Print From

Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: 20230902777

Project Title:500 E. 4th Avenue (Block 20) Mixed-Use Development

Lead Agency: City of San Mateo

Contact Name: Fahteen Khan

Email: fkhan@cityofsanmateo.org Phone Number: (650) 522-7222

Project Location: San Mateo, San Mateo County
City *County*

Project Description (Proposed actions, location, and/or consequences).

The 500 E. 4th Ave (Block 20) Mixed-Use project would demolish all existing structures on-site and construct a seven-story, approximately 167,489 square-foot mixed-use building with two levels of below grade parking. The building would be a maximum height of 85 feet and would include approximately 99,025 square feet of office space, 17,205 square feet of common area per floor, and 72 multi-family residential units.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

Air Quality: project construction would result in health risk impacts at offsite receptors. Mitigation: Tier 4 equipment or equivalent shall be used during construction.
Biological Resources: project construction could disturb nesting birds. Mitigation: project construction shall be scheduled to avoid the nesting bird season, or a pre-construction nesting bird survey shall be conducted. Buffer zones will be established to protect any active nests discovered.
Cultural Resources: project construction could disturb previously undiscovered buried archaeological resources or human remains. Prior to construction, a worker awareness training shall be given. In the event of a discovery, work shall halt within 50 feet of the find and the appropriate authorities shall be contacted to evaluate and provide recommendations.
Hazards and Hazardous Materials: demolition of existing buildings could release asbestos and lead, excavation could encounter underground storage tanks at the former gas station and could disturb contaminated soils and groundwater. Mitigation: An asbestos and lead survey shall be conducted and abatement shall be conducted in accordance with federal and state standards, a geophysical survey shall be conducted to determine if any subsurface features remain beneath the site, a Phase II Environmental Site Assessment shall be conducted, and a soil and groundwater management plan shall be developed to ensure safe handling and disposal of soil and groundwater.
Noise: project construction would exceed the City's noise limits at nearby receptors, and would result in vibration levels exceeding thresholds at adjacent buildings. Mitigation: A Construction Noise Plan shall be prepared, construction equipment shall be noise-controlled and located strategically to avoid excessive noise, noise fencing and blankets shall be used to reduce noise levels at adjacent buildings, heavy equipment shall be avoided near adjacent buildings or construction vibration monitoring shall be conducted to document pre- and post-construction conditions of adjacent buildings.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

A prior iteration of the project proposed to redevelop the entire block and demolish two historic buildings, which was an issue of public concern. The project has since been revised to avoid demolition of the two historic buildings.

Members of the public have also expressed concern over construction impacts (truck routes, worker parking, etc.), the scale of the original project iteration, architecture/visual appeal, operational vehicle traffic, soil contamination exposure, and operational parking impacts.

Provide a list of the responsible or trustee agencies for the project.

San Mateo County Health Department