CITY OF SAN MATEO

Mitigated Negative Declaration

Pursuant to Section 21000 et seq of the Public Resources Code and the City of San Mateo Environmental Review Guidelines and Procedures, a Mitigated Negative Declaration is hereby granted for the following project:

1. Project Title and Number:	500 E. 4th Ave (Block 20) Mixed-Use Development (PA-2023-003)
2. Lead Agency	City of San Mateo, Planning Division 330 W. 20th Avenue, San Mateo, CA 94403
3. Contact Person, Email and Phone Number	Fahteen Khan Associate Planner (650) 522-7222 fkhan@cityofsanmateo.org
4. Project Location and APNs	500 E. 4th Avenue (034-186-080) 411 Claremont Street (034-186-034) 402 S. Delaware Street (034-186-110)
5. Project Applicant	Michael Field Windy Hill Property Ventures 530 Emerson Street, Suite 150 Palo Alto, CA 94301 (650) 522-1170 mike@mecahventures.com
6. General Plan Designation	Downtown Retail Core Support
7. Zoning	CBD/S, Central Business District Support
8. Description of Project	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.

FINDING

The Director of Community Development finds the project described above will not have a significant effect on the environment in that the attached Initial Study identifies one or more potentially significant effects on the environment for which the project applicant, before public release of this draft Mitigated Negative Declaration (MND), has made or agrees to make project revisions that clearly mitigate the effects to a less than significant level.

MITIGATION MEASURES INCLUDED IN THE PROJECT TO REDUCE POTENTIALLY SIGNIFICANT EFFECTS TO A LESS THAN SIGNIFICANT LEVEL

A. AESTHETICS - The project will not have a significant impact on this resource, therefore, no mitigation is required.

B. AGRICULTURE AND FOREST RESOURCES - The project will not have a significant impact on this resource, therefore, no mitigation is required.

C. AIR QUALITY

Impact AIR-1: Project construction would result in cancer risk and annual $PM_{2.5}$ health risk impacts at the offsite MEIs exceeding the Air District's thresholds of significance.

MM AIR-1.1: Prior to issuance of a demolition permit, the applicant shall submit a construction management plan to the Planning Division that demonstrates that all construction equipment (cranes, forklifts, generator sets, and welders) used in project construction which shall be permitted to use Tier 4 diesel engines or better (e.g., natural gas generators or electric welders).

Prior to issuance of a demolition permit, the applicant shall also submit an emissions reduction plan to the Planning Division that details the equipment to be used during construction and be signed by a qualified air quality specialist, verifying that the equipment included in the plan meets the standards set forth in this measure (i.e., Tier 4 or better).

Alternatively, if use of Tier 4 equipment is not available, the applicant may propose use of equipment that meets U.S. EPA emission standards for Tier 3 engines and include particulate matter emissions control equivalent to CARB Level 3 verifiable diesel emission control devices. Alternatively, the project may also use electrical or non-diesel fueled equipment. All construction vehicles shall be properly maintained and equipped with exhaust mufflers that meet State standards.

The construction management plan and emissions reduction plan are subject to review and approval of the Community Development Director, or his/her designee.

D. BIOLOGICAL RESOURCES

Impact BIO-1: The project would result in tree removal and demolition, and construction activities would occur near remaining existing trees. Construction activities associated with the proposed project could result in the loss of fertile eggs, nesting raptors or other migratory birds, or nest abandonment.

MM BIO-1.1: Prior to the issuance of the first building permit, grading permit, or site development permit for tree removal (whichever occurs first), the applicant shall submit a phasing plan to the City's Planning Division with a schedule of both on-site and off-site demolition and construction activities to review the activities that may occur during the nesting season subject to the satisfaction of the Community Development Director, or his/her designee. The nesting season for most birds, including most raptors in the San Francisco Bay area, extends from February 1 through August 31 (inclusive).

