

NOTICE OF AVAILABILITY OF A DRAFT ENVIRONMENTAL IMPACT REPORT FOR NORTH FAIR OAKS REZONING AND GENERAL PLAN AMENDMENT PROJECT

State Clearinghouse No. 2022040548

Notice Dated: April 17, 2023

Comment Period: April 28, 2023 to June 13, 2023

NOTICE IS HEREBY GIVEN that the County of San Mateo, as lead agency, has prepared a Draft Environmental Impact Report (Draft EIR) for the North Fair Oaks Rezoning and General Plan Amendment Project. The Draft EIR analyzes the potential environmental effects associated with the proposed project in accordance with the California Environmental Quality Act (CEQA). In accordance with Section 15087 of the CEQA Guidelines, San Mateo County has prepared this Notice of Availability (NOA) to provide responsible agencies and other interested parties with notice of the availability of the Draft EIR and to solicit comments and concerns regarding the environmental issues associated with the proposed project.

The Draft EIR is available for public review during normal operating hours at the County of San Mateo Department of Planning and Building at 455 County Center, Redwood City, CA 94063, on the County's website at <https://www.smcgov.org/planning/major-projects>, and at the following library:

- *North Fair Oaks Library, 2510 Middlefield Road, Redwood City, CA 94063*

LEAD AGENCY/APPLICANT: County of San Mateo
Planning & Building Department
Attn: Will Gibson, Planner III
455 County Center
Redwood City, CA 94063

PROJECT NAME: North Fair Oaks Rezoning and General Plan Amendment Project

PROJECT LOCATION: The project area is located within North Fair Oaks, an unincorporated community in San Mateo County, California, which is situated on the San Francisco Peninsula between the cities of Redwood City, Atherton, and Menlo Park. The project area is comprised of two non-contiguous subareas that are separated by a railroad right-of-way owned by Peninsula Corridor Joint Powers Board and used for freight service and Caltrain passenger rail. Of the two subareas, the northern subarea is comprised of parcels along and in the vicinity of Middlefield Road and Edison Way. The southern subarea is comprised of parcels along and in the vicinity of El Camino Real (State Highway 82) and 5th Avenue.

PROJECT DESCRIPTION: In 2011, the County of San Mateo adopted the North Fair Oaks Community Plan, which promotes infill development along the commercial and transportation corridors that comprise most of the project area, where parcels presently have relatively low

intensity and can be converted to more urban uses over time, to help revitalize North Fair Oaks, produce more housing, and confer other community benefits.

To implement the Community Plan, the County subsequently adopted mixed-use designations, standards, and procedures as part of its Zoning Regulations. Since that time, users of the adopted zoning have experienced difficulties with the application and administration of the mixed-use zoning standards. Additionally, the State of California has enacted new laws that require that zoning that regulates the production of multifamily housing provide objective development standards and streamlined permitting and approval processes that can be applied ministerially to encourage housing production. Furthermore, the County of San Mateo, like jurisdictions throughout the region and the state, is experiencing increasing demand for housing, and consequent housing availability and affordability challenges, and foresees the potential inability to provide sufficient housing for unincorporated County residents within the densities allowed by current zoning regulations, particularly in areas in proximity to transit.

Goals for the project include:

1. Adopt more effective zoning by revising provisions that are difficult to administer and/or implement, replacing provisions necessitating subjective interpretation with objective standards, refining development application and review procedures, and incorporating professional practices that better promote Community Plan policies.
2. Increase capacity for housing in the project area by modifying General Plan designations and zoning standards to potentially allow taller buildings, greater density, reduced building setbacks, modified parking requirements, and/or other strategies, while simultaneously protecting and expanding equitable access to opportunities, community livability, and desirable aspects of community character.

The project would result in changes to the County's Zoning Regulations, which include physical standards, allowable activities, and development procedures, and potentially changes to the County's General Plan Land Use maps, which specify the basic uses and densities appropriate to various unincorporated areas. These changes would apply to parcels when new buildings and/or site improvements are being considered.

For more about the project, please visit www.RezoningNorthFairOaks.org.

SIGNIFICANT ENVIRONMENTAL EFFECTS: The County has prepared a Draft EIR pursuant to CEQA. A Final EIR (Response to Comments) will be prepared following public review and comment. The County will consider this information when deliberating the project. The Draft EIR analyzes environmental impacts in the areas of Aesthetics, Air Quality, Biological Resources, Cultural and Tribal Cultural Resources, Geology and Soils, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Hydrology and Water Quality, Land Use and Planning, Noise, Population and Housing, Public Services and Recreation, Transportation, Utilities and Service Systems, Cumulative Impacts, and Other CEQA-Required Analysis. Nine

parcels in the project area are present on one of the lists of hazardous waste sites enumerated under Section 95962.5 of the Government Code.

PUBLIC REVIEW PERIOD: A 45-day public review period for the Draft EIR will commence on **April 28, 2023** and end on **June 13, 2023 at 5:00 p.m.** All comments on the Draft EIR must be received by the County by 5:00 pm on June 13, 2023 in order to receive a response on those comments addressing significant environmental issues. Pursuant to Section 15088(a) of the CEQA Guidelines, late comments may not be evaluated or receive a response from the County. Comments may be sent by postal service, electronic mail, or hand delivery. The County encourages written comments on the project to be submitted in a readily accessible electronic format. Comments shall be directed to:

Will Gibson
County of San Mateo, Planning & Building Department
455 County Center
Redwood City, CA 94063
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