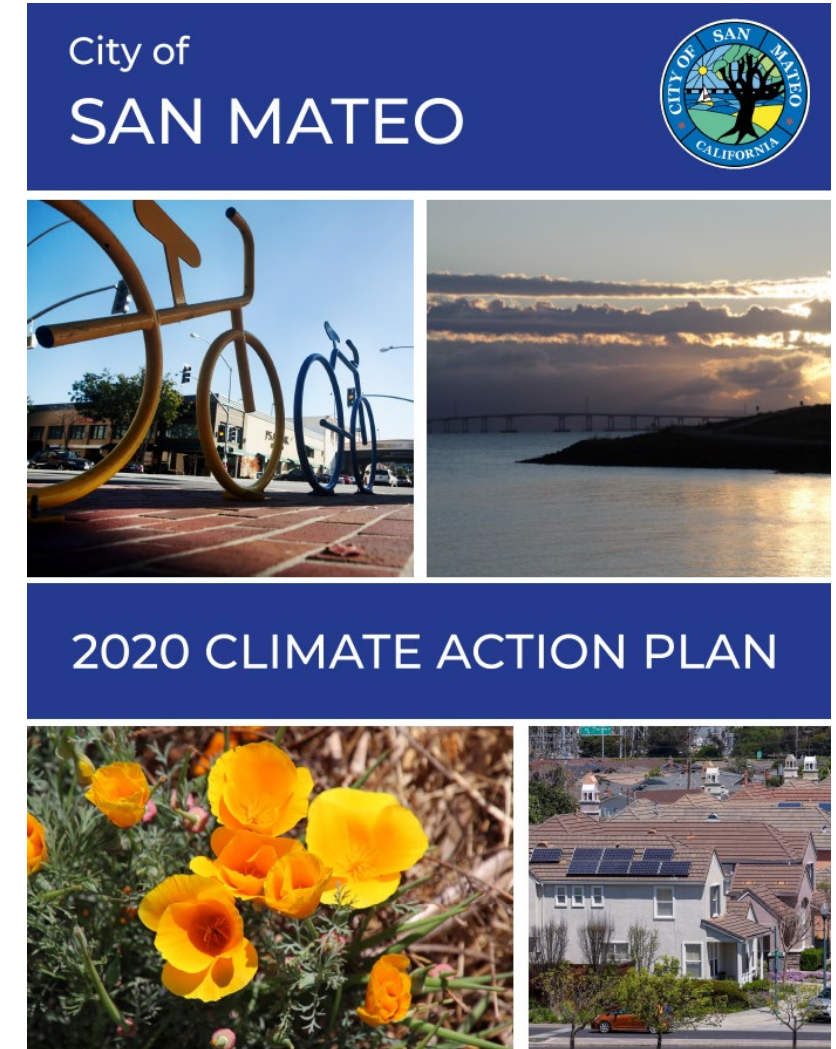
Provide Input at Your Convenience

- » **Add feedback directly in the Draft 2040 General Plan:**
<https://strivesanmateo.konveio.com/>
- » **Email your GP and EIR comments to:**
generalplan@cityofsanmateo.org
- » **Draft EIR comments due by Sept 25, 2023 at 5:00pm**

Climate Action Plan Technical Update

San Mateo Climate Action Plan

- » **City's comprehensive strategy to reduce GHG emissions.**
 - Implementation program of the 2030 General Plan.
- » **First prepared in 2015, based on earlier plans from 2007-2010.**
- » **Updated in 2020.**
- » **Serves as a “CEQA Qualified” GHG Reduction Strategy.**



Update Summary

- » **This is a technical update.**
- » **Incorporates new 2019 GHG inventory.**
- » **Updates forecast to align with the draft 2040 General Plan.**
- » **Assesses additional reductions from new State, regional, and local actions.**
- » **Re-quantifies GHG reduction strategies to match and build from current conditions and show a path to new GHG reduction targets.**



GHG Reduction Strategies

- » **City's overall commitment to GHG reduction remains the same.**
- » **No substantial changes to GHG reduction strategies.**
 - Minor changes to CF-4 to include other zero-emission heavy-duty vehicles.
- » **Increases performance assumptions to match current conditions and State/regional trends.**
- » **No changes to implementation approach.**

EIR Project Description

EIR Project Description

The Project Description consists of two main project components:

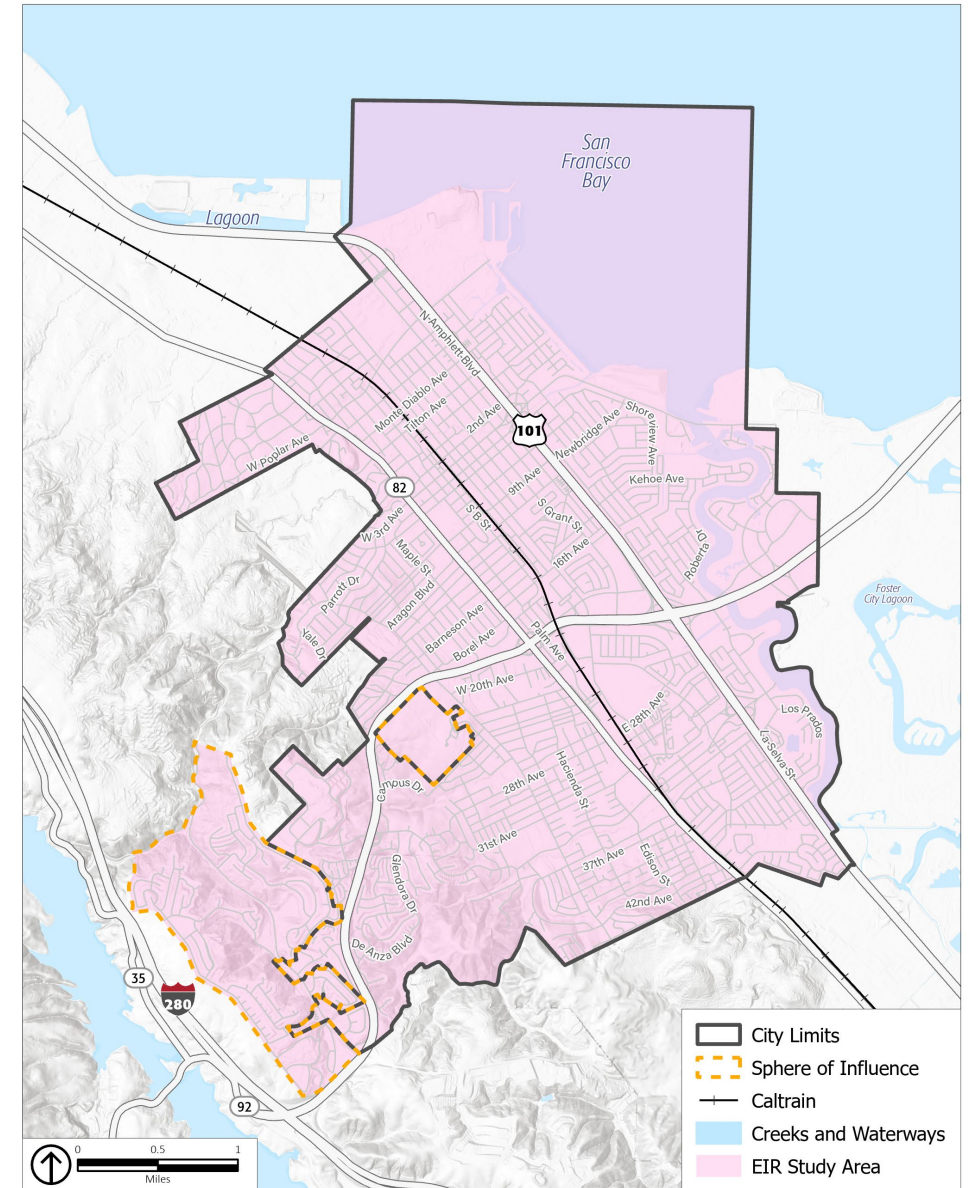
» **General Plan 2040**

- Land use map
- Projected buildout
- Goals, policies, and actions