MM BIO-1.2: (A) If any tree removal, demolition and construction are scheduled during the nesting season, between February 1 and August 31 (inclusive), the applicant shall engage a qualified ornithologist to complete a pre-construction survey for nesting birds to ensure that no nests are disturbed during demolition or construction. During this survey, the ornithologist shall inspect all trees and other possible nesting habitats immediately adjacent to the construction areas for nests. This survey shall be completed no more than 14 days prior to the initiation of any construction or demolition activities during the early part of the breeding season (February 1 through April 30 inclusive) and no more than 30 days prior to the initiation of these activities during the late part of the breeding season (May 1 through August 31 inclusive).

If an active nest is found sufficiently close to work areas to be disturbed by construction the ornithologist, in consultation with the California Department of Fish and Wildlife, shall determine the extent of a construction free buffer zone to be established around the nest to ensure that bird nests shall not be disturbed during project construction.

(B) Prior to each phase of demolition and construction, the ornithologist shall submit a report identifying designated buffer zones to the City's Planning Division subject to the satisfaction of the Director of Community Development, or his/her designee.

E. CULTURAL RESOURCES

Impact CUL-1: Ground-disturbing construction activities could encounter and damage or destroy undiscovered subsurface archaeological resources.

MM CUL-1.1: Prior to the issuance of any grading permit or building permit involving excavation, shoring, foundation, or the superstructure, the project applicant shall hire a qualified Professional Archaeologist to develop a Worker's Environmental Awareness Program (WEAP) to train the construction crew on the legal requirements for the treatment of cultural resources as well as procedures to follow in the event of a cultural resources discovery. The archaeologist shall develop and distribute for job site posting an alert sheet summarizing potential finds that could be exposed and the protocols to be followed as well as points of contact to alert in the event of a discovery. This training program shall be given before ground-disturbing work commences and shall be required for all construction personnel participating in ground disturbing activities.

MM CUL-1.2: The applicant shall note on all construction plans that require ground disturbing activities that there is a potential for exposing buried cultural resources including prehistoric Native American burials.

MM CUL-1.3: If any prehistoric or significant historic period cultural materials are exposed during construction grading and/or excavation whether on-site or off-site, the applicant shall halt all construction activities within 50 feet of the find, and the Professional Archaeologist shall provide identification, evaluation, and further recommendations consistent with CEQA and City of San Mateo requirements.

If the Professional Archaeologist determines that any cultural resources exposed during construction constitute a historical resource and/or unique archaeological resource under CEQA, the applicant shall notify the Community Development Director, or his/her designee, and provide avoidance, preservation in-place, recordation, additional archaeological testing and data recovery measures to reduce impacts to a less than significant level. The applicant shall also complete a formal Archaeological Monitoring Plan (AMP) and/or Archaeological Treatment Plan (ATP) that includes data recovery if significant archaeological deposits are exposed during ground disturbing construction. The applicant shall submit the AMP and/or ATP to the City's Planning Division subject to the satisfaction of the Community Development Director, or his/her designee. Development and implementation of the AMP and ATP and treatment of significant cultural

resources will be determined by the applicant in consultation with the California Office of Historic Preservation and the City of San Mateo.

Impact CUL-2: Ground-disturbing construction activities could encounter and damage or destroy undiscovered buried human remains.

MM CUL-2.1: In the event that human remains are discovered during excavation and/or grading whether on-site or within the public right-of-way, the applicant shall halt all activity within a 50-foot radius of the find and notify the Community Development Director, or his/her designee. The applicant shall also immediately notify San Mateo County Coroner to have a determination made as to whether the remains are of Native American origin or whether an investigation into the cause of death is required. Treatment of human remains and any associated or unassociated funerary objects discovered during any soil-disturbing activity within the project site shall comply with applicable State laws (i.e., Native American burials, Chapter 1492, Section 7050.5 to the Health and Safety Code, Sections 5097.94, 5097.98 and 5097.99 of the Public Resources Code). If the remains are determined to be Native American, the Coroner will notify the Native American Heritage Commission (NAHC) immediately. Once the NAHC identifies the most likely descendants, the descendants will make recommendations regarding proper burial, which will be implemented in accordance with Section 15064.5(e) of the CEQA Guidelines.

F. ENERGY - The project will not have a significant impact on this resource; therefore, no mitigation is required.

G. GEOLOGY AND SOILS - The project will not have a significant impact on this resource; therefore, no mitigation is required.

