Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #

Project Title: SAN MATEO COUNTY HOUSING ELEMENT REZONING PROGRAM

Lead Agency: The County of San Mateo | Contact Person: William Gibson

Mailing Address: 455 County Center, 2nd Floor | Phone: 650-508

City: Redwood City | Zip: 94063 | County:

Project Location: County: San Mateo | City/Nearest Community: Colma, Belmont, Daly City, El Granada

Cross Streets: El Camino Real/A St; 87th St./Sullivan Ave; Harbor Blvd/Old County Rd; Sevilla Ave/Madrona Ave | Zip Code: 94014; 94015; 94002;

Longitude/Latitude (degrees, minutes and seconds): 37 ° 31 ′ 13.764 ″ N / -122 ° 16 ′ 9.696 ″ W Total Acres: 49.5

Assessor's Parcel No.: 046031010,046032010,046032140,046032060,046032050,006196460,006196430,0(Section: Twp.: Range: Base:

Within 2 Miles: State Hwy #: 101, 280, 1 | Waterways:

Airports: San Carlos | Railways: Caltrans, BART | Schools: Jefferson, Cabrillo, Belmont Shores

Document Type:

CEQA: ☒ NOP ☐ Draft EIR | NEPA: ☐ NOI | Other: ☐ Joint Document
☐ Early Cons ☐ Supplement/Subsequent EIR ☐ EA ☐ Final Document
☐ Neg Dec (Prior SCH No.) ☐ Draft EIS ☐ Other:
☐ Mit Neg Dec Other: ☐ FONSI

Local Action Type:

☐ General Plan Update ☐ Specific Plan ☒ Rezone ☐ Annexation
☒ General Plan Amendment ☐ Master Plan ☐ Prezone ☐ Redevelopment
☐ General Plan Element ☐ Planned Unit Development ☐ Use Permit ☐ Coastal Permit
☐ Community Plan ☐ Site Plan ☐ Land Division (Subdivision, etc.) ☐ Other:

Development Type:

☐ Residential: Units Acres
☐ Office: Sq.ft. Acres Employees
☐ Commercial: Sq.ft. Acres Employees
☐ Industrial: Sq.ft. Acres Employees
☐ Educational:
☐ Recreational:
☐ Water Facilities: Type MGD
☐ Transportation: Type
☐ Mining: Mineral
☐ Power: Type MW
☐ Waste Treatment: Type MGD
☐ Hazardous Waste: Type
☐ Other:

Project Issues Discussed in Document:

☒ Aesthetic/Visual	☐ Fiscal	☐ Recreation/Parks	☐ Vegetation
☒ Agricultural Land	☐ Flood Plain/Flooding	☐ Schools/Universities	☒ Water Quality
☒ Air Quality	☒ Forest Land/Fire Hazard	☐ Septic Systems	☒ Water Supply/Groundwater
☐ Archeological/Historical	☒ Geologic/Seismic	☒ Sewer Capacity	☐ Wetland/Riparian
☒ Biological Resources	☒ Minerals	☐ Soil Erosion/Compaction/Grading	☐ Growth Inducement
☒ Coastal Zone	☐ Noise	☐ Solid Waste	☒ Land Use
☐ Drainage/Absorption	☐ Population/Housing Balance	☐ Toxic/Hazardous	☒ Cumulative Effects
☐ Economic/Jobs	☒ Public Services/Facilities	☒ Traffic/Circulation	☐ Other: Tribal Resources, Population/Housing, Pu

Present Land Use/Zoning/General Plan Designation:

C-1 – Airport -- PC/DR, C-2, R-1 - Transportation, Institutional, High Density Residential, Commercial-Residential, Medium Density Residential, General Commercial -- M-1, General Industrial --nR-1, R-3-A - Medium High Density Residential, Institutional