» **Technical update to the Climate Action Plan**

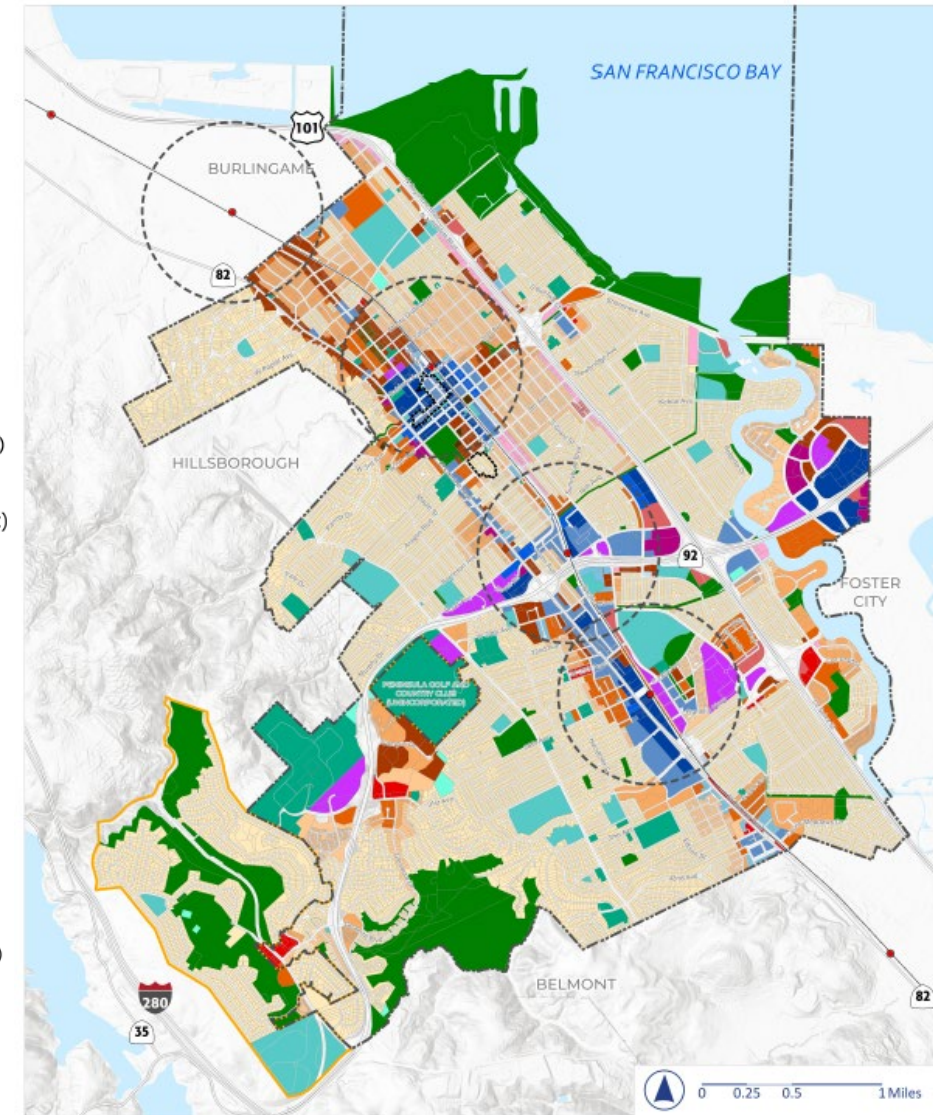
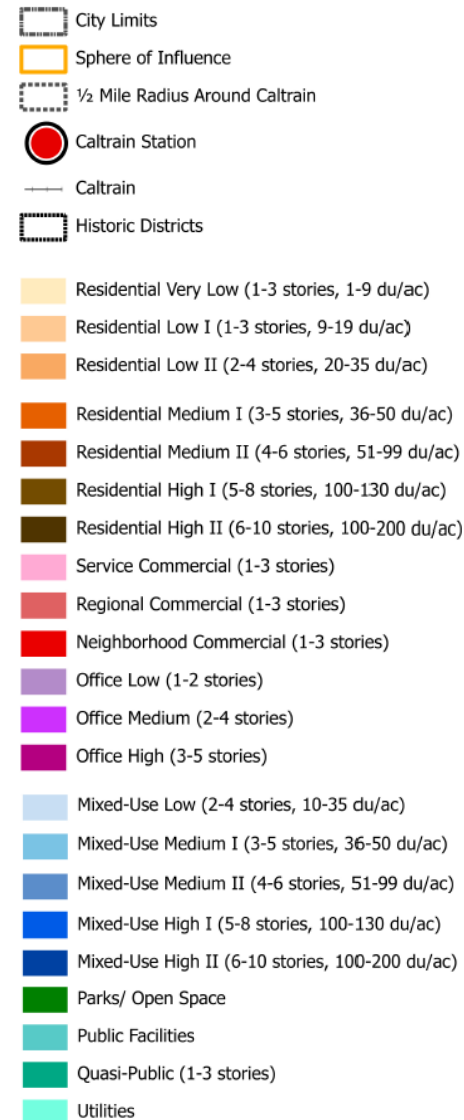
EIR Study Area