H. GREENHOUSE GAS EMISSIONS - The project will not have a significant impact on this resource; therefore, no mitigation is required.

I. HAZARDS AND HAZARDOUS MATERIALS

Impact HAZ-1: Demolition of existing buildings could release asbestos and lead, and excavation could encounter underground storage tanks at the former gas station site, creating a hazard to construction workers and nearby receptors.

MM HAZ-1.1: To reduce the potential for construction workers and nearby sensitive receptors to be exposed to Asbestos Containing Materials (ACMs) and lead-based paints, the applicant shall implement the following measures prior to and during demolition and construction:

- In conformance with local, state, and federal laws, the applicant shall engage a qualified professional to complete an asbestos building survey and a lead-based paint survey to determine the presence of ACMs and/or lead-based paint on the structures proposed for demolition prior to issuance of a demolition permit. Written findings of the surveys shall be submitted to the Building Division subject to the satisfaction of the Community Development Director, or his/her designee.

- The applicant shall retain a registered asbestos abatement contractor to remove and dispose of all potentially friable asbestos-containing materials, in accordance with the National Emission Standards for Hazardous Air Pollutants (NESHAP) guidelines, prior to the issuance of a demolition permit. The applicant shall conduct all construction activities in accordance with California Division of Occupational Safety and Health (Cal/OSHA) standards, contained in Title 8 of the California Code of Regulations (CCR), Section 1529, to protect workers from exposure to asbestos. Materials containing more than one percent asbestos are also subject to Bay Area Quality Management District (BAAQMD) regulations.

- Prior to any demolition activities, the applicant shall remove all building materials containing lead-based paint in accordance with Cal/OSHA Lead in Construction Standard, Title 8, CCR 1532.1, including employee training, employee air monitoring and dust control. The applicant shall dispose of any debris or soil containing lead-based paint or coatings at landfills that meet acceptance criteria for the waste being disposed.

MM HAZ-1.2: Prior to issuance of a grading permit, the applicant shall obtain a geophysical survey to determine if any subsurface features (e.g., underground storage tanks [USTs], piping, etc.) remain beneath the project site. If any remaining subsurface features are determined to exist on-site, the applicant shall obtain a permit from the San Mateo County Environmental Health Department (CUPA) for their removal. Proof of obtainment of this permit shall be submitted to the City's Building Division prior to the issuance of a grading permit. Removal activities and compliance soil sampling will be conducted by an environmental consultant and environmental contractor under the oversight of the CUPA. If stained soils, free product, and/or elevated petroleum hydrocarbon concentrations are detected in soil at concentrations that exceed applicable ESLs established by the SF-RWQCB, over-excavation of the contaminated soil may occur at the time of the subsurface feature removal, at the direction of the CUPA, and/or potentially during the construction excavation for the subsurface garage.

If previously unknown 'orphan' USTs or piping are encountered during construction excavation activities for the underground parking garage, the

applicant shall halt all work, notify the City's Building Division and CUPA, and obtain additional permits to remove the encountered tanks and/or piping. Removals and compliance sampling will be under the oversight of the CUPA. The removal of known or new USTs found during construction, along with any contaminated soil that is removed at that time will be reported to the CUPA in a UST removal report. Excavation of soil for the construction of the underground parking garage will remove and properly dispose of contaminated soils that may be present beneath the site. If soil contamination at concentrations that exceed applicable ESLs is observed at the base of the construction related excavation, additional localized excavation(s) may occur as a contingency. The excavation depth will likely be limited by the elevation of the water table at the time of construction dewatering and is anticipated to be at most 2 or 3 extra vertical feet. Oversight of remediation shall be provided by the San Mateo County Health - Groundwater Protection Program (GPP). Implementation of the RMP and SMP will be provided in a Construction Completion Report submitted to the GPP.

Impact HAZ-2: Excavation and grading activities could disturb contaminated soils and groundwater during project construction, exposing construction workers and nearby sensitive receptors to hazardous materials.

