

General Plan 2040 Draft Environmental Impact Report



The City published the Draft Environmental Impact Report (EIR) on August 11, 2023 and will be accepting public comments through September 25, 2023. The EIR evaluates potential impacts to San Mateo's physical environment for the topics listed below. For all topics listed in bold, the policies and actions of the General Plan would avoid or reduce environmental impacts to a **less-than-significant** level.

- 1. Aesthetics**
- Air Quality
- 3 Biological Resources**
- 4. Cultural Resources**
- 5. Energy**
- 6. Geology and Soils**
- 7. Greenhouse Gas Emissions**
- 8. Hazards and Hazardous Materials**
- 9. Hydrology and Water Quality**
- 10. Land Use and Planning**
- Noise
- 12. Population and Housing**
- 13. Parks and Recreation**
- 14. Public Services**
- 15. Transportation**
- 1.6 Tribal Cultural Resources**
- 17. Utilities and Service Systems**
- Wildfire

Significant and Unavoidable Impacts

For three topic areas, the Draft EIR identified impacts that can be lessened somewhat by General Plan policies and actions, but which would not be able to be mitigated to a less-than-significant level and would therefore remain significant and unavoidable.

Air Quality

Construction of development projects 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.

Operation of development projects 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 (NOX).

Construction emissions 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.

Implementation of Draft General Plan 2040 would generate a substantial increase in emissions that exceeds the Bay Area Air Quality Management District's significance thresholds and would cumulatively contribute to nonattainment of federal and/or State air quality standards.

Noise

Future traffic levels are anticipated to cause an increase of more than 5.0 decibels (dBA Ldn) over existing conditions on one roadway segment, First Avenue west of B Street.

Future traffic levels are anticipated to result in unacceptable cumulative traffic noise.

Wildfire

Although Draft General Plan 2040 does not increase heights or densities in wildfire hazard areas, it does continue to allow development consistent with existing designations and the current land use pattern. This could potentially exacerbate wildfire risks.

Potential development allowed under Draft General Plan 2040 in wildfire hazard areas, in combination with other future projects in wildfire hazard areas in surrounding jurisdictions, could result in cumulative impacts by exposing residents to pollutants from a wildfire or uncontrolled spread of a wildfire.

How to Submit Comments on the EIR

Share your comments by September 25, 2023: Speak or submit comments at the September 12, 2023 Planning Commission.

Mail:

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

Email:

msandhir@cityofsanmateo.org

**Scan here to review
the Draft EIR**