- » The study area for the EIR includes both the City limits and the Sphere of Influence.
- » Analyses in the EIR require two types of data inputs.
 - Some require **spatial** inputs only.
 - Some require **both spatial and quantitative** inputs.



Draft General Plan 2040 Land Use Map

- » Spatial analyses are based on all areas where development would be allowed by the General Plan land use map.
- » This is the same boundary as the EIR Study Area.



Project Buildout

Quantitative analyses are based on the potential for growth citywide between 2019 and 2040, which represents an approximate 20-year buildout horizon.

PROPOSED GENERAL PLAN 2040 BUILDOUT PROJECTIONS IN THE EIR STUDY AREA					
Category	Existing Conditions (2019)	Projected Net Change by Area (2019-2040)		Total Net Change (2019–2040)	Total Buildout (2040)
		City	Unincorporated		
Households	41,060	20,070	10	20,080	61,140
Housing Units	43,770	21,400	10	21,410	65,180
Total Population	108,020	51,990	30	52,020	160,040
Jobs	62,440	16,530	390	16,920	79,360

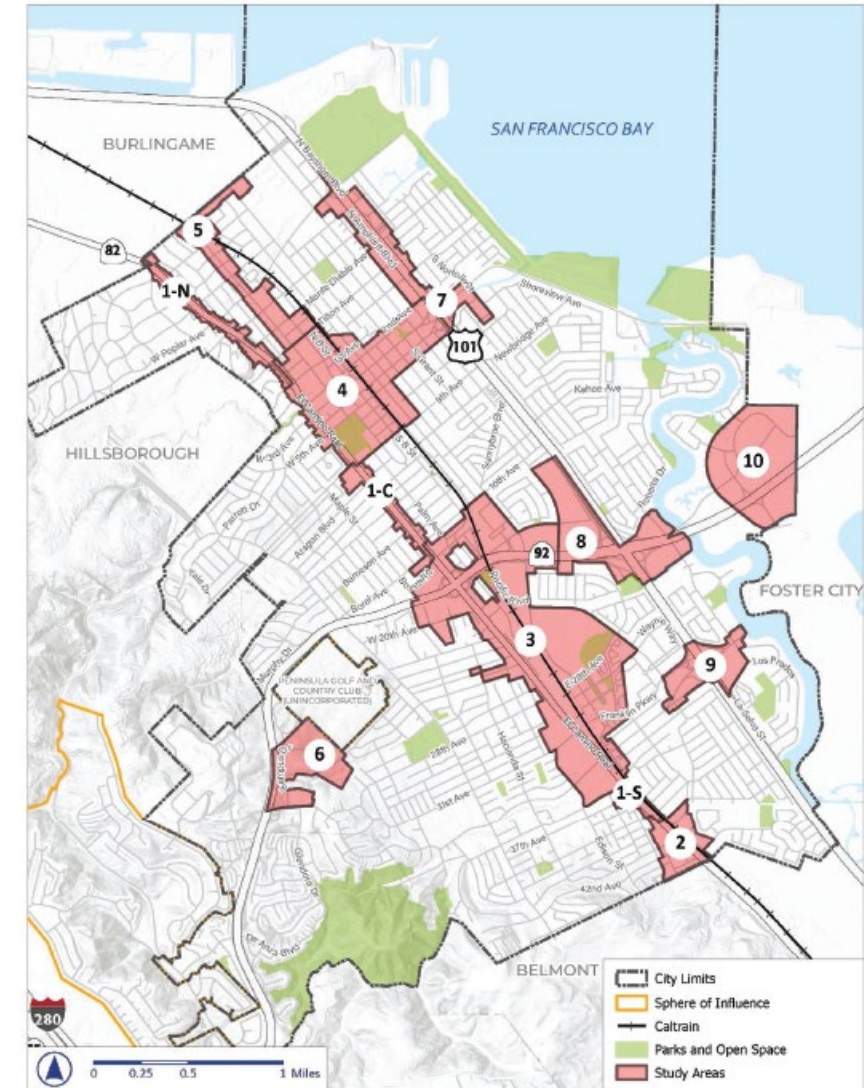
Future development is focused in 10 Study Areas