MM HAZ-2.1: To reduce the potential for construction worker and nearby sensitive receptor exposure to hazardous materials (petroleum hydrocarbons, chlorinated solvents, lead, and asbestos), the applicant shall incorporate the following measures at all times during the construction phase of the project.

Prior to the issuance of any building permit involving excavation, shoring, foundation, or the superstructure, the applicant shall obtain a Phase II Environmental Site Assessment following building demolition and site clearance that investigates current soil and groundwater conditions. The applicant shall submit the Phase II Assessment to the City's Planning Division subject to the satisfaction of the Community Development Director, or his/her designee. Prior to excavation, soil samples shall be collected by an Environmental Professional (as defined in Title 40 of the California Code of Federal Regulations) to pre-characterize soil for waste characterization and soil management purposes. Depth discrete soil samples shall be collected at various depths from 0.5 feet below ground surface (bgs) to the maximum depth of the proposed subsurface garage excavation and analyzed for constituents that may be present, such as metals, volatile organic compounds (VOCs), and petroleum hydrocarbons. The soil borings shall be advanced by an environmental professional and an environmental drilling contractor under permit and oversight of the San Mateo County Health - Groundwater Protection Program (GPP).

The Phase II results shall be provided to the GPP and a Soil and Groundwater Management Plan (SGMP) and a Construction Risk Management Plan (CRMP) shall be developed for GPP approval that describes remediation and/or mitigation actions, as necessary, based on the findings of the Phase II including measures to be taken during construction for the protection of project construction workers and nearby sensitive receptors. Proof of GPP approval shall be submitted to the Building Division prior to the issuance of any building permit involving excavation, shoring, foundation, or the superstructure.

J. HYDROLOGY AND WATER QUALITY - The project will not have a significant impact on this resource; therefore, no mitigation is required.

K. LAND USE AND PLANNING - The project will not have a significant impact on this resource; therefore, no mitigation is required.

L. MINERAL RESOURCES - The project will not have a significant impact on this resource; therefore, no mitigation is required.

M. NOISE

Impact NOI-1: Construction of the proposed project would exceed the City's 90 dBA noise limit when individual pieces of equipment are used within 25 feet of the project boundaries.

MM NOI-1.1: A Construction Noise Plan shall be prepared by the contractor that specifies hours of construction, noise minimization measures, posting or notification of construction schedules, and designation of a noise disturbance coordinator who would respond to neighborhood complaints will be required to be in place prior to the start of construction and implemented during construction to reduce noise impacts on neighboring sensitive receptors. The Construction Noise Plan shall demonstrate that noise levels during demolition or construction will not exceed 90 A-weighted sound level (dBA) at distance of 25 feet from the source of noise. The contractor shall submit the Construction Noise Plan to the City's Building Division subject to the satisfaction of the Community Development Director, or his/her designee, prior to the issuance of any demolition, building, and site development permit relating to the construction of the superstructure and prior to the pre-construction conference. At minimum, the Construction Noise Plan shall include:

(A) Construction staging areas shall be established at locations that will create the greatest distance between the construction-related noise sources

and noise-sensitive receptors nearest the project site during all project construction.

(B) Quieter saws, cement mixers, cranes, dozers, excavators, graders, and pavers shall be selected. No individual device or piece of equipment shall produce a noise level exceeding 90 dBA at a distance of 25 feet from the source.

(C) All internal combustion engine-driven equipment shall be equipped with intake and exhaust mufflers that are in good condition and appropriate for the equipment.

(D) Unnecessary idling of internal combustion engines for longer than five consecutive minutes shall be strictly prohibited.

(E) Stationary noise-generating equipment shall be located at a minimum distance of 30 feet from sensitive receptors and property lines. If they must be located within 30 feet of receptors and property lines, adequate muffling (with barriers or enclosures where feasible and appropriate) shall be used to reduce noise levels at the adjacent receptors to 90 dBA. All temporary barriers used shall be eight feet in height at minimum, continuous from grade to top, with no cracks or gaps, and have a minimum surface density of three pounds per square foot (e.g., one-inch-thick wood fence boards).

(F) Utilize "quiet" air compressors and other stationary noise sources where technology exists.