Project Description: *(please use a separate page if necessary)*

The proposed Project is the implementation of Program HE 11.2 and consists of amendments to the San Mateo County General Plan, Local Coastal Plan (for the El Granada parcels only), Colma BART [Bay Area Rapid Transit] Station Area Plan, Montara-Moss-Beach-El Granada Community Plan, and Zoning Regulations of San Mateo County Ordinance Code to expand opportunities to construct high-density housing in four areas of unincorporated San Mateo County.
In adopting Program HE 11.2, the County committed to creating a new set of development and design standards for the four identified Project areas; these standards must be implemented with the Project. New standards will take into account existing conditions of each Project area including surrounding uses, densities, infrastructure, and neighborhood character. As enumerated in HE Program 11.2, the amended development standards for each Project area must include:
• increasing allowable housing density within a likely range of 70 – 120 units per acre, with an absolute minimum of 30 units per acre;
• eliminating residential floor area ratio and minimum lot area per unit standards;
• removing minimum lot sizes for attached multifamily ownership projects;
• reducing minimum front, side, and rear yard setbacks to 10 feet or less;
• reducing parking ratios to maximum one space per residential unit;
• increasing maximum building height to 60 – 70 feet or other heights sufficient to allow the increase in allowed residential density of a given parcel;
• limiting floor area of mixed-use development to maximum 25 percent; and
• creating objective, measurable design standards governing building form within each Project area to support streamlined, staff-level review of new multifamily residential development proposals.
In addition, the amendments will include provisions to allow emergency shelters by right and subject to a set of objective standards as allowed by State law within the Unincorporated Colma Project area.
The intent of the Project's policy and regulatory amendments is to streamline the entitlement process for future housing development proposals; no development is proposed or directly supported in conjunction with the Project. The Housing Element Rezoning Program EIR would facilitate future re

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with and "**X**".
If you have already sent your document to the agency please denote that with an "**S**".

____	Air Resources Board	____	Office of Historic Preservation
____	Boating & Waterways, Department of	____	Office of Public School Construction
____	California Emergency Management Agency	____	Parks & Recreation, Department of
____	California Highway Patrol	____	Pesticide Regulation, Department of
S	Caltrans District # 4	____	Public Utilities Commission
____	Caltrans Division of Aeronautics	X	Regional WQCB # 2
____	Caltrans Planning	____	Resources Agency
____	Central Valley Flood Protection Board	____	Resources Recycling and Recovery, Department of
____	Coachella Valley Mtns. Conservancy	____	S.F. Bay Conservation & Development Comm.
S	Coastal Commission	____	San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
____	Colorado River Board	____	San Joaquin River Conservancy
____	Conservation, Department of	____	Santa Monica Mtns. Conservancy
____	Corrections, Department of	____	State Lands Commission
____	Delta Protection Commission	____	SWRCB: Clean Water Grants
____	Education, Department of	____	SWRCB: Water Quality
____	Energy Commission	____	SWRCB: Water Rights
S	Fish & Game Region # 3	____	Tahoe Regional Planning Agency
____	Food & Agriculture, Department of	____	Toxic Substances Control, Department of
____	Forestry and Fire Protection, Department of	____	Water Resources, Department of
____	General Services, Department of		
____	Health Services, Department of	____	Other:
X	Housing & Community Development	____	Other:
X	Native American Heritage Commission		

Local Public Review Period (to be filled in by lead agency)

Starting Date November 21, 2025 Ending Date December 23, 2025

Lead Agency (Complete if applicable):

Consulting Firm: MIG, Inc
Address: 800 Hearst Avenue
City/State/Zip: Berkeley, CA 97410
Contact: Dana Ayers
Phone: 510-845-7549 ext 1550

Applicant: San Mateo County Planning and Building Department
Address: 455 County Center, 2nd Floor
City/State/Zip: Redwood City, CA 94063
Phone: 650-508-6924

Signature of Lead Agency Representative: William Gibson Digitally signed by William Gibson Date: 2025.11.19 13:43:35 -08'00' **Date:** 11/19/25

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.