Study Area characteristics:

- » Areas near transit, services, and jobs
- » Areas where current buildings are aging, vacant, or not maintained
- » Areas where property owners have expressed interest in considering redevelopment

Study Area capacity for change:

- 92% of new housing
- 89% of new jobs



Source: City of San Mateo; 2022, ESRI, 2022; PlaceWorks, 2023

Growth Monitoring

The City will monitor growth under General Plan 2040 and consistency with the EIR analyses by tracking the development of new housing and non-residential space.

Policy LU 1.2 General Plan 2040 Maximum Development. The General Plan Update Environmental Impact Report (EIR) assumes the following development projections for the year 2040:

- 21,410 new dwelling units
- 4,325,000 square feet of new non-residential floor area

When approved nonresidential development reaches half of the anticipated development, evaluate the citywide jobs-housing balance. When approved development within City Limits and unincorporated properties within the Sphere of Influence reaches the maximum number of new residential units and net new nonresidential square feet projected in the General Plan EIR, require that environmental review conducted for any subsequent development project address growth impacts that would occur from development exceeding the General Plan EIR's projections.

Draft Environmental Impact Report

CEQA Overview

- » The California Environmental Quality Act (CEQA) is the State's primary environmental protection law.
- » An Environmental Impact Report (EIR) is an informational document:
 - Discloses the potential physical environmental impacts of projects
 - Identifies mitigation measures
 - Describes feasible project alternatives
- » The EIR is the highest-level environmental review document under CEQA.
- » CEQA does not dictate project approval or denial.

Program-Level EIR

"Program-level" EIRs are appropriate when a project consists of a series of actions related to issuing rules, regulations, and plans.

- » Does not evaluate site-specific impacts of future projects that are consistent with the General Plan.
- » Allows future project-level environmental review to "tier off" the program EIR.
- » Streamlines future environmental review procedures.

Addressing Environmental Impacts

- » Where significant environmental impacts are identified, CEQA requires the impact be:
 - avoided
 - minimized
 - rectified
 - reduced or eliminated
 - compensated
- » CEQA allows the General Plan to incorporate mitigation measures as goals, policies, and actions designed to protect environmental resources

Environmental Topics Evaluated 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
- **Parks and Recreation ***
- **Population and Housing ***
- **Public Services ***
- **Transportation ***
- **Tribal Cultural Resources ***
- **Utilities and Service Systems ***
- Wildfire

* = Impacts found to be less than significant because General Plan policies avoid or lessen.

Significant and Unavoidable Impacts

» Air Quality

- **AQ-2:** Construction of development projects that could occur from implementation of the proposed project would generate emissions that would exceed the Bay Area Air Quality Management District's regional significance thresholds and cumulatively contribute to the nonattainment designations of the San Francisco Bay Area Air Basin.
- **AQ-3:** Operation of development projects under the proposed project would generate operational emissions that would exceed the Bay Area Air Quality Management District's regional significance thresholds for volatile organic compounds (VOC) and nitrogen oxides (NO_x).
- **AQ-4:** Construction emissions associated with development under the proposed project could expose air quality-sensitive receptors to substantial toxic air contaminant concentrations and exceed the Bay Area Air Quality Management District's project-level and cumulative significance thresholds.
- **AQ-6:** Implementation of the proposed project would generate a substantial increase in emissions that exceeds the Bay Area Air Quality Management District's significance thresholds and would cumulatively contribute to the nonattainment designations and health risk in the San Francisco Bay Area Air Basin.

Significant and Unavoidable Impacts

» Noise

- **NOISE-1:** Buildout under the proposed project is anticipated to result in unacceptable traffic noise with an increase of more than 5.0 dBA L_{dn} over existing conditions along one roadway segment (1st Avenue west of B Street) within the EIR Study Area.
- **NOISE-6:** Buildout under the proposed project is anticipated to result in unacceptable cumulative traffic noise within the EIR Study Area.