(G) The contractor shall prepare a detailed construction plan identifying the schedule for major noise-generating construction activities. The construction plan shall identify a procedure for coordination with adjacent residential land uses so that construction activities can be scheduled to minimize noise disturbance.

(H) Designate a "disturbance coordinator" who would be responsible for responding to any complaints about construction noise and vibration. The disturbance coordinator will determine the cause of the complaint (e.g., bad muffler, etc.) and will require that reasonable measures be implemented to reduce the noise impact as required by the Noise Control Plan. Conspicuously post a telephone number for the disturbance coordinator at the construction site and include it in the notice sent to neighbors regarding the construction schedule.

MM NOI-1.2: If the day care/preschool use located at 521 E. 5th Avenue (or other sensitive receptor use, as defined by Table 4.13 2 above) is in operation during the start of the project building construction (to be verified prior to the issuance of the project superstructure building permit) additional measures as listed below would be required to shield the adjacent sensitive receptor. These measures would not be required at 521 E. 5th Avenue if no sensitive receptors (as defined by Table 4.13 2 above) are located at 521 E. 5th Avenue at the time the project begins construction, these measures

would only be required to shield the community center at 415 S. Claremont Street.

- Construct a solid plywood fence along the shared property line with the community center at 415 S. Claremont Street. A temporary eight-foot noise barrier would provide a minimum of six dBA attenuation for adjacent sensitive land uses when construction activities occur at the ground level when the loudest equipment would be used (i.e., during demolition and grading phases). This would reduce Leq and Lmax noise levels for equipment to below 90 dBA at a distance of 25 feet outside the plane when equipment operates along the project boundaries.
- Erect a temporary noise control blanket barrier with a minimum height of 12 feet at the shared property line with the community center at 415 S. Claremont Street or on scaffolding just outside the proposed building facing the shared property line during construction of the upper floors (second floor and above).

Impact NOI-2: Construction of the proposed project could result in vibration levels exceeding the 0.25 in/sec PPV and 0.3 in/sec PPV thresholds at the adjacent buildings at 415 S. Claremont Street, 503 E. 5th Avenue, and 521 E. 5th Avenue, respectively.

MM NOI-2.1: To reduce the potential for construction vibration levels to exceed the 0.25 in/sec PPV threshold at the adjacent buildings at 415 S. Claremont Street and 503 E. 5th Avenue, and 0.3 in/sec PPV threshold 521 E. 5th Avenue, respectively, and cause damage to the buildings, the project applicant shall implement the following measures prior to and during demolition and construction:

- A list of all heavy construction equipment to be used for this project known to produce high vibration levels (e.g., tracked vehicles, vibratory compaction, jackhammers, hoe rams, clam shovel drop, and vibratory roller, etc.) shall be submitted to the City by the contractor as well as a list of smaller equipment (less than 18,000 pounds) to be used near the southeastern property line.
- Smaller equipment (less than 18,000 pounds) shall be used near the property lines adjacent to the historical building to minimize vibration levels at the adjacent southeastern building (i.e., the community center at 415 S. Claremont Street) and the conventional building to the southeast (i.e., the commercial building at 521 E. 5th Avenue). For example, a smaller vibratory roller similar to a Caterpillar model CP433E vibratory compactor could be used when compacting materials within 25 feet of the adjacent historical and conventional buildings to the southeast. The smaller equipment intended to implement this requirement shall be individually identified

among the list of equipment required under the above condition as the subset of equipment allowed for use at the property lines.

