FILED
SAN MATEO COUNTY
OCT 09 2026
MARK CHURCH, County Clerk
By KAMILLE SANTOS Deputy

CITY OF SAN MATEO
COMMUNITY DEVELOPMENT DEPARTMENT

330 W. 20th Avenue
San Mateo, CA 94403
www.cityofsanmateo.org
(650) 522-7000

October 9, 2026

NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

500 E. 4TH AVE (BLOCK 20) MIXED-USE DEVELOPMENT (PA-2023-003)

NOTICE IS HEREBY GIVEN that the City of San Mateo has, pursuant to the California Environmental Quality Act (CEQA), prepared an Initial Study/Mitigated Negative Declaration, which identifies and discusses the potential environmental impacts of the project and, if necessary, proposes mitigation measures to be incorporated in the project to reduce potentially significant impacts to a less-than-significant level.

PROJECT DESCRIPTION: 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.

CEQA requires the Notice of Intent to disclose whether the site on which a proposed project is located is included on any of the lists enumerated under Section 65962.5 of the Government Code (the Cortese List), regarding hazardous waste facilities, land designated as hazardous waste property, or hazardous waste disposal sites. The project address at 402 S. Delaware Street is listed as a Leaking Underground Storage Tank (LUST) Cleanup Site on the Cortese List. This listing is associated with LUSTs that were removed from the former gas station site. San Mateo County Environmental Health Services (SMCEH) issued a case closure letter for the site, determining that the soil and groundwater contamination on-site was no longer a significant threat to public health or the environment after extensive soil removal and groundwater pumping, removal of the LUSTs, and years of monitoring. However, SMCEH required that the agency be notified of any change in land use or planned removal of soil or groundwater should occur on-site.

PROJECT LOCATION: The approximately 33,790 square-foot (or 0.77-acre) project site is located at the intersection of South Claremont Street and East 4th Avenue. The site is on the block bounded by East 4th Avenue, South Delaware Street, East 5th Avenue, and South Claremont Street. The site is developed with a Taco Bell Restaurant, surface parking, a single-family residence, and a vacant gas station site. Adjacent land uses that will remain on the block include the San Mateo Japanese-American Community Center (415 S. Claremont Street), Gardener's Hall (503 E. 5th Avenue), and a commercial building at 521 E. 5th Avenue currently occupied by a Safari Kids daycare and preschool.

APN: 034-186-070 (411 Claremont Street), 034-186-080 (500 E. 4th Avenue), and 034-186-110 (402 S. Delaware Street)

REQUIRED DISCRETIONARY APPROVALS:

- Site Plan and Architectural Review
- Site Development Planning Application

- Tentative Parcel Map
- Stormwater Treatment Maintenance Agreement

CITY CONTACT: Fahteen Khan, Associate Planner, (650) 522-7222, fkhan@cityofsanmateo.org

APPLICANT: Michael Field, Windy Hill Property Ventures, (650) 847-1170, mike@mecahventures.com

AVAILABILITY OF INITIAL STUDY/MITIGATED NEGATIVE DECLARATION: The Initial Study/Mitigated Negative Declaration is available online beginning October 9, 2026 at https://www.cityofsanmateo.org/4669/500-E-4th-Ave-Block-20---Mixed-Use-Devel A hardcopy is also available beginning October 9, 2026, at the City's Permit Center at City Hall (330 West 20th Avenue) and at the City's Main Library (55 West 3rd Avenue, Reference Desk).

PUBLIC COMMENT ON THE ENVIRONMENTAL REVIEW DOCUMENT: The 20-day public review and comment period on the Initial Study/Mitigated Negative Declaration is from Friday, October 9, 2026, to Thursday, October 29, 2026. To comment on the Initial Study/Mitigated Negative Declaration, please submit written comments to Fahteen Khan, Associate Planner, at fkhan@cityofsanmateo.org, no later than Thursday, October 29, 2026 at 5:00 p.m. Written comments may also be submitted in person at City Hall during open hours at 330 West Avenue, San Mateo, 94403. General comments on the project may be submitted to Fahteen Khan, Associate Planner, at fkhan@cityofsanmateo.org at any time.

PLANNING COMMISSION PUBLIC HEARING: The Planning Commission will hold a public hearing on Tuesday, November 17, 2026, at 7:00PM to consider approval of the project which can be attended in the City Hall Council Chambers at 330 West 20th Avenue or online at www.cityofsanmateo.org/publicmeetings.