» Wildfire

- **WILD-2:** Development under the proposed project would increase population, buildings, and infrastructure in wildfire-prone areas, thereby exacerbating wildfire risks.
- **WILD-5:** Potential development under the proposed project could, in combination with other surrounding and future projects in the State Responsibility Areas, Very High Fire Hazard Severity Zones, or Wildland Urban Interface, result in cumulative impacts associated with the exposure of project occupants to pollutant concentrations from a wildfire or uncontrolled spread of a wildfire due to slope, prevailing winds, or other factors.

Cumulative Impact Findings

- » Cumulative impacts account for development under the proposed project, in addition to other surrounding development, that could cumulatively cause an impact on the physical environment.
- » The General Plan EIR is evaluated in the context of citywide cumulative impacts.
- » The Draft EIR finds that cumulatively considerable impacts could result from:
 - Air Quality
 - Noise
 - Wildfire

Alternatives Analysis

- » CEQA requires an EIR to describe a range of reasonable alternatives to the project that would attain most of the project objectives but would avoid or substantially lessen any of the project's significant effects.
- » One of the alternatives must be a “no project alternative.”
- » The Draft EIR evaluates two alternatives:
 - No Project Alternative
 - Reduced Traffic Noise Alternative

Alternatives to the Proposed Project

» No Project Alternative

- General Plan is maintained
- Involves housing to achieve the 2023-2031 Regional Housing Needs Allocation, plus a buffer
- Buildout is lower than for the proposed General Plan 2040

» Reduced Traffic Noise Alternative

- Intended to reduce vehicle traffic, to reduce the project's significant and unavoidable traffic noise impact
- Involves enhanced transportation demand management (TDM) programs and increased funding for bicycle and pedestrian improvements
- Involves the same buildout as analyzed for General Plan 2040

Alternatives Analysis Conclusions

» No Project Alternative

- Would not fully accompany any of the project objectives
- Would result in greater impacts to aesthetics, energy, GHG emissions, land use and planning, noise, population and housing, transportation, and utilities and service systems
- Would result in lessened impacts to geology and soils, hazards and hazardous materials, parks and recreation, and public services

» Reduced Traffic Noise Alternative

- Would more fully meet some of the project objectives
- Would result in lessened impacts to air quality, energy, GHG emissions, land use and planning, noise, and transportation
- Would be the environmentally superior alternative

Alternatives Considered but Not Analyzed

» **Feasible alternatives were not identified to reduce other impacts.**

» **Air Quality**

- The only way to avoid the AQ impact would be to reduce the overall amount of development. This could conflict with the objective to meet current and future housing needs.
- As a program-level EIR, without details on specific development projects, it is difficult to determine precisely how to avoid this impact.

» **Wildfire**

- The only way to avoid this impact would be to remove existing development in the high fire hazard severity zone and prohibit future activity in the zone in order to reduce increased risk of wildfire from human activity.

Statement of Overriding Considerations

The City may approve the project with significant and unavoidable impacts by issuing a “Statement of Overriding Considerations”

- » Identifies how the project's benefits outweigh the potential impacts
 - Examples: providing affordable housing, reducing per capita VMT, supporting local businesses
- » Must be included in the record of project approval

EIR Process

This chart summarizes the EIR process mandated by State Law



= **current phase**



= **opportunities for public input**



Next Steps

Next Steps

» **August 11 to September 25**

- DEIR Public Review Period

» **September 26**

- Planning Commission review of Draft General Plan 2040

» **October 2, 16, and 30 2023**

- Council direction on Draft General Plan 2040

» **January 2024**

- Publish Final General Plan and Final EIR

» **January to March 2024**

- General Plan 2040 Adoption Hearings

How to Comment on the Draft EIR

» **Speak or submit a comment tonight**

» **Email:**

msandhir@cityofsanmateo.org

» **Mail to:**

Manira Sandhir, Planning Manager
Community Development Department
City of San Mateo
330 West 20th Avenue
San Mateo, CA 94403



*The Draft EIR is
available at
StriveSanMateo.org*

Submit comments by Monday, Sept. 25, 2023 at 5:00pm

Comments

- » Comments should focus on the content, analysis, and conclusions of the Draft EIR
- » Comments and responses will be included in the Final EIR
- » Project merits will be discussed at the public hearing on the General Plan Update