- Avoid dropping heavy equipment and using vibratory rollers within 25 feet of sensitive structures to the southeast. Use alternative methods for breaking up existing pavement, such as a pavement grinder, instead of dropping heavy objects, within 25 feet of the adjacent southeastern buildings. Select demolition methods that do not involve large impact tools such as hoe-rams within 25 feet of the shared property line with historical and conventional buildings to the southeast. Portable jackhammers, saws, or grinders shall be used to minimize impacts to the ground.
- Where heavy, vibration-generating equipment is required within 25 feet of the adjoining buildings and smaller equipment or alternative construction methods cannot be substituted, a Construction Vibration Monitoring Plan shall be required to document conditions prior to, during, and after vibration generating demolition and construction activities. All monitoring plan tasks shall be undertaken under the direction of a licensed Professional Engineer in the State of California. Initial placement of sensors, data, and corrective actions shall be reviewed by a licensed Professional Structural Engineer in the State of California and shall demonstrate how vibration levels during demolition and construction will not exceed 0.25 in/sec Peak Particle Velocity (PPV) at the adjacent historical building (415 S. Claremont Street) and at the adjacent conventional building (521 E. 5th Avenue) directly southeast of the project site, subject to all standards and best management practices, in accordance with industry-accepted standard methods. The Construction Vibration Monitoring Plan shall include, but not be limited to, the following measures to address any potential cosmetic damage:
    - The Construction Vibration Monitoring Plan shall be submitted to the Building and Planning Division, subject to satisfaction of the Community Development Director, or his/her designee, prior to issuance of any demolition, grading, or building permits, whichever occurs first.
    - A description of measurement methods, equipment used, calibration certificates, and graphics as required to clearly identify vibration-monitoring locations.
    - A list of all construction equipment to be used and the anticipated time of duration shall be submitted by the contractor.
    - Document conditions at all structures located within 25 feet of construction site, where access is granted, prior to, during, and after vibration-generating construction activities. Perform a photo survey, elevation survey, and crack monitoring survey prior to any construction activity, at the end of each phase of construction, and after project completion, and shall include internal and external crack monitoring in structures, settlement, and distress, and shall

document the condition of foundations, walls and other structural elements in the interior and exterior of said structures. Where the crack survey identifies damage to adjacent buildings, the applicant shall be responsible for any repairs.

- A plan to identify structures where and when monitoring would be conducted. If vibration levels exceed the limits, suspend construction and implement contingency measures to either lower vibration levels or secure the affected structures.
- The applicant or their designated contractor shall identify a "disturbance coordinator" responsible for registering and investigating claims of excessive vibration. The disturbance coordinator shall determine the cause of the complaint and shall require that measures be implemented to reduce the vibration impact. The applicant or their designated contractor shall conspicuously post a telephone number for the disturbance coordinator at the construction site and include it in the notice sent to neighbors regarding the construction schedule.
- A completed monitoring report and findings of the crack surveys and any repairs done shall be made available to the Building and Planning Division prior to final building inspection for the demolition and final occupancy.

N. **POPULATION AND HOUSING** - The project will not have a significant impact on this resource; therefore, no mitigation is required.

O. **PUBLIC SERVICES** - The project will not have a significant impact on this resource; therefore, no mitigation is required.

P. **RECREATION -** The project will not have a significant impact on this resource; therefore, no mitigation is required.

Q. **TRANSPORTATION** - The project will not have a significant impact on this resource; therefore, no mitigation is required.

R. **TRIBAL CULTURAL RESOURCES** – Ground-disturbing construction activities could encounter and damage or destroy undiscovered tribal cultural resources. See MM CUL-1.1 through MM CUL-2.1, above.

S. **UTILITIES AND SERVICE SYSTEMS** - The project will not have a significant impact on this resource; therefore, no mitigation is required.

T. **WILDFIRE –** The project will not have a significant impact on this resource, therefore, no mitigation is required.

U. MANDATORY FINDINGS OF SIGNIFICANCE – With the implementation of the mitigation measures identified above, and the conditions of approval identified in the Initial Study, the project would not degrade the quality of the environment, substantially affect the biological resources on or near the site, or eliminate important examples of California history or prehistory. The mitigation measures and standard permit conditions would also ensure that the project's contribution to cumulative impacts would not be cumulatively considerable, and the project would not cause substantial adverse effects on human beings, either directly or indirectly.

PUBLIC REVIEW PERIOD

Before 5:00 p.m. on October 29, 2026 any person may:

1. Review the Draft MND as an informational document only; or
2. Submit written comments regarding the information and analysis in the Draft MND.

	10/9/26
Fahteen Khan, Associate Planner	Date
Joanna Winter	10/9/26
Joanna Winter, Planning Manager, Community Development Department	Date

Block 20 Draft MND 10.9.26

Final Audit Report 2026-10-09

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